

ENCUMBRANCE CERTIFICATE

MOUJE : NIKOL

Revenue Survey No. : 139B1

T. P. Scheme No. 119, F. P. No. 58/2/2

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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To,
TVAMEV BUILDCON,
A Partnership Firm

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, TVAMEV BUILDCON, A Partnership Firm, having its office at TP No. 119, FP No. 58/2/2, Opp. Parimal Society, Nikol, Ahmedabad (hereinafter called the “**Promoter**”) is owners and possessors of the Non Agricultural Use Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/ Block No. 139B1 land admeasuring 34500 square meter, which was comprised into Town Planning Scheme No. 119 of (Nikol) and allotted Two Separate Final Plots Numbers i.e. (I) Final Plot No. 58/2/1 land admeasuring 19209 square meter and (II) Final Plot No. 58/2/2 admeasuring 1491 square meter containing by total admeasuring 20698 square meter out of which Final Plot No. 58/2/2 admeasuring 1491 square meter {as per the Letter of the Ahmedabad Town Planning Scheme Unit-3 (Town Planner-2), vide its Letter No. 2. Yo. 119 (Nikol) / Case No. 119 / 3991 dated 07.12.2021} in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”.

Further said promoter has commenced with the Residential cum Commercial project namely “**SATVAM SKYLINE**” on the said project land.

As per instruction, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for the last more than 30 years from now viz. 1990 to 19.04.2022 through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate and Title Report dated 06th June, 2022.



In furtherance of said Title Certificate cum Report dated 06th June, 2022 and subject to what is stated therein and based on the information provided by Tvamev Buildcon, A Partnership Firms, we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except Project Loan subject to ;

1. Charge of Aditya Birla Housing Finance Limited., for Rs. 5,00,00,000/- (Rupees Five Crore Only) as per Mortgage Deed which was duly registered with the office of Sub Registrar Ahmedabad - 12 (Nikol), vide serial no. 25204 dated 15.10.2022.

SCHEDULE

(Description of the Land)

All that piece and parcel of the Non Agricultural Use Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 139B1 land admeasuring 34500 square meter, which was comprised into Town Planning Scheme No. 119 of (Nikol) and allotted Two Separate Final Plots Numbers i.e. (I) Final Plot No. 58/2/1 land admeasuring 19209 square meter and (II) Final Plot No. 58/2/2 admeasuring 1491 square meter containing by total admeasuring 20698 square meter out of which Final Plot No. 58/2/2 admeasuring 1491 square meter {as per the Letter of the Ahmedabad Town Planning Scheme Unit-3 (Town Planner-2), vide its Letter No. 2. Yo. 119 (Nikol) / Case No. 119 / 3991 dated 07.12.2021} in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol).

PLACE : AHMEDABAD
DATE : 05/11/2022



DINESH B. PATEL
ADVOCATE