

**Pravinsinh N. Mahida**  
B.A., LL.B.

**ADVOCATE**

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**પ્રવિણસિંહ એન. મહિડા**

બી.એ., એલ.એલ.બી.

**એડવોકેટ**

**ઓફિસ :**

૩૦૭, ત્રીજો માળ, "મારવેલા બીઝનેસ હબ",  
આર.ટી.ઓ. ઓફિસની સામે,  
પાલ - હજીરા રોડ, પાલ, સુરત.  
(મો.) ૯૮૨૫૧ ૧૯૫૬૩  
ઈ-મેઈલ : pnmahida28@yahoo.com

R.P.A.D.

Date : ૦૬ / ૦૧ / ૨૦૨૧

**-: NON ENCUMBRANCE CERTIFICATE :-**

- (1) I confirm having made a search in the Land/Revenue records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- (2) There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Search Certificate for the period of 30 years (Receipt No.: 2020018038279 (ATW) & 2020021033766 (KAT), dt.: 16/09/2020) pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all encumbrances.
- (3) This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property", which is owned by "YAKSHA CORPORATION", a partnership firm & Organized/ Developed by "YAKSHA CORPORATION", a partnership firm, its partner - (1) Dipesh N. Shah and (2) Bharatbhai K. Patel & Others (Hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary searches I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrances charges.

*Pravinsinh*



Contd...

**-: SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of the N.A. Land bearing **R.S.No. 45** its **Block No. 79 paiki 7, Plot No. 28/G** admeasuring 0-19-26 sq.mt. and **79 paiki 8, Plot No. 28/H** admeasuring 0-18-72 sq.mt. its **Final no. 21** admeasuring 2798 sq.mt. in **T.P. Scheme No. 46** of village: **JAHANGIRPURA**, Ta. Adajan, Dist. Surat. Upon that land **"YAKSHA CORPORATION"**, a **partnership firm** is to be started Residential flats/shopping under the name and style as **"VEER ANANTTA"**.

Date : 05/01/2021



**P.N. Mahida**  
(Advocate)  
Sanad No. G/305/1975