

રાજેશ એ. ઉપાધ્યાય
એડવોકેટ

ઓફીસ :: શાલીગ્રામ એપાર્ટમેન્ટ,
ઓફીસ નં. ૧૯, નવા નાગરવાડા,
જુનાગઢ, ૩૬૨ ૦૦૧
મોબાઈલ : ૯૪૨૮૦ ૮૭૪૭૪
Bar Council Regi. No. G/927/1991
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Rajesh A. Upadhyay
ADVOCATE

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Date :: 29 /01/2022

:: ENCUMBRANCE CERTIFICATE ::

This is to certify that I Rajesh A. Upadhyay, advocate have investigated the title of **Shri Dipakbhai Hansarajbhai Sojitra, Shri Pratik Vallabhbhai Panasuriya and Shri Jigneshbhai Mansukhbhai Sojitra, partners of Om Developers, a partnership firm, Junagadh** to the immovable properties situated at Town Village Joshipara, Tal. 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 had with them about the property 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 **Om Developers** is free and clear of all liens and encumbrances.

Property Description ::

A residential building known as “**Pramukh Darshan**” constructed on Plot No. 37 land admeasuring Sq. Mtrs. 196.70, Plot No. 36 Paiki land admeasuring Sq. Mtrs. 162.62.16 and Plot No. 118 land admeasuring Sq. Mtrs. 83.61.30 (City Survey Block No. 30, City Survey No. 36/1, 37 & 118, Consolidated City Survey No. 36/1 total land admeasuring Sq. Mtrs. 442.9346) of Gamtal of Village Joshipara, within the limits of Municipal Corporation Junagadh 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 is clear, marketable and free from any encumbrances and beyond reasonable doubt.



The boundaries of the captioned property.

East by :: Adj. City Survey No. 36/2.
 West by :: Adj. City Survey No. 117.
 North by :: Adj. City Survey No. 19.
 South by :: Adj. Road

Upon that land Shri Dipakbhai Hansarajbhai Sojitra, Shri Pratik Vallabhbbhai Panasuriya and Shri Jigneshbbhai Mansukhbhai Sojitra, partners of Om Developers, a partnership firm, Junagadh are developing residential project.

Place:: Junagadh

Date :: 29/01/2022



Yours faithfully,

R.A. Upadhyay
(R.A. Upadhyay)

Advocate, Junagadh

G/1927/1991