

Nandkishor C. Shah

Advocate (Gujarat High court)

Advocate Regi. No.G/419/87; Welfare No. VDR/BRD/1687; High Court Regi. No.8577

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TO WHOMSOEVER IT MAY CONCERN

I, the undersigned, Advocate Nandkishor C Shah, do hereby declare that I have issued a Title Clearance Certificate dated 15 /09/2022 to Vinayak Enterprise a Partnership firm through its Partners Maheshbhai Haribhai Satasiya, Gopalbhai Haribhai Satasiya, Bhaveshbhai Haribhai Satasiya, Atulbhai Ghanshyambhai Satasiya & Hardikbhai Rameshbhai Viradiya in respect of the property being a non agriculture land situated at Village Makarpura of Registration Dist.-Sub-District Vadodara, bearing Revenue Survey No.334/1 admeasuring to 1-00-16 and Land bearing Surve No. 334/2 admeasuring to 0-99-15, total 1-99-31 H.Aare. Sq. meters as per Village index No7 & 12, which is covered under the T.P. Scheme No.37 and Final Plot No. 63 of 11959 Sq. meters is allotted, out of which, **piece of land situated at the north side admeasuring to 5979.50 Sq.mtrs.**

I hereby declare that I have experience of more than 35 years in dealing with land related matters involving Title search, issuance of No Encumbrance Certificate on the land including right, title interest or name of any party in or over the land and I have 34 years' experience in land related matters as required under the GUJ RERA RULES.

The contents mentioned hereinabove are true and correct and nothing material has been concealed by me therefrom.

Date:15/09/2022

Place :Vadodara



Nandkishor C. Shah

Advocate

Sanad No.G/419/1987

For VINAYAK ENTERPRISE

PARTNER

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NON ENCUBRANCE CERTIFICATE

Investigation of title in respect of A non agricultural land situated at Village Makarpura of Registration Dist.-Sub-District Vadodara, bearing Revenue Survey No.334/1 admeasuring to 1-00-16 and Land bearing Surve No. 334/2 admeasuring to 0-99-15, total 1-99-31 H.Aare. Sq. meters as per Village index No7 & 12, which is covered under the T.P. Scheme No.37 and Final Plot No. 63 of 11959 Sq. meters is allotted, out of which, piece of land situated at the north side admeasuring to 5979.50 Sq.mtrs.

I have investigated the title of (1) Vinayak Enterprise a partnership firm through its partners (2) Maheshbhai Haribhai Satasiya, (3)Gopalbhai Haribhai Satasiya, (4)Bhavesbhai Haribhai Satasiya, (5)Atulbhai Ghanshyambhai Satasiya & (6) Hardikbhai Rameshbhai Viradiya. The Title of the said land is clear and marketable and free from all encumbrance (According to document discussed in Annexure A and B).

I have been informed by Mr.Hardik Rameshbhai Patel, one of the partner of the Vinayak Enterprise partnership firm vide letter that Out of above said total 5979.50 Sq. meters of lands, they have got construction permission to carry out construction over the 2391.80 Sq. meters of land from the Vadodara Mahanagar Seva Sadan dated 31/03/2022 bearing No.Ward/12-SHB125/2021-22 under which, they are carrying out construction in the name of "Shree Niwas" over the 2391.80 Sq. meters of land.

Place:-Vadodara,

Dated:-15/09/2022.

Nandkishor C Shah

(Advocate) G/419/1987



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For VINAYAK ENTERPRISE

PARTNER