

VIJAY S. GOSWAMI

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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owners SHREE MAHAVIR ENTERPRISE-a partnership firm through its managing partners (1) RAJUBHAI BHAVANBHAI BHARWAD, (2) HIRENKUMAR VIRENDRABHAI SHAH (Hereinafter referred as Owners) in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 31 years. I have also public published advertisement in “Gujarat Samachar” daily newspaper on 02-07-2021. I have issued a Title Clearance Certificate dated 16-07-2021 & 24-02-2022 in my opinion the title of the Owners in respect of the below mentioned property is clear, marketable and free from all encumbrances.

As per building permission, SHREE MAHAVIR ENTERPRISE-a partnership firm through its managing partners (1) RAJUBHAI BHAVANBHAI BHARWAD, (2) HIRENKUMAR VIRENDRABHAI SHAH (land owners/ promoters) have planned to construct residential flats in the name & style of “RATNAMBHAVAN RESIDENCY”.

SCHEDULE OF PROPERTY

Old R. S. No. 676 Block No. 433 H. 0-66-77 of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 40 (proposed) (KAPURAI), F. P. No. 5/6 admeasuring 4006 Sq. Mtrs. paiki as per approved corporation layout plan admeasuring 3997.230 Sq. Mtrs N. A. land

Boundaries:

East: 12 Mtrs. T. P. Road,

West: F. P. No. 5/13,

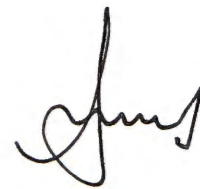
North: 12 Mtrs. Road,

South: F. P. No. 4/1.

Date : 24-02-2022

Place : Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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:- TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 40 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

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