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Ref.: 491-A/2021

Date : 19/08/2021

To,
The Managing Partner,
M/s. Rudram Buildcon LLP.
Ahmedabad.

Sir,

Sub: Non Encumbrance Certificate in case of non agricultural land admeasuring 4298 Sq. Mtrs. of Final Plot No.81, Town Planning Scheme No.30 (Gota) (allotted in lieu of land admeasuring 8596 Sq. Mtrs. of Survey No.400), situate, lying and being at Mouje Gota, Taluka Ghatlodia, Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to M/s. Rudram Buildcon LLP – a Limited Liability Partnership Firm for 'Rudram Sky Vue' Scheme.

With reference to abovementioned subject, I have been instructed to issue Non Encumbrance Certificate by obtaining search from the Office of Sub Registrar. I am issuing this Non Encumbrance Certificate relying on search report issued from the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Bavla, it is found that M/s. Rudram Buildcon LLP – a Limited Liability Partnership Firm has taken project loan from Capri Global Capital Limited by mortgaging the said land. The said Indenture of Mortgage is registered in the Office of Sub Registrar, Ahmedabad-8 (Sola) vide Index No.12289 dated 25/06/2021. I further find that the said loan is still continuing. Hence it may



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be stated that title of the said property is clear, marketable and free from encumbrances, subject to charge of Capri Global Capital Limited.

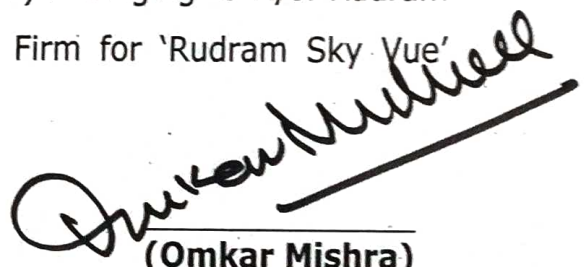
I further find that M/s. Shubhamdecora Developers LLP – a Limited Liability Partnership Firm through its Administrative Partners namely 1) Anil Shakrabhai Patel, 2) M/s. Rojivadia Housing LLP – a Limited Liability Partnership Firm through its Authorized Partner Smit Mansukhbhai Rojivadia sold and conveyed non agricultural land admeasuring 4298 Sq. Mtrs. of Final Plot No.81, Town Planning Scheme No.30 (allotted in lieu of land admesuring 8596 Sq. Mtrs. of Survey No.400) to M/s. Rudram Buildcon LLP – a Limited Liability Partnership Firm through its Authorized Partners namely 1) Dhavalkumar Natvarlal Patel, and 2) Pragneshbhai Mahendrabai Patel by registered Sale Deed executed on dated 25/06/2021. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-8 (Sola) vide Index No.12283.

SCHEDULE OF THE PROPERTY

All that piece and parcel of immovable property being non agricultural land admeasuring 4298 Sq. Mtrs. of Final Plot No.81, Town Planning Scheme No.30 (Gota) (allotted in lieu of land admeasuring 8596 Sq. Mtrs. of Survey No.400), situate, lying and being at Mouje Gota, Taluka Ghatlodia, Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to M/s. Rudram Buildcon LLP – a Limited Liability Partnership Firm for 'Rudram Sky Vue' Scheme.

Place : Ahmedabad.

Date : 19/08/2021



(Omkar Mishra)

A d v o c a t e

Enrollment No.

G/927-A/1993

Dated 29/09/2002

