

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

E.NO. G/425/1977.

GAWF NO. AM/GRT/21251 Date:- 14/07/2005

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Mo. : 9558026999, Email :- nkpatel1953@gmail.com

Date : 31/08/2023

ENCUMBRANCE CERTIFICATE

This is to certify that I the Undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property" which is owned by "OCEAN BUILDCON LLP" a LLP Firm (Hereinafter referred as "owner") By pursuing the title deeds relating thereto and taking necessary searches from 1992 to dated 02/05/2022 and dated 23/08/2023. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrances charges and or claims Except..

(A)...The said "OCEAN BUILDCON LLP" a LLP Firm and Scheme Known as "OCEAN SKY" has taken the loan of Rs.15,00,00,000/- drawn upon ADITYA BIRLA HOUSING FINANCE LIMITED by Registered INDENTURE OF MORTGAGE WITOUT POSSESSION dated 03/08/2023 before Sub Registrar Gandhinagar wide serial No.40796.

(B)... The Said Owner "OCEAN BUILDCON LLP" is Booking the following Units / Apartments..

BOOKING

	<u>Block No.</u>	<u>Flat No.</u>	<u>Name</u>
1	C	1202	Mehta Rajvi Hardikkumar Hardikkumar Ashvinkumar Mehta
2	B	702	Tapankumar Pravinbhai Jayswal
3	A	401	Leenaben Vijaykumar Baranda

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Non Agricultural land bearing Survey No. 90 admeasuring about 7016 sq.mtrs. (A/c No.608) land covered under Town Planning Scheme No. 9-B (Vasana Hadmatiya - Sargasan Vavol) and allotted Final Plot No.12 admeasuring about 4560 sq. mtrs land thereabouts situate, lying & being at Mouje SARGASAN Sim, District GANDHINAGAR & Sub District GANDHINAGAR upon that land by "OCEAN BUILDCON LLP" a LLP Firm, under Construction Various Residential Purpose under name and style as "OCEAN SKY".



[N. K. PATEL]
Advocate