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Alpesh J. Africawala

B. Com., LL.B.

ADVOCATE & NOTARY

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Enrollment No. G/2379/2006

Date : 08/01/2021

Encumbrance Certificate

I have issued detailed search and title report on 06th January, 2021 in respect of scheduled project known on "**Pioneer Belina**".

I have mentioned the detailed title history, right of promoters, existing encumbrance, etc. in the said search and title report.

It is submitted that, **Pioneer Luxury Corporation a partnership firm through its partners (1) Hasmukhbhai Shivilalbai Suhagiya, (2) Kirtikumar Ramjibhai Patel, (3) Dipali Jigar Shah and (4) Mahendra Ambalal Patel** have legal title to the N.A. land of Sub-division No. 2, admeasuring area about 4892.40 sq.mtrs. being part of Final Plot No. 43 of T.P.S.No. 43 (Bhimrad) which is the forming part of Block No. 99 of village : Bhimrad in the registration district surat, sub-dist. Majura (Surat City) situated at Canal Road, Bhimrad Surat. After making necessary search during the period of 30 Years from the sub-registrar of Surat City - 1(Athwa), Surat City - 2 (Udhna), Surat City - 5(Althan), & Surat City - 8 (Rander), AND I reached the following Conclusion that, the said property is stands in the name of **Pioneer Luxury Corporation a partnership firm** on which development of "**Pioneer Belina**" is carried out, is free from all sorts and encumbrance such as sale, gift, mortgage, etc. and in record **Pioneer Luxury corporation a partnership firm** have a clear and better marketable title of the above said property with all right.

Schedule of the Property

All that piece and parcel of the N.A. land of Sub-division No. 2, admeasuring area about 4892.40 sq.mtrs. being part of Final Plot No. 43 of T.P.S.No. 43 (Bhimrad) which is the forming part of Block No. 99 of village : Bhimrad in the registration district surat, sub-dist. Majura (Surat City) situated at Canal Road, Bhimrad Surat



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Advocate & Notary