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પરંતપ વાવ. રાવલ

(પી.વાવ.રાવલ)

એડવોકેટ બી.એ. એલ.એલ.એમ.

ઓફિસ સરનામું :-

૫૩-૫૪, ત્રીજો માળ,

એસ્કેલેટર (ઇલેક્ટ્રિક સીડી)ની બાજુમાં,

નવુ બસ સ્ટેશન (ન્યુ બસ પોર્ટ)

માધવી ની સામે, કોલેજ રોડ,

મુ.પાલનપુર.જી.બાનાસ્કાંઠા.ગુજ.

મો. ૯૮૨૫૦ ૮૨૫૯૭

સંદ નં. જી/૮૭૫/૨૦૦૩

Date :- 20/12/2022

TITLE CLERRANCE CERTIFICATE

Name of Property Owner (s) :- Smt. Nilamben Rameshbhai Mehta D/o. Rameshbhai Surajmal Mehta W/o. Manish Vijay Mehta owner of 85 % Share resides at Mumbai, 9th Floor, Sonbar Building, 10th Road, Ashoknagar Society, JVPD Scheme, Vile Parle, (West) Ta:- Palanpur, Dist:- Banaskantha, Gujarat & Mahendrakumar Bhembhai Manundara owner of 15 % Share resides at Kumbhalmer, Ta:- Palanpur, Dist:- Banaskantha, Gujarat.

(1).....Description of Property :-

All the piece and parcel of Non agricultural immovable property regarding to Old Revenue Survey No. 478p1 (New Revenue Survey No. 1815) total admeasuring in 2-05-40 H.R.A. as Sq. Mt. comprised in "Develop by Ami Infrabuild LL.P. Project name "ADVAIT BY AKSHATAM" Situated At Palanpur, Agola Road, Near Gauri Park, Ta:- Palanpur, Dist:- Banaskantha, Gujarat and Measurement and bounded as under:-

Overall Four Boundaries:-

- East :- agricultural land of R.S. No. 478 is situated.
- West :- agricultural land of R.S. No. 478p3 is situated.
- North :- agricultural land of R.S. No. 471 is situated.
- South :- Road & then agricultural land of R.S. No. 477 is situated.

I had been assigned to undertake the search of the registration records of the officers of the appropriate sub Registrar of assurance for verification of existence of any encumbrance in respect of the aforesaid property. Pursuant there to I had caused the search to be taken through the search clerk of the available registration records and based on and relying the registration records as maintained and its search as available and the information available and obtained there from, I hereby certify that No Encumbrance existed on the date of search of revenue records in respect of the aforesaid property.

Search has been made at Sub-Registrar Office from 1992 to 2022 Vide Receipt as attached by Serial No. 20220 83000 22723 on dated 20/12/2022.

I state that I have entrusted with the work of investigation of title of the said land and that I have an experience of more than 10 (Ten) Years in matters of investigation of title to the said land and properties and to advise in the matter relating thereof.

I specially state that there is no encumbrance certificate of any type including title right or financial charges of anybody over land and the title of the said land is clear, marketable and free from encumbrances.

At: Palanpur

Dated: 20/12/2022


(Paramtap Y. Raval)
Advocate