



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

ENCUMBRANCE CERTIFICATE

To,

Date : 19-06-2023.

Ahaana Infracon, A partnership firm
Survey No. 369/2, Opp. Vihaan Nirvana,
Tarapur, Gandhinagar - 382423.

Sub : Encumbrance Certificate.

This is to certify that, **Ahaana Infracon**, a Partnership firm, having its office at : Survey No. 369/2, Opp. vihaana Nirvana, Tarapur, Dist. Gandhinagar - 382423. The Owner, Possessor and developer of the below said land which is hereinafter called as "Said land".

ALL THAT piece or parcel of Non-Agricultural land bearing Re-Survey New Block No. 369 / 2 (Old Block No. 273 Paiki) admeasuring 5278 sq.mtrs. on which plans of construction has been approved situated at Mouje TARAPUR Village, Sub District & Taluka - Gandhinagar in the registration District of Gandhinagar.

Further said that the **Ahaana Infracon**, a Partnership firm has commenced construction of Commercial units in name of "**VIHAAN 273**" hereinafter called as said project.

Further the said firm has taken loan / Limit of Rs.25,00,00,000/- (Rupees Twenty Five Crore Only) from Aditya Birla Finance Limited and the Mortgage was executed in favour of the said company, which was duly registered with the Sub - Registrar, Gandhinagar on 20-05-2023 under Serial No. 28376.

We have examined there is a charge of Aditya Birla Finance Limited on the said land / property and besides the said charge there is no encumbrance on the above said land.

Place : Ahmedabad.

Bharatbhai K. Suthar, Advocate

Enrolment No. G / 582 / 1994.

bNote :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodaya Road, Gota, A'bad

Phone No:
Sold To/Issued To:
Ahaana Infracon
For Whom/ID Proof:
भारत INDIA
INDIA NON JUDICIAL
The Vijay
Co. Op. Bank Limited
Kudasan Branch
Gandhinagar
382423
GUJARAT
सत्यमेव जयते
भारतीय गैर न्यायिक

JUN-15-2023 14:07:54

₹ 0000300/-
ZERO ZERO ZERO ZERO THREE ZERO ZERO

Special Adhesive
38155191686838074604-00004280
3815519 GUJ/SOS/AV/489/2022



Book No. 09
Page No. 205
Serial No. 652
Receipt No. 15 JUN 2023

FORM 'B'

(See rule 3 (4))

Serial No. 4280 Date 15/6/23
Name: Ahaana Infracon
Address: BSRo. 369/2, T. P. Scheme No. 29, Tarapur, Tal. & Dist. Gandhinagar
Value Rs. 300 L
(Words) Three Hundred One
Licence No: GUJ/SOS/AV/489/2022
THE VIJAY CO-OP BANK LTD.
KUDASAN BRANCH, 1,2,3, Sarthak Heaven
Ground Floor, Nr. Raysan Petrol Pump Road,
Kudasan, Gandhinagar-382421
Sign.: my

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. SMIT NARAYANBHAI PATEL promoter /duly
authorized by the promoter of "VIHAAN-273" (AHAANA INFRACON) (Name of proposed
project), vide its/his/her/their authorization dated 26-07-2021.

I, SMIT NARAYANBHAI PATEL promoter/duly authorized by the promoter of
"VIHAAN-273" (AHAANA INFRACON) (Name of the proposed project) do hereby
solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of "VIHAAN-273"
(AHAANA INFRACON) (Name of the proposed project) is proposed;

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 the real
estate project is enclosed herewith.

2. We have taken project loan of Rs. 25,00,00,000/- (Rupees Twenty Five Crores
Only) from Aditya Birla Finance Limited, and Mortgage of all 106 Units of Project
along with Project Land Block/Survey No. 369/2, T. P. Scheme No. 29, F. P. No.
342, Opp. Vihaan Nirvana, Moje Tarapur, Tal & Dist Gandhinagar, Gujarat-
382423.
3. The time period within which the project shall be completed by me/us is 31-03-
2026.
4. Seventy per cent of the amounts realised by me/us 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. 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. 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. I/we 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.
8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



S.N. Patel

Deponent

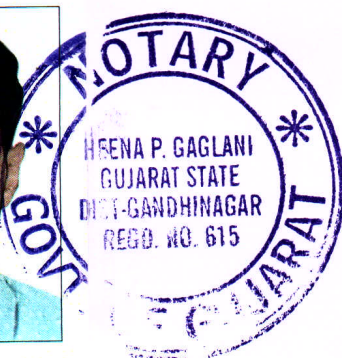
Verification

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

Verify by me at _____ on this 15 JUN 2023 day of _____

S.N. Patel

Deponent



IDENTIFIED BY ME

Heena
8154810322
PERSON / ADVOCATE
NAME:
MO:
ADDRESS:



**SOLEMNLY AFFIRMED
BEFORE ME**
H.P. Gaglani
HEENA P. GAGLANI
NOTARY
GOVT. OF GUJARAT