



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Residential Use Land bearing Revenue Survey No. 224/1, 224/2 and 224/3 admeasuring 4481, 2637 and 4039 sq.mts. respectively making in total admeasuring 11157 sq.mtrs. covered within the limit of Town Planning Scheme No. 1 (Koba) and Final Plot No. 59 admeasuring 7252 sq.mts. was given in lieu thereof of Mouje Koba of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to "**POLARIS SUNWOODS DEVELOPERS LLP**", a partnership firm of Ahmedabad having its office at B-508, Galaxy Business Park, Opp. Torrent Power Bus Stand, S. P. Ring Road, Nikol, Ahmedabad-382350.

THIS IS TO CERTIFY THAT "POLARIS SUNWOODS DEVELOPERS LLP", a Partnership Firm of Gandhinagar having its office at : B-508, Galaxy Business Park, Opp. Torrent Power Bus Stand, S. P. Ring Road, Nikol, Ahmedabad - 382350 (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural Land bearing Revenue Survey No. 224/1, 224/2 and 224/3 admeasuring 4481, 2637 and 4039 sq.mts. respectively making in total admeasuring 11157 sq.mtrs. covered within the limit of Town Planning Scheme No. 1 (Koba) and Final Plot No. 59 admeasuring 7252 sq.mts. was given in lieu thereof of Mouje Koba of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**".



Further said Promoter started to construct project namely "**THE PALACE**" on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

As per registered Mortgage Deed executed on 31/07/2023 registered vide serial No 40190 on same day in the office of Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project "**THE PALACE**" is being constructed togetherwith all construction thereon both present and future, alongwith undivided and underlying proportionate share of land and all rights appurtenant thereto togetherwith all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of Bajaj Housing Finance Limited for Rs. 55,00,00,000/- (In word Fifty five Crore Only).

That after taking necessary searches of the Revenue Records maintained by District Registrar and Sub-Registrar of Gandhinagar from 1990 to 10/10/2023 i.e. for the last more then 30 years, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except Registered Mortgage Charge of Bajaj Housing Finance Limited Rs. 55,00,00,000/- (In word Fifty five Crore Only) under and virtue of registered Mortgage Deed No. 40190, dated : 31/07/2023.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Revenue Survey No. 224/1, 224/2 and 224/3 admeasuring 4481, 2637 and 4039 sq.mts. respectively making in total admeasuring 11157 sq.mtrs. covered within the limit of Town





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Planning Scheme No. 1 (Koba) and Final Plot No. 59 admeasuring 7252 sq.mts. was given in lieu thereof of Mouje Koba of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

On or towards the North : By Final Plot No. 62 and 61

On or towards the South : By Final Plot No. 52/1

On or towards the East : By Final Plot No. 61 and 53/1

On or towards the West : By Road

PLACE : AHMEDABAD

DATE : 10/10/2023

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**

ADVOCATE