



DATE - 12/06/2019

:: ENCUMBRANCE CERTIFICATE ::

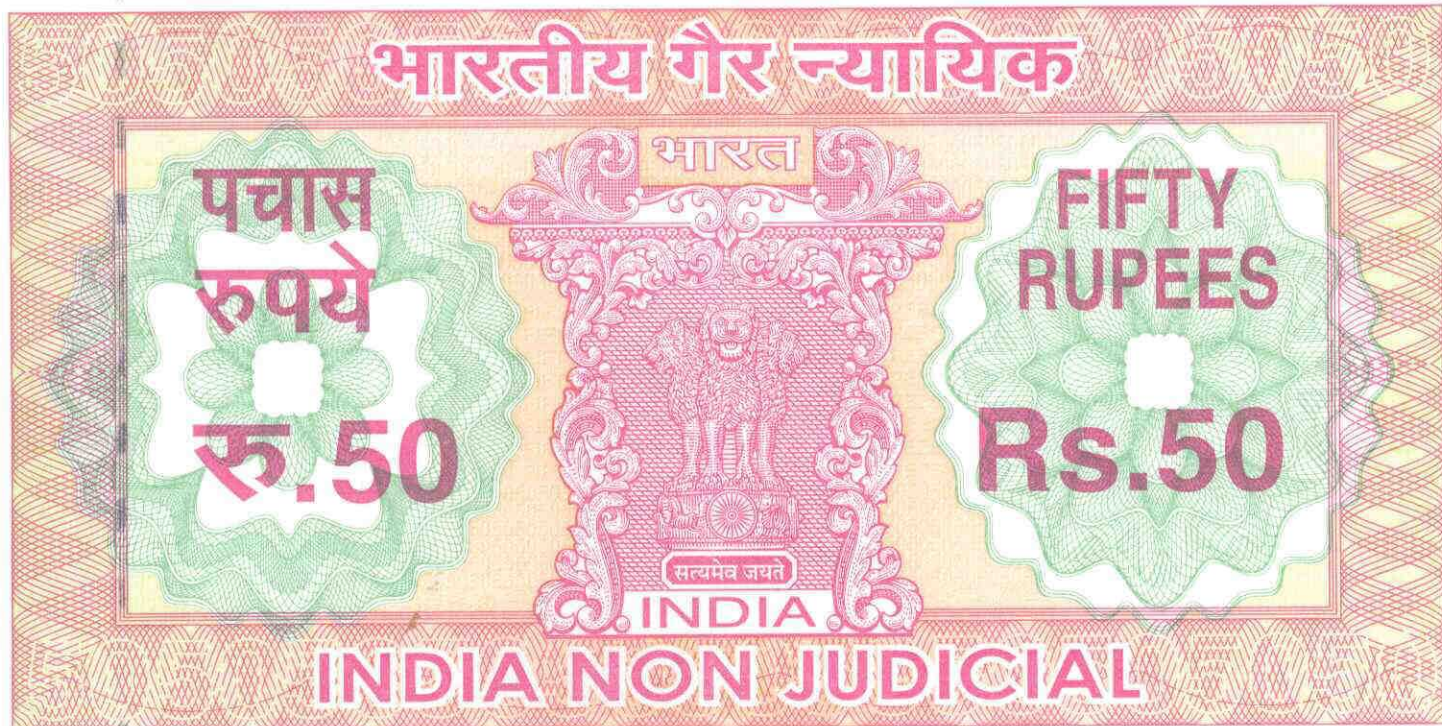
This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in the search and title report. herein under in " schedule of the property " which is owned by Pincha Griha Nirmaan Pvt Ltd (herein under referred as owner) by pursuing the title deeds relating thereto and taking necessary search I found that the company Named "**Pincha Griha Nirmaan Pvt Ltd**" has availed Project loan from The Sutex CO-op Bank Ltd, Surat of Rs. 8,00,00,000/- and in lieu to term loan and CC(OD), the Company has mortgaged the schedule of the property, and in my opinion that title of the owner in respect of the said property is clear, marketable and free from all encumbrance subject to above mentioned Financial encumbrance.

" SCHEDULE OF THE PROPERTY "

All the piece and parcel of the non-agriculture land bearing Revenue Survey no.16 Paikar, TPS no.7 (Anjana), Final plot no. 81, City S.No. 1588/1/1 paikar admesuring 1650 sq.mt., City S.No. 1588/2 admesuring 823.50 sq.mt., City S.No. 1588/3 admesuring 824.20 sq.mt., City S.No. 1588/4 admesuring 825 sq.mt., City S.No. 1588/5/2 admesuring 823 sq.mt. in area of Moje Umarwada, sub-district : Surat city, district : Surat, Gujarat.

Hence, this encumbrance certificate issued on the specific request of above client.

