

PRATAP N. KHATRA

(ADVOCATE) (B.A.LL.B.)
Mo. 93285 - 19191.

SF/34-35, 2nd Floor, Ravikiran Complex, Valia Chowkdi, Ankleshwar - 393002.

Dt. 18-05-2023

EMCUMBRANCE CERTIFICATE

I have inspected the index record as available in the office of sub registrar (Ankleshwar) relating to land as mentioned below:-

The project known as Orchid Bungalows constructed on the land bearing of R.S. No. 339, Old No. 271-1, Paiki Sub-plot No. 2, admeasuring about 6003.21 sq.mtrs ie. Situated at Village :- Ankleshwar, Sub District Ankleshwar, District: - Bharuch.

It is submitted by LUXOTTA REALTY A Partnership Firm are the Developer of said land. And 1. **Bharatbhai Jasvantbhai Patel**, 2. **Sanjaykumar Jasvantbhai Patel** are the owner of said land.

After making necessary search on the basis of the documents furnished before me and certain inspection of R.S. No. 339, Old No. 271-1 Paiki Sub-plot No. 2, admeasuring about 6003.21 sq.mtrs (Land Area under Rera Registration 6003.21 Sq.Mtr) ie. Situated at Village :- Ankleshwar, Sub District Ankleshwar, District :- Bharuch. I reached the following concision that the above said property till date stand in the name of 1. **Bharatbhai Jasvantbhai Patel**, 2. **Sanjaykumar Jasvantbhai Patel** and hence the said is free all sorts of encumbrances such as sale, gift, mortgage etc. and in record 1. **Bharatbhai Jasvantbhai Patel**, 2. **Sanjaykumar Jasvantbhai Patel** has a clean and marketable title of the above said property with all right.

Your's faithfully



(Advocate)

PRATAP N. KHATRA
Enrolment No. G/2075/2010

