

Date: 11/10/2019

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned, have investigated the title of the owners Kamdhenu Infra a partnership firm through its partners 1. Nimish M. Bahal, 2. Hitendrakumar C. Patel. In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar, Vadodara for last 30 years. I have issued a Title Clearance Certificate dated 29/01/2019 & 11/10/2019. In my opinion the title of the Owner in respect of the below mentioned land is clear, marketable and free from encumbrances Subject to be obtain Civil Court Order/Permission for Sale of Said Land with share of Minor Rights over Said Land.

SCHEDULE OF PROPERTY

N. A Land admeasuring 3048 sq. mtr. of Final Plot No. 101 in T.P. Scheme No. 7, Revenue Survey No. 78, of Mouje Village Savad, in Registration Dist. & Sub-Dist. Vadodara.



Devendrasinh D. Rathod
Advocate

Date: 11/10/2019

TITLE CLEARANCE CERTIFICATE

Reg. : NA land bearing Revenue Survey No. 78, T. P. Scheme No.7, Final Plot No. 101 admeasuring 3048.00 sq.mtr. of Village Sim of Savad, in Registration District & Sub-District Vadodara.

My opinion and certificate regarding title of Non-Agricultural land bearing Revenue Survey No. 78, T. P. Scheme No. 7, F. P. No. 101 admeasuring 3048.00 sq.mtr. of Village Sim of Savad, in Registration District & Sub-District Vadodara, is asked for. For that purpose, I have been supplied with zerox copies of latest village form no. 7, 12, 8-A & Mutation entry no. 3982 of form no. 6, copy of Registered Sale Deed dated 21-05-2019 reg. no. 6417, copy of partnership deed of Kamdhenu Infra, and my earlier Title Clearance Certificate dated 29-01-2019, etc..

On 29-01-2019, I have given one Title Clearance Certificate regarding the Title of this land bearing Revenue Survey No. 78, T. P. Scheme No. 7, F. P. No. 101 admeasuring 3048.00 sq.mtr. of Village Sim of Savad. In the said Certificate, I have discussed the entire history regarding ownership of this land and have also discussed the various orders and permissions given by the revenue authorities for this land. And taking the search for 30 years from 1989 to 2019, I have given the said Certificate. When the said Certificate was given, this land was owned and occupied by 1. Nirmalbhai R. Thakkar, 2. Mukeshbhai N. Thakkar & 3. Kamleshbhai N. Thakkar. This Certificate is given in continuation of my earlier Certificate dated 29-01-2019.

Land owners 1. Nirmalbhai R. Thakkar, 2. Mukeshbhai N. Thakkar & 3. Kamleshbhai N. Thakkar sold this land by registered sale deed dated 21-05-2019 to Kamdhenu Infra, a partnership firm through its partners 1. Nimish M. Bahal, 2. Hitendrakumar C. Patel. This Sale Deed is registered

1



with Sub-Registrar Vadodara-5 at Sr. No. 6417 on 30-05-2019. I have been supplied with the copy of registered Sale Deed, Index-II & Lodgment Receipt for my verification.

Name of Kamdhenu Infra, a partnership firm through its partners 1. Nimish M. Bahal, 2. Hitendrakumar C. Patel is entered in the Revenue Records vide entry no. 3982 dated 07-06-2019 certified by the concern authority on 30-07-2019.

Search is taken by deputing my man Vijay Mistry with the office of sub-registrar, Vadodara-5 for the year 2019 till 11-10-2019, he has taken search from the available records. According to search report, no entry regarding any encumbrance is found.

Looking to the above discussion, documents and my earlier Title Clearance Certificate dated 29-01-2019, I am of the opinion and I hereby certify that the title of Non-Agricultural land bearing Revenue Survey No. 78, T. P. Scheme No. 7, F. P. No. 101 admeasuring 3048.00 sq.mtr. of Village Sim of Savad in Registration District & Sub-District Vadodara, is clear and/or marketable and free from encumbrances in favour of Kamdhenu Infra, a partnership firm through its partners 1. Nimish M. Bahal, 2. Hitendrakumar C. Patel subject to be obtain civil court order/permission for sale of said land with share of minor rights over said land.

Search Receipt No. 2019315024573 dated 11-10-2019 with E. C. report is enclosed.

Dated : 11-10-2019
Place : Vadodara


Devendrasinh D. Rathod
Advocate