PANEL ADVOCATE OF :- Bank of Baroda • The Textile Co.op. Bank Ltd.



ગુજરાત ગુજરાત GUJARAT

13 JUN 2019

AF 203110

Reg.No. 15049 Date:
NARENDRASINH C. GHARIA
 1, Saraswati Appt, Nandura, Surat
 Stamp Vender
 General St. Lic. No. 4
 Court Fee Lic. No. 13/2002

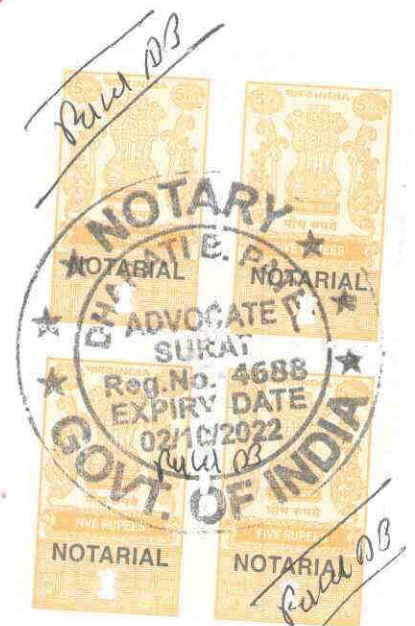
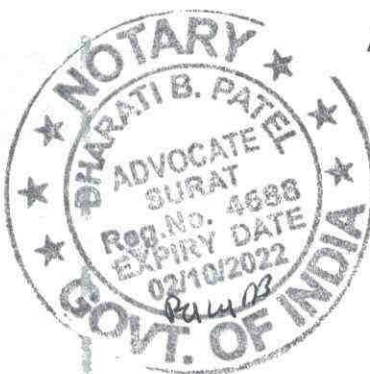
પ્રીત્યા ગુરુ નિર્માણ પ્રા.લી
 સ્પોન્સર દેશરાઈ/ભાઈ
 રીંગરોડ સુરત

