

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

Bluvian Procon LLP

through its Administrative Partner

Gautambhai Laljibhai,

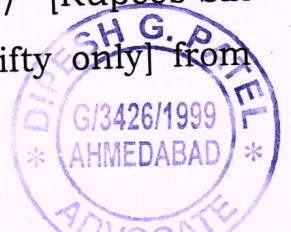
Ahmedabad.



ENCUMBRANCE CERTIFICATE

We certify that we have examined titles of Non-Agricultural land for Multi-purpose use admeasuring 5718.47 sq.mts. out of total land admeasuring 8991.25 sq.mts. of Sub-Plot No.2 out of land admeasuring 15705 sq. mts. of Final Plot No.29/1 [land admeasuring 33184 sq. mts. of Survey No.54 which is allotted land admeasuring 19668 sq. mts. of Final Plot No.29/1 and 29/2] of Town Planning Scheme No.117 situate, lying and being at Mouje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 [Nikol] [hereinafter referred to as "said land"] belonging to Bluvian Procon LLP through its Administrative Partner Gautambhai Laljibhai on which scheme known as "VRAJ VATIKA" is being constructed.

Bluvian Procon LLP through its Administrative Partner Gautambhai Laljibhai has filed declaration before us which is notarized before Notary J.S.Patel under serial No.275 dated 15-9-2021 stating that the said land has not been given in security nor created any charge by any financial institution, Court, Semi-govt. Dept., Income-Tax authorities, G.S.T. etc. except the charge created by obtaining loan of Rs.6,08,10,750/- [Rupees Six Crore Eight Lakh Ten Thousand Seven Hundred Fifty only] from



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M/s. Shriram Housing Finance Ltd., and no matter is pending in the Court of law nor any order, decree, attachment by competent Court of law and/or any statutory Body against the said land existing, nor created any charge or encumbrance of any nature and on that basis we hereby opine that the titles of the said land are clear and marketable subject to [1] Fulfillment of terms and conditions of N.A. Order. [2] Loan of Rs.6,08,10,750/- [Rupees Six Crore Eight Lakh Ten Thousand Seven Hundred Fifty only] obtained from M/s. Shriram Housing Finance Ltd.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 22ND DAY OF SEPTEMBER 2021

Place : Ahmedabad.



Dipesh G. Patel
[Signature]
Advocate