

SHAHNAWAZKHAN Y. PATHAN
B.A., LL.B, ADVOCATE (Gujarat High court)
108, GOLDEN PLAZA SHOPPING CENTRE,
PANCHBATTI, BHARUCH-392001.
(M) 9974372347

ENCUMBRANCE CERTIFICATE

DATE : 26/05/2022

This is to certify that, the immovable property which is more particularly described in herein under in "Schedule of the Property". Which is owned by (1)ABBASBHAI ABDUL KARIM LAKDAWALA (2)MOHMEDSALIM ABDUL KARIM LAKDAWALA (3)MOHMEDIQBAL ABDUL KARIM LAKDAWALA, All are resident of E/1633, Near Kubharwad Masjid, Pirkanthi Road, Bharuch. (hereinafter referred as owner)

: SCHEDULE OF THE PROPERTY :

REV. SUR. NO.	CITY SUR. DETAILS	ADMEASURING	MOJE	TA. & DISTRICT
125/2 PAIKEE EAST SDIDE PART	Ward No. 5, S. R. No.428	5325.36 sq.mt Total After Deduction 4260.29 sq.mtr. AS Per Development agreement	VEJALPUR	BHARUCH

I have Investigated Title to the below referred property and got necessary search from record of Sub-registrar and Revenue Record, All the owners of the said property filled declaration cum indemnity bond before me. I have reasons to believe that same are trust worthy, in respect of that, the titles of the owner in respect of the said property has made and development agreement with partner of sky developer partnership firm (1)Yakubkhan I. Pathan and (2) Dhaval A. Desai on 21-08-2021 in Bharuch sub-Registrar office vide Registration No. 8036/2021 and thereafter amendment has been made in this agreement on 24-4-2022 in Bharuch Sub-Registrar office vide registration No.4850/2022. For the open land belong to them in which they land owner have decided their part of share in land 33.34 % and 33.33 % and 33.33 % in said land respectively.

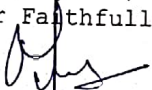
In The said Development agreement reg. No 8036/2021 total Area of the land is 5325.36 sq.mtr out of that total land 20% of the land to be deducted as per government norms there after total remaining land area i.e 4260.29 sq.mtr. Mr. Yakubkhan I. Pathan Make Affidavit cum Declaration that project name is Al- karim Heights.

I have reason to believe that said property is free from encumbrance, right or financial charges except said development agreement.

Note that :-

- (1) I have carried out search in the office of sub registrar, Bharuch for last Thirty years (since 1993 to 2022) on 17/05/2022 having receipt no. 202209300009497 and found that there is no encumbrance except said development agreement whatsoever of any person, government or the institution on the said property.
- (2) I have published public notice on 13/05/2022 in the "Gujarat samachar" news paper bharuch about this said property land and after publishing this public notice no objection has been received before me till date.

Thanking You,
Your Faithfully,


SHAHNAWAZKHAN Y. PATHAN
(Advocate)
G/1648/2009

SHAHNAWAZKHAN Y. PATHAN
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