



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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ENCUMBRANCE CERTIFICATE

Re. : Freehold Non-Agricultural Land bearing Final Plot No. 306 PAIKI 8 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 842 sq.mrts. (as per A.M.C. records the same is Sub Plot No. 4 admeasuring 841.98 sq.mtrs.) of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 1448 admeasuring 842 sq.mtrs. of Sabarmati Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) more particularly described in the Schedule hereunder written belonging to **"HRISHIKESH VENTURES LLP"**, a partnership firm of Ahmedabad having its office at : 501, Hrishikesh Building, Gulbai Tekra, Ahmedabad.

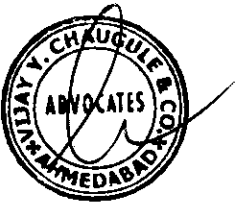
THIS IS TO CERTIFY THAT M/s. "HRISHIKESH VENTURES LLP", a partnership firm of Ahmedabad having its office at : 501, Hrishikesh Building, Gulbai Tekra, Ahmedabad (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural Land bearing Final Plot No. 306 PAIKI 8 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 842 sq.mrts. (as per A.M.C. records the same is Sub Plot No. 4 admeasuring 841.98 sq.mtrs.) of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 1448 admeasuring 842 sq.mtrs. of Sabarmati Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) more



particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct residential and commercial project namely "H3" on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.

As per registered Mortgage Deed executed on 19/08/2021 registered vide serial No 10837/2021 on same day in the office of Sub-Registrar of Ahmedabad-4 (Paldi), said Promoter has inter alia mortgaged the said Project Land on which Project "H3" is being constructed togetherwith all construction thereon both present and future, alongwith undivided and underlying proportionate share of land and all rights appurtenant thereto togetherwith all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of Shriram Housing Finance Limited for Rs.8,00,00,000/- (In word Rupees Eight Crores Only).



That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Kocharab, Sabarmati Taluka and District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-4 (Paldi), I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except as follow ;



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1. Registered Mortgage Charge of Shriram Housing Finance Limited of Rs.8,00,00,000/- (In word Rupees Eight Crores Only).
2. Right of different person for different units if, booked by them from the said Partnership Firm ;

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Final Plot No. 306 PAIKI 8 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 842 sq.mrts. (as per A.M.C. records the same is Sub Plot No. 4 admeasuring 841.98 sq.mtrs.) of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 1448 admeasuring 842 sq.mtrs. of Sabarmati Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and same is bounded as follows ;

On or towards the North : By Final Plot No.302 and 301/1

On or towards the South : By 30 Ft. Society Road

On or towards the East : By Final Plot No. 306 (Sub Plot No. 5)

On or towards the West : By Final Plot No. 306 (Sub Plot No. 3)

PLACE : AHMEDABAD

DATE : 12/10/2021

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE