

H DESAI & CO

ADVOCATES & SOLICITORS

B.J. MEHTA
H.H. DESAI
K.H. DESAI

S.A. JOSHI

202, Titanium One
Nr. Rajpath Club, S.G. Highway
Ahmedabad-380 059.
Telephone Nos. 29707251
29707252 & 29707253
E-mail:
hdesai@hdesaiandco.com

Ref. No. 94/2017/HHD of 2021

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to the Non Agricultural land situate, lying and being at Ghuma (sim), Taluka Daskroi, in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal), bearing Block No. 715/B, admeasuring about 4553 sq.mts. (Old Survey No. 582), included in Draft Town Planning Scheme No. 3 (Ghuma), and allotted Final Plot No. 171/3, admeasuring about 2732 sq.mts. (Hereinafter referred to as the “Said Land”) and we have given our Report on Title, dated 10th April, 2018, certifying the title of Samkit Developers, a Partnership Firm and read with further title dated 3rd April, 2019, certifying the title of Anand Developers, a Partnership Firm and Encumbrance Certificate dated 3rd April, 2019 as per details contained therein.



A Real Estate Project is promoted-proposed to be promoted by the Said Anand Developers on the Said Land known or described as “Anand Elegance”. Revised plans in respect thereof have been sanctioned by Ahmedabad Urban Development Authority on 8th December, 2020, bearing Letter No. PRM No. 108/8/2020.

As informed to us, Said Anand Developers has availed term loan facilities on the Said Land together with construction thereon from Bank of India for the sum or ₹ 8,80,00,000/- (Rupees eight crores eighty lakh only), by or under a Mortgage Deed dated 20th March, 2020, registered with the office of the Sub Registrar of Assurances, under Sr. No. 3430, read with a Deed of Rectification dated 29th December, 2020, registered with the office

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of the Sub Registrar of Assurances, under Sr. No. 11786, on 30th December, 2020 as per the terms and conditions stated therein.

Please note that we have not carried out searches with respect to Said Land after our aforesaid Report dated 3rd April, 2019.

We hereby certify that the Said Land is accordingly free from all encumbrances as per details in the said Title Reports/Certificate.

DATED THIS 26TH DAY OF FEBRUARY, 2021.

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