Devendra

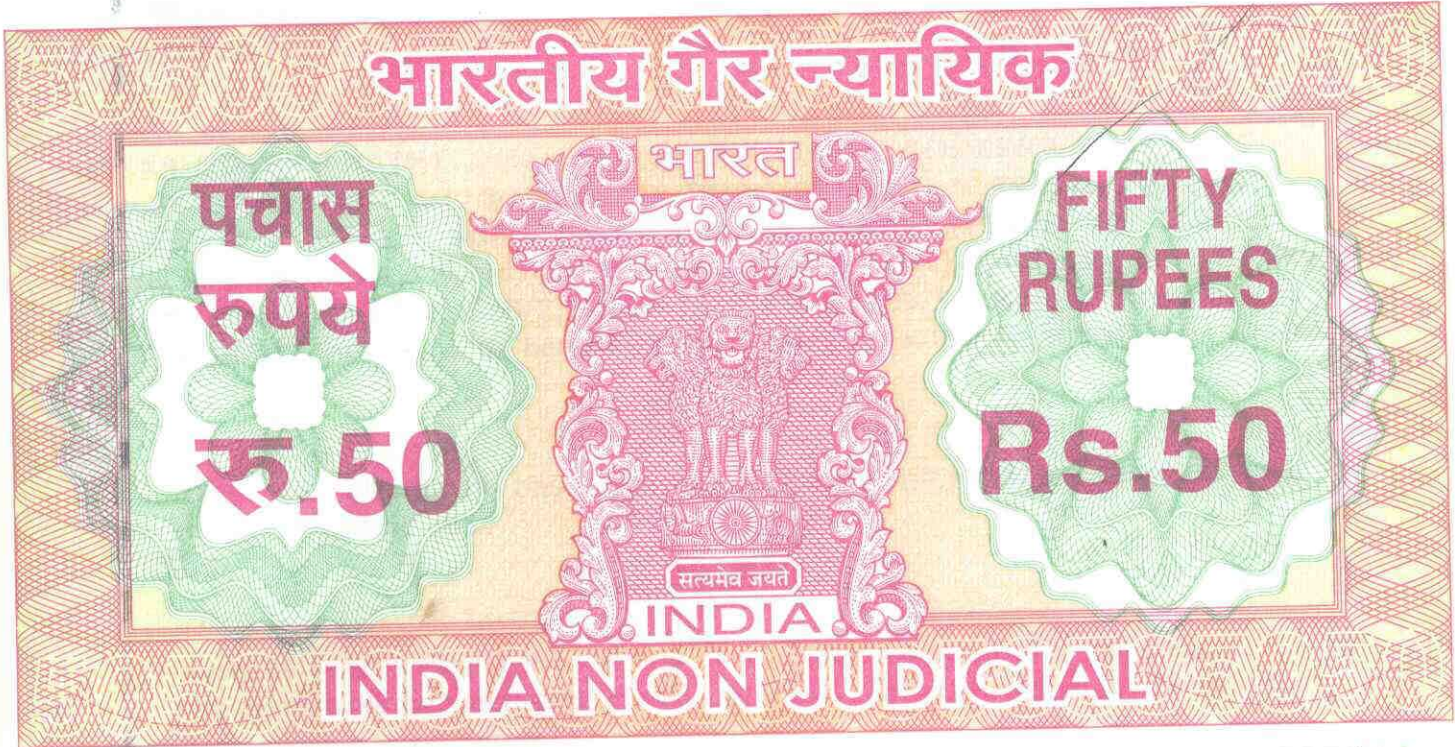
By Hand of: *Devendra*



Affidavit cum Declaration



Devendra *Dr.*



गुजरात गुजरात GUJARAT

AF 203111

Reg.No. 15050 Date: 13 JUN 2019

NARENDRASINH C. GHARIA

1, Sareswati Appt, Nonpura, Surat

Stamp Vender

General St. Lic. No. &

Court Fee Lic. No. 13/2002

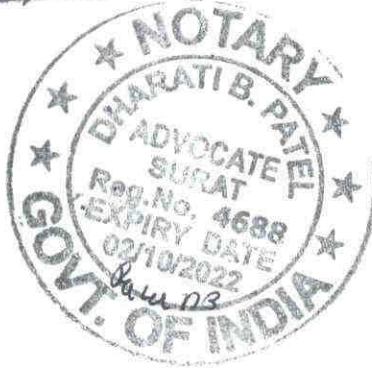
પીન્ના ગૃહ નિર્માણ પ્રા.લી

સોનિશ્વર ટેમ્પલ ઇસ્ટ

લીંગરીડ સુરત

Devendra

By Hand of:



Affidavit cum Declaration

As per

FORM 'B'

Affidavit cum Declaration of **Mr.ABHISHEK S RATHI** Authorised signatory of " **PINCHA GRIHA NIRMAAN PVT LTD** ", Promoters of the project " **SOMESHWAR TEXTILE MARKET (PHASE-2)** " duly authorized of the project, vide its/his/their authorization dated : 10/03/2015.

I, **Mr.ABHISHEK S RATHI** , Authorised signatory of the " **SOMESHWAR TEXTILE MARKET (PHASE-2)** " duly authorized of " **PINCHA GRIHA NIRMAAN PVT LTD** ", Promoters of the project " **SOMESHWAR TEXTILE MARKET (PHASE-2)** " CARRIED OUT AT Land Bearing Revenue Survey no.16 Paikar,TPS NO. 7 (ANJANA) Final Plot no.81,City survey no.1588/1/1 paikar,1588/2,1588/3,1588/4 and 1588/5/2,Moje-Umarwada,Sub district-Surat city,Dist- Surat do hereby solemnly declare, undertake and state as under:

- 1 That I promoter have / has a legal title to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of real estate project is enclosed herewith.

- 2 That details of encumbrances including details of any rights, title, interest or name of any party in or over such land .

NO	DETAILS OF ENCUMBRANCE
1	AS PER MORTGAGE DEED DATED 07/03/2019 REGISTERED IN THE OFFICE OF SUB-RIGISTRAR AT SURTA- 1 CITY , ON THE DAY 12/03/2019 VIA NO. SRT/1/ATV/4011/2019, THE PROMOTER HAS MORTGAGED PROJECT LAND IN FAVOUR OF THE SUTEX CO-OPERATIVE BANK LIMITED IN LIEU TO TERM LOAN and or CC OF RS.8,00,00,000/-.

- 3 That the time period within which the project shall be completed by promoter is dated : 31/12/2019.
- 4 That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7 That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Abhishek S. Rathi



SURESHBHAI M. KHALASI
B.Com.LL.B
ADVOCATE
House No.635, At. & Post: HAJIRA,
New Street, Ta. Choryasi, Dist. Surat
Pin-394 270



- 8 That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 9 That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent


Mr.ABHISHEK S RATHI

Verification

The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at SURAT on this 14th day of JUNE, MONTH, 2019.

Deponent

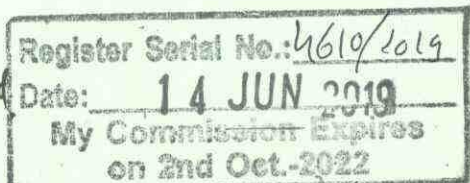



Mr.ABHISHEK S RATHI

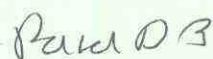


BOOK NO. 24

14 JUN 2019



BEFORE ME


DHARATI B. PATEL
ADVOCATE & NOTARY
Govt. of India
SURAT (Gujarat)

Know the Signatory
and Identified by me

S. M. Khadavi
ADVOCATE
G/880/1990