

MAGANLAL P. THAKRANI

B. Com., LL. B. (Special)

ADVOCATE

5, Nira Park Society, Near Odhavpura, Near Harinagar Over Bridge,
Gotri Road, Vadodara-390007, Gujarat. Phone : (0265) 2398055.
Mobile: 9426574874, E-Mail : thakraniassociates@gmail.com

To

Whomsoever It May Concern

Subject : **NO ENCUMBRANCE CERTIFICATE**

Property : Non-agricultural land admeasuring 3759.68 Sq.Mtrs. out of
total 0-63-74 Hectare-Are-Sq.Mtrs. bearing Block No. 32, Old
Revenue Survey No. 44 of village Maretha in the Registration
District and Sub-District, Vadodara

Name of project: ANTICA GREENS

Developer / Promoter: Alka Sanjiv Bhakta Proprietor of
Divine Infrastructure

It may be noted that I, Advocate Shri Maganlal Parbatbhai Thakrani, a partner of Thakrani Associates, has been enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing No. G/1977/1999 dated 21-03-1999. I have issued Title Clearance Certificate as partner of Thakrani Associates, a law firm, on 09-09-2020 in respect of the above property. On the basis of our Title Clearance Certificate dated 09-09-2020 I hereby certify that Shri Bhaveshbhai Kurjibhai Nakrani and Shri Khushalbhai Chandubhai Sakariya are the owners of the above land and except Development Rights of Alka Sanjiv Bhakta Proprietor of Divine Infrastructure as mentioned in the our title clearance certificate, we have not found any other encumbrances on the above land.

Place: Vadodara
Date: 23-10-2020



MTB
Maganlal Parbatbhai Thakrani
Advocate

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Reference : Our Title Clearance Certificate dated 09-09-2020 in respect of Non-agricultural land admeasuring 3759.68 Sq.Mtrs. out of total 0-63-74 Hectare-Are-Sq.Mtrs. bearing Block No. 32, Old Revenue Survey No. 44 of village Maretha in the Registration District and Sub-District, Vadodara

Name of project: ANTICA GREENS

Developer / Promoter: Alka Sanjiv Bhakta Proprietor of
Divine Infrastructure

EXPERIENCE CERTIFICATE

This is to certify that I, Advocate Shri Maganlal Parbatbhai Thakrani, a partner of Thakrani Associates, has been enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing No. G/1977/1999 dated 21-03-1999. I have been practicing as an Advocate in Civil Courts, Revenue Courts, etc since 11-10-1999. I have been conducting matters relating to agricultural lands, non-agricultural lands, plots, etc. I have been dealing in matters pertaining to real estate developments and projects. I have been dealing in matters relating to verification of titles and encumbrances on lands and properties and issuance of title clearance certificates. Thus I am having experience of more than 20 years of practice in the profession of law.

Place: Vadodara

Date: 23-10-2020

MT Thakrani

Maganlal Parbatbhai Thakrani
Advocate

