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(26)

ENCUMBRANCE CERTIFICATE

This is to certify that I, Jatin P Purohit, Advocate have investigated the title of ASTHA DEVELOPERS to the immovable properties situated at Junagadh District Junagadh more particularly described hereinafter and on the basis of the title deed/s and other relevant documents produced to me, the discussion I/we had with him/them about the property he/they are in possession of, the Revenue Authorities and searches carried out by us in the office of Sub-registrar of Assurances, I am of the opinion that title vested in ASTHA DEVELOPERS is free and clear of all liens and encumbrances.

PROPERTY DESCRIPTION

A Residential Building named 7th AURA proposed to be constructed on Plot no. 2 land admeasuring 1252-65 Sq. Mts., situated at Astha Residency, N.A land of Junagadh R. S. no. 143, in the city of Junagadh within limits of Junagadh Municipal Corporation Taluka of Junagadh-City, District, in the State of Gujarat. The particulars in title deeds are in conformity with the records of the Sub-Registrar Junagadh and there is no deviation. The right, title and interest of the owner, over the above referred property are clear, marketable and free from any encumbrances and beyond reasonable doubt.

Place: Junagadh

Date: 9th August, 2021

Yours Faithfully,



Jatin P. Purohit
Advocate