

અરજી પહોંચ

મિલકત નું વર્ણન : C.S.No. 3380/3

Search in : વાપી /Vapi

પહોંચ નંબર ૨૦૧૯૧૦૬૦૦૪૬૯૨ અરજી નંબર
તારીખ ૯ માહે

૩૮૮૯ અરજી વર્ષ ૨૦૧૯
એપ્રિલ સને ૨૦૧૯

રજુ કરનારનું નામ S. M. Ansari Adv.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1989 2014
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકદરે રૂ. ૧૪૦.૦૦

અંકે રૂપીયા એક સો ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Suminai A Gavit
સબ રજીસ્ટ્રાર
પારડી

અરજી પહોંચ

મિલકત નું વર્ણન : C.S.NO 3380/3

Search in : VAPI /VAPI

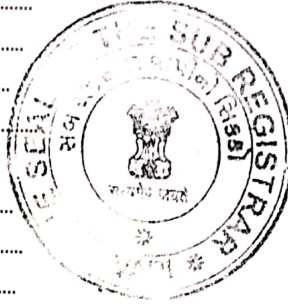
પહોંચ નંબર ૨૦૧૮૪૦૦૦૦૬૯૫૦ અરજી નંબર ૩૨૪૬ અરજી વર્ષ ૨૦૧૮
તારીખ ૯ માહે એપ્રિલ સને ૨૦૧૮

રજુ કરનારનું નામ S M Ansari

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2014 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૪૦.૦૦

કુલ એકદર રૂ. ૪૦.૦૦

અંકે રૂપીયા ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં


V.K. RAYSWAL
સબ રજીસ્ટ્રાર
વાપી



SULTANA M. ANSARI

B.Com, LL. B.LL.M

ADVOCATE & NOTARY

Resi.: Nutan Nagar, Nr. Krishna Hospital, Vapi - 396191, Dist. Valsad Mob.: 99741 21985
Email : ansarisultana4@gmail.com

Date: 10/04/2019

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT the property being City Survey No. 3380/3 admeasuring about 402.23 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad has been presented to me for my report on the title of the said Property.

On the basis of the documents produced before me I, the undersigned Advocate *Sultana M Ansari*, hereby give the Title Clearance Report of above mention property as under :-

LAND BEARING CITY SURVEY NO. 3380/3 admeasuring about 300.00 SQ. MTRS.

Original land bearing City Survey No. 3380 admeasuring about 368.92 Sq. Mtrs Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad was running in the name of Lallubhai Gopalji, Bhagwandas Premabhai, Narrotambhai Gopalji, Vitthalbhai Gopalji since 1988.

Thenafter Lallubhai Gopalji expired on dated 21/09/1992 and the name of his legal heirs namely Jyotiben Lallubhai, Vinodbhai Lallubhai Panchal, Prakashbhai Lallubhai Panchal, Nitaben Lallubhai Panchal was entered in the revenue record as the owner and occupier of the said land and Jyotiben Lallubhai had released her right from the said property and the said entry was mutated in City survey property card vide mutation Entry No. 487 dated 15/07/2000 and the said entry was certified by the competent authority.





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Thenafter Vitthalbhai Gopalji expired on dated 14/05/2003 and his wife Sushilaben Vitthalbhai Gopalji expired on dated 14/05/2003 the name of his legal heirs namely Naynaben Sushilaben Vitthalbhai, Hitendrabhai Vitthalbhai Mistry was entered in the revenue record as the owner and occupier of the said land and Naynaben Sushilaben Vitthalbhai had released her right from the said property and the said entry was mutated in City survey property card vide mutation Entry No. 253 dated 24/12/2003 and the said entry was certified by the competent authority.

Thenafter Bhagwandas Premabhai expired on dated 16/01/2011 and his wife Shantiben Bhagwandas Panchal expired on dated 26/10/2010 the name of his legal heirs namely Lalit Bhagwandas Panchal, Dinesh Bhagwandas Panchal, Jasuben d/o Bhagwandas Premabhai w/o Kantilal. Chandanben d/o Bhagwandas Premabhai w/o Navinchandra, Deepaben d/o Bhagwandas Premabhai w/o Hitendralal was entered in the revenue record as the owner and occupier of the said land and the said entry was mutated in City survey property card vide mutation Entry No. 6896 dated 05/03/2011 and the said entry was certified by the competent authority.

Thenafter Narrotambhai Gopalji expired on dated 10/06/2011 and the name of his legal heirs namely Dinaben Narotambhai Mistry was entered in the revenue record as the owner and occupier of the said land and the said entry was mutated in City survey property card vide





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mutation Entry No. 7308 dated 21/07/2011 and the said entry was certified by the competent authority.

