



R. D. PATEL

B.Com., LL.B.
advocate

Mo No: 0 99744 00035

ENCUMBRANCE CERTIFICATE

This is to certify that I, **RUSHIT D. PATEL**, Advocate has investigated the title of **M/s. PANCHRATNA INFRA** to the immovable properties situated at City Rajkot more particularly described hereinafter and on the basis of the title deed/s and other relevant documents produced to me, the discussions 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 the Sub-Registrar of Assurances, I am of the opinion that title vested in **M/s. PANCHRATNA INFRA** is free and clear of all liens and encumbrances, except as follows:

No Encumbrance on the land.

Property Description

Commercial Cum Residential Property on Plot No 1/2 land admeasuring 2804.00 Sq Mtrs along with rights of Common Plots, being known as "**Satellite Pride**", being constructed on piece and parcel of non-agricultural land bearing Revenue Survey No. 57/P1 of City Rajkot, bearing FP No 24/2 of TPS No 17(Rajkot), bearing City Survey No 3559/2/2 of City Survey Ward No 13, within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.

The particulars in title deeds are in conformity with the records of the Sub-Registrar Rajkot 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.

Place: Rajkot

Date: 03/03/2023

RUSHIT D. PATEL

Advocate

(Enrollment No. G/516/2011)