

B.J. MEHTA
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S.A JOSHI

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Ref. No. Bjm/115/2018

of 2022

Date: 29/04/2022

ENCUMBRANCE CERTIFICATE



1. THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to property being Plot No. 22 of 1034.28 sq.mts. and Plot No. 23 of 670.57 sq.mts. (amalgamated as Plot No. 22+23 aggregating to 1704.85 sq.mts.), in Shreemali Co-operative Housing Society Ltd., forming part of the land situate, lying and being at Shekhpur-Khanpur (sim), Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad - 3 (Memnagar), bearing Final Plot No. 292 of Town Planning Scheme No. 3, Ellisbridge (varied), and included in City Survey Ahmedabad-3, Ward T.P.3/3-4 Shekhpur-Khanpur, Plot No. 22 given City Survey No. 2848 of 520 sq.mts. and Plot No. 23 given City Survey No. 2849 of 1405.25 sq.mts. and construction standing thereon.
2. We have given our Report on Title, dated 19th June, 2020, bearing Ref. No. BJM/115/2018 of 2019, addressed to M/S. LILAMANI INFRA certifying the title of M/S. LILAMANI INFRA, as per details therein.
3. M/S. LILAMANI INFRA, acting through its Partner Shri Paras Mahendrakumar Vora, has made Declaration Cum Indemnity on Title, dated 28th April, 2022, attested by Public Notary.
4. Residential Project is proposed by said M/S. LILAMANI INFRA on the said land. Such project is described as "RAJUL RESIDENCY". The plans, specifications and design of project have been approved by the Ahmedabad Municipal Corporation (AMC) and necessary development permission (Rajachitthi) is

granted on 15th March, 2019, bearing No. 01359/100119/
A1639/R0/M1.

5. M/S. LILAMANI INFRA has taken finance of Rs. 14,75,00,000/- from Bank of India, Ahmedabad main branch, Bhadra, Ahmedabad, by creating mortgage by way of deposit of Title Deed of the said property, dated 30th June, 2020, registered under Sr. No. 3434 on the security of the 52 units / flats spread over first floor to thirteenth floor, (both inclusive) four flats on each floor, bearing Nos. 101 to 104 (first floor), 201 to 204 (second floor), and so on upto thirteenth floor, more particularly described in the Second Schedule thereunder written, read with Supplement Memorandum of Entry dated 29th March, 2022, registered under Sr. No. 4032, for additional credit facilities (fund based) with limits of Rs. 2,00,00,000/- (Rupees two crores only). Accordingly new total increased aggregate limits to Rs. 16,75,00,000/-.

6. We hereby certify that the Title of the Project Land in accordance with the said Report on Title and in accordance with the said Title Declaration is free from all encumbrances, subject to the said mortgage in favour of Bank of India.



DATED THIS 29TH DAY OF APRIL, 2022.

H. Desai & Co.
ADVOCATES AND SOLICITORS

(SHARAD A. JOSHI, ADVOCATE)
PARTNER
(ENROLMENT : G/363/1984)

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