Thenafter Deepaben d/o Bhagwandas Premabhai w/o Hitendralal had released her rights from the said property in favour of Lalit Bhagwandas Panchal, Dinesh Bhagwandas Panchal and the said entry was mutated in City survey property card vide mutation Entry No. 7376 dated 11/08/2011 and the said entry was certified by the competent authority.

Thenafter Chandanben d/o Bhagwandas Premabhai w/o Navinchandra Panchal had released her rights from the said property in favour of Lalit Bhagwandas Panchal, Dinesh Bhagwandas Panchal and the said entry was mutated in City survey property card vide mutation Entry No. 7377 dated 11/08/2011 and the said entry was certified by the competent authority.

Thenafter Jasuben d/o Bhagwandas Premabhai w/o Kantilal had released her rights from the said property in favour of Lalit Bhagwandas Panchal, Dinesh Bhagwandas Panchal and the said entry was mutated in City survey property card vide mutation Entry No. 7378 dated 11/08/2011 and the said entry was certified by the competent authority.

Thenafter Hitendrabhai Vithhalbhai Mistry, Dinaben Narotambhai Mistry, Vinodbhai Lallubhai Panchal, Prakashbhai Lallubhai Panchal, Nitaben Lallubhai Panchal, Lalit Bhagwandas Panchal, Dinesh Bhagwandas Panchal had sold land Bearing City Survey No. 3380 admeasuring about 368.92 Sq. Mtrs. Paikee Only 300.00





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Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Pradeepbhai Naranbhai Patel and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Vapi Vide Serial No. 3784 dated 27/10/2014 and Pradeepbhai Naranbhai Patel became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry No. 9581 dated 12/12/2014 and the said entry was certified by the competent authority.

Thenafter as per mutation entry No. 9719 dated 28/02/2015 as per measurement different property cards has been prepared and City Survey No. 3380/1 admeasuring about 42.32 Sq. Mtrs., City Survey No. 3380/2 admeasuring about 26.60 Sq. Mtrs., and City Survey No. 3380/3 admeasuring about 100.00 Sq. Mtrs. was given.

LAND BEARING CITY SURVEY NO. 3381 ADMEASURING ABOUT 56.41 SQ. MTRS. and CITY SURVEY NO. 3382 ADMEASURING ABOUT 45.82 SQ. MTRS.

Original land bearing City Survey No. 3381 admeasuring about 56.41 Sq. Mtrs. and City Survey No. 3382 admeasuring about 45.82 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad was running in the name of Lallubhai Gopalji, Narrotambhai Gopalji, Vitthalbhai Gopalji since 1988.

Thenafter Lallubhai Gopalji expired on dated 21/09/1992 and the name of his legal heirs namely Jyotiben Lallubhai, Vinodbhai Lallubhai Panchal, Prakashbhai Lallubhai Panchal, Nitaben Lallubhai Panchal





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was entered in the revenue record as the owner and occupier of the said land and Jyotiben Lallubhai had released her right from the said property and the said entry was mutated in City Survey property card dated 15/07/2000 and the said entry was certified by the competent authority.

Thenafter Vitthalbhai Gopalji expired on dated 14/05/2003 and his wife Sushilaben Vithhalbhai Gopalji expired on dated 14/05/2003 the name of his legal heirs namely Naynaben Sushilaben Vithhalbhai, Hitendrabhai Vithhalbhai Mistry was entered in the revenue record as the owner and occupier of the said land and Naynaben Sushilaben Vithhalbhai had released her right from the said property and the said entry was mutated in City survey property card vide mutation Entry dated 24/01/2004 and the said entry was certified by the competent authority.

Thenafter Narrotambhai Gopalji expired on dated 10/06/2011 and the name of his legal heirs namely Dinaben Narotambhai Mistry was entered in the revenue record as the owner and occupier of the said land and the said entry was mutated in City survey property card vide mutation Entry dated 21/07/2011 and the said entry was certified by the competent authority.

Thenafter Hitendrabhai Vithhalbhai Mistry, Prakashbhai Lallubhai Panchal, Dinaben Narotambhai Mistry, Vinodbhai Lallubhai Panchal, , Nitaben Lallubhai Panchal w/o Vasanlal Panchal had sold land Bearing City Survey No. 3381 admeasuring about 56.41 Sq. Mtrs.





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and City Survey No. 3382 admeasuring about 45.82 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to **Nutan Keshavbhai Bhandari** and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Vapi Pardi vide Serial No. 1960/2013 dated 27/02/2013 and **Nutan Keshavbhai Bhandari** became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry dated 03/04/2013 and the said entry was certified by the competent authority.

