

To,
M/S. MADHAV OEUVRE 2 LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



ENCUMBRANCE CERTIFICATE



Re.: Non Agricultural land bearing Final Plot No. 295 admeasuring about : 5099 sq. mtrs. (allotted in lieu of Revenue Survey No.217/1 admeasuring about : 8498 sq. mtrs.) of Town Planning Scheme No. 50, situated, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-03 (Memnagar) alongwith the projection of proposed scheme of Residential Apartments named as "OEUVRE 2" in/upon the aforesaid land and belonging to **M/S. MADHAV OEUVRE 2 LLP**, a Limited Liability Partnership Firm being the absolute owner-occupier.

(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Non Agricultural land bearing Final Plot No. 295 admeasuring about : 5099 sq. mtrs. (allotted in lieu of Revenue Survey No.217/1 admeasuring about : 8498 sq. mtrs.) of Town Planning Scheme No. 50, situated, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-03 (Memnagar) alongwith the projection of proposed scheme of Residential Units named as "OEUVRE 2" in/upon the aforesaid land, belonging to **M/S. MADHAV OEUVRE 2 LLP**, a Limited Liability Partnership Firm, being the absolute Owner-Occupier. I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" and "Sandesh" both dtd.08.12.2020, in the name of previous owners, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1990 to 2020 (2021-running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Mortgage Deed executed by **M/S. MADHAV OEUVRE 2 LLP**, a Limited Liability Partnership Firm in favour of Tata Capital Housing Finance Limited vide Sr. No.9207, dtd.11.10.2021 as the said Owner-Developer has obtained Project Loan for an amount of Rs.80,00,00,000/- (Rupees Eighty Crore Only) on "OEUVRE 2" and Loan for an amount of Rs.25,00,00,000/- (Rupees Twenty Five Crore only) on the unsold units its other Project namely "OEUVRE" and except it I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions while taking the searches.

(P.T.O.)

9B-10, 4th Floor, "100 Drive In Road",
Beside Rajvi Tower, Nr. Gurukul Temple,
Drive In Road, Memnagar, Ahmedabad-380052.
+91-79-40072828 | 9824103112
+91-79-40071928
maulikmodi_associates@yahoo.com
modilawfirm@gmail.com



:: 2 ::

As **M/S. MADHAV OEUVRE 2 LLP** have agreed to sale / sold certain Residential Apartments of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 27th DAY OF OCTOBER, 2021

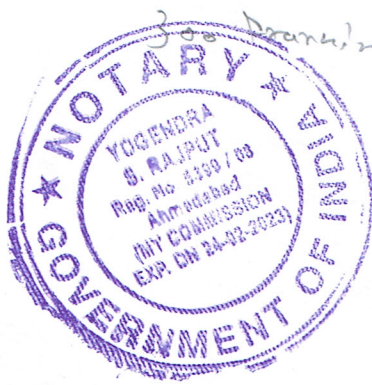



Maulik D. Modi

Advocate

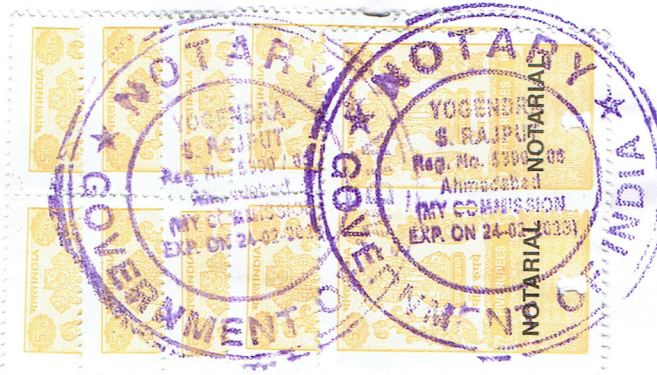
(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.



FORM 'B'

(See rule 3 (4))



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. Amit Ambalal Patel duly authorized by MADHAV OEUVRE 2 LLP the promoter of proposed project OEUVRE 2, vide his authorization dated 16/07/2021.

I, Amit Ambalal Patel promoter/duly authorized by the promoter of MADHAV OEUVRE 2 LLP do hereby solemnly declare, undertake and state as under that;

1. MADHAV OEUVRE 2 LLP have a legal title to the land on which the development of OEUVRE 2 is to be carried out;
2. The said land is free from all encumbrances, rights, title, interest or name of any party in or Over such land except sanctioned project loan of Rs. 80 Crore by TATA Capital Housing Finance Limited.
3. The time period within which the project shall be completed by us is 31/12/2025
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.

Amit Patel



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. 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. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Madhav Oeuvre 2 LLP
Anil Patel

Deponent
Designated Partner

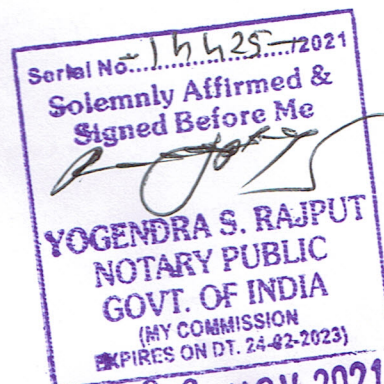
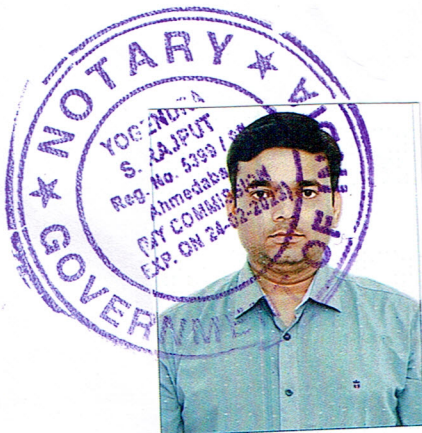
Verification

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

Verify by me at Anil Patel on this 26th day of Nov, 2021.

For, Madhav Oeuvre 2 LLP
Anil Patel

Deponent
Designated Partner



26 NOV 2021





भारत सरकार



आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

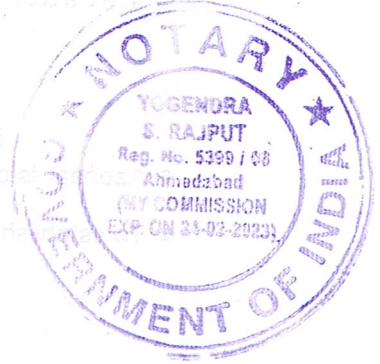
નોંધણીની ઓળખ / Enrollment No. 1067/00231/01046

19/02/2014
To
Patel Amit
પટેલ અમિત
S/O: Ambalal
01
Madhav Tenament
Behind Badshah vila Farm
Thaltej
Thaltej
Thaltej, Ahmedabad
Gujarat - 380059
9825204656



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83791035



તમારો આધાર નંબર / Your Aadhaar No. :

3742 7994 4114

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ અમિત
Patel Amit

જન્મ તારીખ / DOB: 19/09/1978
પુરુષ / Male

3742 7994 4114



આધાર - સામાન્ય માણસનો અધિકાર

Amit Patel

To,
M/S. MADHAV OEUVRE 2 LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



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DATED THIS 06th DAY OF AUGUST, 2021



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

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