

ENCUMBRANCE CERTIFICATE

Ref.: Investigation of the title to the Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) belonging to, **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9) Pujan Ashishkumar Bhavsar.

THIS IS TO CERTIFY THAT, We have investigated the titles to the Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola); and belonging to, **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9) Pujan Ashishkumar Bhavsar.

Further the said **SHREE RAJAN DEVELOPERS** started to construct residential and commercial project namely **DUTT AVLON** on the land bearing Final plot No. 280 and same will be registered as per section 3 of the RERA act, 2016.

As per registered mortgage deed executed on 14-10-2020 Registered before the sub-registrar of Ahmedabad-8 (sola) vide serial no. 11629 on same day. The said promoter has interalia mortgage the said project land on which project **DUTT AVLON** is being constructed together with all construction thereon both present and future, along with

undivided and underline proportionate share of land and all rights appurtenant there together with all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivable from sale of any unit constructed on the above mention project land in favor of the Hero Fin Corp Ltd. for Rs. 14,00,00,000/- in words fourteen crore only.

That after taking necessary searches of the revenue records maintain by the Talati, Mauje Tragad of Ghatlodia Taluka District Ahmedabad and sub-district of Ahmedabad-8 (sola) and relying on usual declaration made on oath by the authorise partner of SHREE RAJAN DEVELOPERS before notary public, I have found that there is no other charge or encumbrance of whatsoever nature on the said project land except as follow;

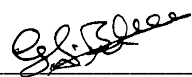
1. Equitable mortgage charge of the Hero Fin Corp Ltd.
2. Right person for different for different Residential/Commercial units if, booked by them from the said Partnership firm

SHEDULE
(Description of the Project Land)

All THAT peace or parcel of the Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) and same is bounded as follows:

On or towards the North : T.P. Road
On or towards the South : F.P. No. 281
On or towards the East : F.P. No. 299
On or towards the West : F.P. No. 278

Dated this 10th day of December, 2020.



Ghanshyam P. Bhavsar
Advocate