

ENCUMBRANCE CERTIFICATE

This is to certify that I, Rahul K Shah, Advocate has investigated the title of Mr. AMIT KANAKBHAI JEPAL and JAYDEVI KANAKBHAI JEPAL (as Beneficiaries) and Mr. KANAKBHAI KANJIBHAI JEPAL (as Executor) of will of GAJRAJSINH NANBHA JADEJA 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 Mr. KANAKBHAI KANJIBHAI JEPAL is free and clear of all liens and encumbrances, except as follows:

No Encumbrance on the land.

Property Description

Residential Flats known as "GAJRAJ AVENUE" being constructed, on piece and parcel of the non-agricultural land bearing T.P. No. 4 (Rajkot), F.P. No.1021/P, Revenue Survey No 397/P of Rajkot, bearing Plot No.01/d land admeasuring 169.75 Sq Mtrs, situated within the limits of Rajkot Municipal Corporation, Taluka and 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: 16/07/2020

Rahul K Shah
Advocate

