

Date :

ENCUMBRANCE CERTIFICATE

1. This is to certify that, we have carried out work of due diligence of title with respect to immovable property being land bearing Survey No- **284/3**, admeasuring **5268** sq.mts covered with the Town Planning Scheme No-**127** and Final Plot No-**88/2** of the Sub-Plot No-**1**, of Mouje **Vinzol** Taluka Vatva in the Registration District Ahmedabad and Sub-District Ahmedabad-**11 (Aslali)** and Residential + Commercial construction Standing thereon.

2. We have given our Report on Title, dated 18/03/2023 addressed to **Freya Buildcon** a Partnership Firm Through Its Partner's certified the



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title of **Freya Buildcon a Partnership Firm Through Its Partner's**, as per details therein.

3. We further state that, a Residential and Commercial project known as " **Viaan Sky Rise** " is being developed on said Non-Agricultural land bearing Survey No- **284/3**, admeasuring **5268** sq.mts covered with the Town Planning Scheme No-**127** and Final Plot No- **88/2** of the Sub-Plot No-**1**, of Mouje **Vinzol** Taluka **Vatva** in the Registration District **Ahmedabad** and Sub-District **Ahmedabad-11 (Aslali)** more particularly described in the Schedule hereunder written belonging to " **FREYA BUILDCON** ".

4. **Freya Buildcon's Partnership Firm Through Its Partner's** has taken project finance on the security of

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project by creating **Rs. 3,00,00,000/-** Rupees **Three Crore** only mortgage by deposit of title Deeds of the property dated **11/01/2021** in favour of Shriram city union Finance Limited, registered under Sr. No. **545**.

5. We hereby certify that the Project land in accordance with the said Title Certificate is free from all Encumbrances, except said mortgage dated **11/01/2021**, in favour of Shriram city union Finance Limited, registered under Sr. No. **545**.

Date :- 18/03/2023

Place:- Ahmedabad

BINAL J. PITHAVA

B.Com., L.L.B., L.L.M.

ADVOCATE

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Binal J. Pithava

(Advocate)

