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RAJESH J. SUTAR B. Com., LL.B.(Sp.)
Advocate, Gujarat High Court

206, Krishna Chambers "B", 2nd Floor, station Road, BHUJ (KUTCH)

Resi. : " Shantikunj " Junavas P. O. MADHAPAR Tal. : BHUJ (K)

Ref.No.

Date : 16/07/2022

TO WHOM SO EVER IT MAY CONCERN
ENCUMBRANCE CERTIFICATE
For

**Project "J.V. Business Park" promoted by " Shanti
Realities" At Plot No. 1 of 11315 Sq. Mtr. at RSN
344/P1, Of Madhapar, Tal: Bhuj (k)**

This is to certify that,

I, Rajesh J. Sutar (Advocate), having Office At 206, Krishna Chambers "B", Station Road, Bhuj (K), 370 001 and Residing at - Junavash, Madhapar Tal. : Bhuj (K), 370020 have investigated the Revenue Record of Mamlatdar Office of Bhuj Taluka and Record of City Survey Office of Bhuj City For the Property described herein "Schedule of Property".

I have also done search in record of Sub-Registrar Office of Bhuj vide receipt no. 202204100016697, application No. 5582, dated 15-07-2022 and obtained the "Encumbrance Certificate on Property" for an immovable property which is more particularly describe herein "Schedule of Property" i.e. property bearing Plot No. 1 of 11315 Sq. Mtr. at RSN 344/P1. Of Madhapar, Tal: Bhuj (kutch)

As per above search I am in the opinion that this Plot No. 1 of 11315 Sq. Mtr. is with M/s SHANTI REALITIES, A Partnership Firm Having PAN : AEAFS7103L as owner of said property.

M/s SHANTI REALITIES, A Partnership Firm own the said property as per registration Deed No. 6221 Dt. 06/08/2021, which is more particularly described herein "Schedule of Property" i.e. property bearing Plot No. 1 of 11315 Sq. Mtr. at RSN 344/P1 of Madhapar, Tal: Bhuj (Kutch).

Rajesh J. Sutar & Co. Advocates, Bhuj (K). – (M) 09879081414.



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I also certified that there is no debt and/or encumbrances on the stated Property. Except Charge of Rs. 7,50,00,000/- Of TATA CAPITAL FINANCIAL SERVICES LTD.

Pursuing the above mentioned relevant orders and taking necessary searches I am of the opinion that the title of M/s SHANTI REALITIES, A Partnership Firm in respect of the said property is clear free from encumbrance charge as per my search, .Except Above Charges.

SCHEDULE OF THE PROPERTY

All that piece and parcel of acquired land bearing Plot No. 1 of 11315 Sq. Mtr. at RSN 344/P1, situated at Madhapar Tal. : Bhuj (K).

Place : Bhuj

Date : 16-07-2022

Yours faithfully



{ Rajesh J. Sutar }
(G/1464/2003)
Advocate.

Encl. : Search Fees Receipt No. 20220410016697 Dtd. 15th July 2022.
Issued by Sub-Registrar, Bhuj.