Thenafter **Nutan Keshavbhai Bhandari** had sold land Bearing **City Survey No. 3381** admeasuring about 56.41 Sq. Mtrs. and **City Survey No. 3382** admeasuring about 45.82 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to **Pradeep Naranbhai Patel** and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Vapi Pardi vide Serial No. 1594/2014 dated 13/02/2014 and **Pradeep Naranbhai Patel** became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry dated 14/03/2014 and the said entry was certified by the competent authority.

Whereas **Pradeep Naranbhai Patel** became the absolute owner and occupier of the property being **City Survey No. 3380/3** admeasuring about 300.00 Sq. Mtrs., **City Survey No. 3381** admeasuring about 56.41 Sq. Mtrs., and **City Survey No. 3382** admeasuring about 45.82 Sq. Mtrs.





SULTANA M. ANSARI

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ADVOCATE & NOTARY

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Email : ansarisultana4@gmail.com

Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad.

Thenafter the said owners had applied to City Survey Superintendent Vapi for amalgamation of property being City Survey No. 3380/3 admeasuring about 300.00 Sq. Mtrs., City Survey No. 3381 admeasuring about 56.41 Sq. Mtrs., City Survey No. 3382 admeasuring about 45.82 Sq. Mtrs. into one part and City Survey Superintendent Vapi had granted the permission for amalgamation of said land vide its Order and new City Survey No. 3380/3 admeasuring about 402.23 Sq. Mtrs. was given and the said entry was mutated in city survey property card vide mutation entry dated 28/04/2016 and the said entry was certified by the competent authority.

Thenafter Pradeep Naranbhai Patel had sold land bearing City Survey No. 3380/3 admeasuring about 402.23 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Shree Sai Shakti Developers, A Partnership Firm and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Vapi Vapi vide Serial No. 6672/2018 dated 25/07/2018 and Shree Sai Shakti Developers, A Partnership Firm became the owner and occupier of the above said land and the said entry was mutated in city survey property card vide mutation entry dated 14/08/2018 and the said entry was certified by the competent authority.

Thenafter Shree Sai Shakti Developers, A Partnership Firm had applied for construction Permission to Vapi Area Development Authority on the above said land and Construction Permission was Granted by Vapi





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Email : ansarisultana4@gmail.com

Area Development Authority vide its Rajachitthi No. VAADA/21-01-2019/1095739/01/000112/ODPS/43/18-19 dated 21/01/2019.

Thenafter on the basis of construction permission Shree Sai Shakti Developers, A Partnership Firm had decided to constructed R.C.C. Type Apartment known as "PARAS DARSHAN" on the above said land.

I have also undertaken the search of records in the office of Sub-Registrar Pardi/Vapi and found no defect either anywhere in the title of the said Property. The search receipt is attached herewith.

In these circumstance herein before and in the light of records whatsoever available and supplied to me, I am of the opinion that the said property mentioned hereunder by Schedule "A" is exclusively owned and possessed by namely Shree Sai Shakti Developers, A Partnership Firm and is the absolute owner and occupier and possessor of above said property and I am of the opinion and have to state that, the title of above said Property is absolutely clear and marketable.

SCHEDULE "A"

Description Of The Said Property

(As above referred to)

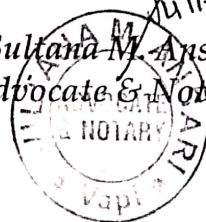
All that piece and parcel of the property being City Survey No. 3380/3 admeasuring about 402.23 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad.

This Title Report is issued under my seal and signature on this 10th Day of April 2019, Vapi.

Place: Vapi

Date: 10/04/2019

Sultana M. Ansari
Advocate & Notary



અરજી પહોંચ

મિલકત નું વર્ણન : C.S. NO 3380/3

Search in : VAPI /VAPI

પહોંચ નંબર ૨૦૧૮૪૦૦૦૦૬૮૪૮ અરજી નંબર ૩૨૪૫ અરજી વર્ષ ૨૦૧૮
તારીખ ૮ માહે એપ્રિલ સને ૨૦૧૮

રજુ કરનારનું નામ S M Ansari

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

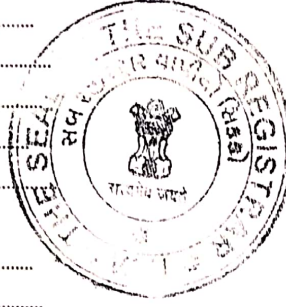
શોધ અગર તપાસણી.....Year: 2014 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

૪૦.૦૦

કુલ એકંદરે રૂ. ૧૪૦.૦૦

અંકે રૂપીયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

V. K. J. YSWAL
સબ રજીસ્ટ્રાર
વાપી

2014
2019

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇન્સપેક્ટર જનરલ આફ રજીસ્ટ્રેશન (મિ.)

