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Suresh Zumkhawala & Associates
— ADVOCATES —

1734/2020

16/12/2020

NON- ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT;

"Akshar Infra" a partnership firm, of 24, Shivam Complex, Science City road, Ahmedabad respected by its Partners (1) **Trikambhai Jamnadas Patel** and (2) **Dineshbhai Bhagwanbhai Malvania**, hereinafter referred to as "promoter" is the owner-developer of immovable property of lands described hereunder in schedule in details. The same is purchased by the promoter from their owners 1) **Bhailal Kalidas Patel** 2) **Vishnuprasad Keshavlal Patel** 3) **Chhaya Umesh patel** 4) **Babubhai Shambhubhai Patel** 5) **Aashaben Bipinbhai Patel**, 6) **Rutwik Somabhai Raraika** and 7) **Anilbhai Shankarabhai Patel** on 8th May 2019 under sale deed registered at serial no. 6028 on the same date.

"Akshar Infra" a partnership firm has availed finance facility of secure Cash Credit Limit of Rs. 10,50,00,000/- (Rupees Ten Crores Fifty Lakhs only), from Shree Kadi Nagrik Sahkari Bank Ltd., Kadi Branch-Science





City, Ahmedabad against the security of the mortgage of the immovable property of land of Block No: 671, the subject property. It appears that a deed of mortgage, without possession was executed by Akshar Infra, the partnership firm and its all 8 partners through their authorised partners viz; 1. Trikambhai Jamnadas Patel, 2. Ankit Ghanshaym Patel, 3. Dineshbhai Bhagwanbhai Malvani and 4. Kanaiyalal Bhavjibhai Patel on 12th October, 2020, which was registered with the Sub-Registrar of Assurances, under Sr. No. 8032 on the same day.

As per the instructions, we had examined the Vendors titles of the said lands. For that we have caused searches to be taken of the revenue records and Sub-Registrar's office records made available to us by concerned office, for last 30 years through our search clerk and believing the same to be true, correct and trustworthy, we have issued a Title Certificate dated 29/07/2019 relying upon the registered declaration-cum-Indemnity executed simultaneously by the erstwhile owners of the subject lands and the declaration executed by the present owner "Akshar Infra". In furtherance you have instructed us to issue our Supplementary Report and Opinion on Title of the said land. For that we have caused searches taken of the Sub-Registrar's office records



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for the last three years i.e. for the period of 2018 to 2020 through our search clerk and believing the same to be true, correct and trustworthy, we have issued a Supplementary Report and Opinion on Title dated 12/12/2020 relying upon the registered declaration-cum-Indemnity executed simultaneously by the erstwhile owners of the subject lands

Based on the above and the information provided to us, we hereby issue this certificate, and put on record that as on to-day the project lands owned by "Akshar Infra a Partnership firm" which are more particularly described here under are **FREE FROM ANY ENCUMBRANCE AND FREE OF ANY other Charges except above mentioned mortgage charge of Shree Kadi Nagrik Sahkari Bank Ltd., Science City Branch, Ahmedabad.**

SCHEDULE

All that piece and parcel of the non-agricultural lands for Multipurpose non-agricultural use bearing Final Plot No. 130, admeasuring 6799 sq. mtrs. of Town Planning Scheme No. 3 (Ghuma) allotted in lieu Survey



No. 671, admeasuring 11331 sq. mtrs, situated and being in the sim of
Mouje Ghuma, Taluka Daskroi, District Ahmedabad.

F.P. no. 1301 (Block/Survey no. 671)

East	:	Road
West	:	Block no. 672
North	:	Block no. 670
South	:	Block no. 701

Date: 16/12/2020

Place: Ahmedabad

Suresh Zumkhawala
Advocate

