

# DHAVAL M. PATEL & ASSOCIATES

## ADVOCATES

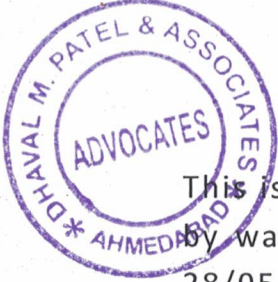
MANUBHAI A. PATEL  
SNEHAL M. PATEL

DHAVAL M. PATEL  
VAISHALI D. PATEL

DINESH K. PATEL  
DHARMISTHA D. PATEL

Date : 25/08/2020

### Encumbrance Certificate



This is to certify that, M/s Skara Projects LLP a Limited Liability Partnership firm by way of registered sale deeds No.9860/2019 and 9871/2019 dated 28/05/2019 purchased the non agriculture land bearing Final Plot No.133, 136 and 138 of Town Planning Scheme No.43 (allotted in lieu of Revenue Survey No.320/1 Paiki, 320/4 Paiki and 320/6 Paiki incorporated into of Village Sola) situated at village Sola, Taluka Ghatlodiya in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) in the State of Gujarat and it became sole owner and occupant of the said land by virtue of purchase rights.

The said firm avail a project loan of Rs.5,00,00,000/- Rupees Five Crore from the, "The Mehsana Urban Co-Operative Bank Limited". The said firm carried out construction for the residential purpose over the said land and booked some properties and received money from the members therefore some agreement to sale is executed in between the said firm and the members. So that some members have rights in the said scheme which is over the said land.

It does not appear that there is any lien or encumbrance of any bank or financial institution over the said property and it also appears that no other person or any bank or company or firm has any right, title, interest or authority except the said project loan over the said properties in question.

Moreover, I the undersigned advocate had also published a public notice in the daily newspapers "Sandesh" dated 02/06/2019 under the heading of Public Notice and sought for objections in respect of

the said property. But, till date, there are no objections or disputes which have been raised or received in that connection.

Moreover, I, the undersigned advocate had also carried out search in respect of the said property in the offices of the Sub Registrar, upon perusal of the same, it appears that one registered sale deed No.1120 dated 29/05/2019 for undivided part of agriculture land bearing Revenue Survey No.320/1 Paiki, 320/4 Paiki and 320/6 Paiki of Village Account No.1481 and also find out a Regular Civil Suit No.162/2019. No any other transaction which have been taken place in respect of the said property. But, I am of the opinion that, the said sale deed No.1120/2019 is ab-initio-void. And also there are not any interim order passed by the court in the above mentioned Regular Civil Suit No.162/2019. Therefore, transfer by sale deed No.9860/2019 and 9871/2019 are valid.

Hence, M/s Skara Projects LLP a Limited Liability Partnership firm is sole owner of the said properties and it can be considered that the said properties in question are clear, free from of lien and encumbrance.

Date : 25/08/2020



For, Dhaval M. Patel & Associates

*Dhaval M. Patel*  
Dhaval M. Patel, Advocate  
28/8/2020