સબ-રજીસ્ટ્રાર - વાલસાડ જિલ્લો,

મિલકત પરના બોજા અંગેનું પત્રક

Search in : S M Ansari અરજી નંબર : 3245 ગામ નું નામ : VAPI

મિલકતનું વર્ણન : C.S. NO 3380/3

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI

મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

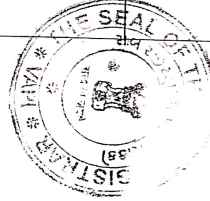
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પરાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરખાન/વેચાણ રૂ.22000000.00	સીટી સર્વે નં. 3380/3, જેનું ક્ષેત્રફળ 402.23 ચો.મી વાળી ખુલ્લી જમીન,		શ્રી પ્રદિપ નારણભાઈ પટેલ	શ્રી સાંઈ શક્તિ ડેવલોપર્સ નામની ભાગીદારી પેઢીના ભાગીદારો - (૧) શ્રી ફેમીલ જતિનભાઈ શાહ (૨) શ્રી ભાવેશકુમાર દિનેશચંદ્ર શાહ	25-07-2018 25-07-2018	6672		

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સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad VAPI



પ્રિન્ટ તારીખ : 09/04/2019

અરજી પહોંચ

મિલકત નું વર્ણન : C.s.No. 3380/3

Search in :

પહોંચ નંબર ૨૦૧૯૧૦૬૦૦૪૬૯૩

અરજી નંબર

3660

અરજી વર્ષ

2096

તારીખ ૯

માહે

એપ્રિલ

સને

2096

રજુ કરનારનું નામ S. M. Ansari Adv.

નીચે પ્રમાણે ફી પહોંચી

੩. ਪੈਸਾ

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

ગોધ અગર તપાસણી.....Year: 1989 2014

CS BCM-24

৬৭-৩৪ (৬৬৭-৭৭)

કલ ડી ફોલીયો.....

જોડણી-૨ ફી

અંકે રૂપીયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

୩୫୮

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sunilbhai A Gavit
સબ રજીસ્ટ્રાર
પારડી



SULTANA M. ANSARI

B.Com, LL. B.L.L.M

ADVOCATE & NOTARY

Resi.: Nutan Nagar, Nr. Krishna Hospital, Vapi - 396191, Dist. Valsad Mob.: 99741 21985

Email : ansarisultana4@gmail.com

DATE:- 10/04/2019

Annexure-9

CERTIFICATE OF ENCUMBRANCE ON PROPERTY TO
WHOSOEVER CONCERN

M/s. Shree Sai Shakti Developers, A Partnership Firm is owner of the property being City Survey No. 3380/3 admeasuring about 402.23 Sq. Mtrs. Situated at: Vapi, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad, On request of M/s. Shree Sai Shakti Developers, A Partnership Firm, I have carried out the search for the 30 Years The receipt of Search bearing No. 2019400006949 dated 09/04/2019 taken by me from Sub-Registrar Vapi and Search bearing No. 2019106004693 dated 09/04/2019 taken by me from Sub-Registrar Pardi and found that there is no encumbrance on the said immovable property.

Date:- 10/04/2019

Place:-Vapi

Sultana M. Ansari
Advocate & Notary





SULTANA M. ANSARI

B.Com, LL. B.LL.M

ADVOCATE & NOTARY

Resi.: Nutan Nagar, Nr. Krishna Hospital, Vapi - 396191, Dist. Valsad Mob.: 99741 21985

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Date:- 10/04/2019

Place:-Vapi

Sultana M. Ansari
Advocate & Notary



SHREE SAI SHAKTI DEVELOPERS

SITE ADD : NEAR SIDHNATH MAHADEV MANDIR, SUTHARWAD, VAPI -396191

OFF ADD : SHOP NO.7 PARAS POOJA APPARTMENT, Tal – UMBERGOAN Dist – VALSAD

CERTIFICATE OF ENCUMBRANCE ON PROPERTY MOB : 9824131317

TO WHOM SO EVER IT MAY CONCERN

SHREE SAI SHAKTI DEVELOPERS A Partnership Firm is the Owner of the following immovable property situated at Village : Vapi, Taluka Pardi, District: Valsad the Registration of Sub-District : Vapi Bearing City Survey No. 3380/3 admeasuring about 402.23 Sq. Meters with the Construction Building namely " PARAS DARSHAN "

As per Our Knowledge and Search in the Office by the SULTANA M. ANSARI in the Office of the Sub Registrar Pardi and Vapi for last 30 years and found that There is No Encumbrance on the Said Immovable Properties.

Date: 16/04/2019

Place: Vapi.