



LET THE JUSTICE BE DONE,
THOUGH THE WORLD PERISH.

Tahilramani Associates

Advocate (High Court)

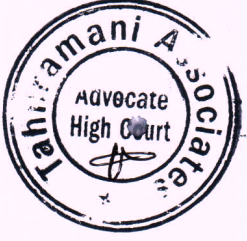
Narendra S. Tahilramani
B.Com. LL.B.

REGD. / SPEED POST / A.D.

Date :- 10/03/2023.

Ref No. NST/14101003/2023/4

To,
TERAIYA INFRA, A Proprietorship Firm.,
Proprietor Akshaykumar Dhirajlal Teraiya,
Having Address at : LG-1/2,
Shefali Centre, Paldi Cross Road,
Ahmedabad.



Re: Investigation of Title to the property on Non-agriculture land bearing Final Plot No. 5 admeasuring about 10259 Sq. Meters of Town Planning Scheme No. 71 in lieu of Block No. 37 admeasuring about 17099 Sq. Meters at Mouje-Village Muthiya, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda), belonging to TERAIIYA INFRA, A PROPRIETORSHIP FIRM THROUGH ITS PROPRIETOR AKSHAYKUMAR DHIRAJLAL TERAIIYA.

Dear Sir,

With reference to the subject cited hereinabove I have conducted a search and investigation for limited purpose for Encumbrance certificate and found Non-Agriculture land bearing Final Plot No. 5 admeasuring about 10259 Sq. Meters of Town Planning Scheme No. 71 in lieu of Block No. 37 admeasuring about 17099 Sq. Meters at Mouje- Village Muthiya, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda) is owned and possessed by Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya.

That the Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya after acquiring the Non- agriculture land bearing Final Plot No. 5 admeasuring about 10259 Sq. Meters of Town Planning Scheme No. 71 in lieu of Block No. 37 admeasuring about 17099 Sq.

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Meters at Mouje- Village Muthiya, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda) has evolved the Residential Scheme which is known as “Adhistan Luxuria”.

I state that information and documents provided by the owner, we state that Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya has taken financial assistance Project loan for development and construction of its scheme “Adhistan Luxuria” from Bajaj Housing Finance Ltd. and created charge in favour of Bajaj Housing Finance Ltd. by executing registered mortgage deed, which is registered before the Sub Registrar, Ahmedabad– 6 (Naroda) vide Serial No. 796/2023 dated 09/01/2023.

We have found encumbrances charge of Bajaj Housing Finance Ltd. on above said property, this property i.e. Non- agriculture land bearing Final Plot No. 5 admeasuring about 10259 Sq. Meters of Town Planning Scheme No. 71 in lieu of Block No. 37 admeasuring about 17099 Sq. Meters at Mouje- Village Muthiya, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda).

NAME (s) and Address (es) of the Title holder (s)

TERAIYA INFRA, A PROPRIETORSHIP FIRM Through its PROPRIETOR AKSHAYKUMAR DHIRAJLAL TARAIYA (Owner of the Property)

Hanspura, Naroda, Ahmedabad – 382330.

ii) SEARCH AND INVESTIGATION :-

That from the search from the records being maintained by the Mamlatdar, Ahmedabad, and of circle inspector/ Talati, Mouje- Hanspura, Taluka: Asarwa, as also from the search of the available records maintained by the Sub-Registrar of Ahmedabad - 6 (Naroda) by Application No. 8022023433197, dated 02/03/2023 and also from certain deeds, documents, permission, plans and paper etc. produced before me which are mentioned herein above in Para – 2.

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Based on the Photocopy of the Documents /papers, which was submitted to us by you, we are of the opinion that the title of the land in question more particularly described in the schedule hereunder has been written is under the charge of Bajaj Housing Finance Ltd.

ENCUMBRANCE CERTIFICATE

The Title of above said land i.e. Non- agriculture land bearing Final Plot No. 5 admeasuring about 10259 Sq. Meters of Town Planning Scheme No. 71 in lieu of Block No. 37 admeasuring about 17099 Sq. Meters at Mouje- Village Muthiya, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda) belonging to Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya is not clear and marketable and it is not free from any lien or encumbrances , the charge of Bajaj Housing Finance Ltd. is in subsisting as on today. We have found encumbrances or attachments and charge on above said property of Bajaj Housing Finance Ltd.

That Bajaj Housing Finance Ltd has granted financial assistance of Rs. 25,00,00,000/- (Rupees Twenty Five Crore Only) to Teraiya Infra, A Proprietorship Firm, through its Proprietor Akshaykumar Dhirajlal Teraiya vide sanction letter dated 24/08/2022 and also created charge in their project land by executing registered Mortgage Deed, which is registered before the Sub-Registrar Ahmedabad - - 6 (Naroda) under Serial No. 796 dated 09/01/2023.

And during this period I have not found any Charge, lien or encumbrances during the intervening period. Except the charge of Bajaj Housing Finance Ltd who has sanctioned financial assistance to the Teraiya Infra, A Proprietorship Firm, who has created charge in favour of the bank

I have examined the Photocopies of Deeds relating to the aforesaid property/ies that the documents of title referred to in the Opinion are are showing charge is created in favour of of Bajaj Housing Finance Ltd.

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I certify that Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya has got a valid, clear, absolute and marketable title over the property show above free of any encumbrances, charge or claims. (Subject to Charge of Bajaj Housing Finance Ltd.).

DESCRIPTION OF THE IMMOVABLE PROPERTIES:

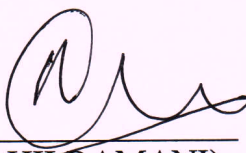
Non- agriculture land bearing Block No. 41 admeasuring about 30352 Sq. Meters lying on the land of Final Plot No. 55 admeasuring about 18211 Sq. Meters paiki 8101.16 Sq. Yards. i.e. 6773.55 Sq. Meters, Sub Plot No. 2 in approved lay out plan of Town Planning Scheme No. 75 of Mouje- village Hanspura, Taluka: Asarwa, in the Registration District and Sub District Ahmedabad – 6 (Naroda), which is bounded as under:-

East	:	Block No. 38.
West	:	Block No. 36.
North	:	Farm of Arvindbhai Jashubhai
South	:	Nediyu of Block No. 37.

Teraiya Infra, A Proprietorship Firm through its Proprietor Akshaykumar Dhirajlal Teraiya has taken the actual possession of the land and constructed residential project on the name of “Adhisthan Luxuria”.

Place : Ahmedabad

Date : 10/03/2023.


(N. S. TAHILRAMANI)
Advocate

My Sanad No. G -145/1991.

{Issued in 2 (Two) Original Copies}

