

Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.

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Vadodara
15.04.2021

TO WHOM SO EVER IT MAY CONCERN

"ENCUMBRANCE CERTIFICATE"

This is to confirm that I have visited the Registrar/Sub registrar's office at Sayajipura on 25.02.2021. And verified the details of the property standing in the name of **M/s. SHRIMAY INFRA** represented through its partners **Dipen Arunkant Suryawala & Maulesh Manubhai Shah**.

The property details are as under:

All that Piece and Parcel (1) Non Agricultural Land admeasuring Hectar 0-45-53 Sq., Mts., lying being situated on land bearing **Block / Survey No. 473**, T P Scheme No. 45, **Final Plot No. 155** admeasuring **2732 Sq., Mts.**, & (2) Non Agricultural Land admeasuring Hectar 0-52-61 Sq., Mts., lying being situated on land bearing **Block / Survey No. 474**, T P Scheme No. 45, **Final Plot No. 154** admeasuring **3157 Sq., Mts.**, of scheme known as "**SHRIMAY VILLA**" situated at Village Mouje: **SAYAJIPURA**, Taluka District **VADODARA** and consolidated boundaries as under,

On or towards the North	: By Drainage & Vadodara Airport Compound
On or towards the South	: By 7.5 Mts., T P Road
On or towards the East	: By Shivam & Vaikunth Society
On or towards the West	: By Drainage

Further, I certify as under:

3. That **M/s. SHRIMAY INFRA** represented through its partners **Dipen Arunkant Suryawala & Maulesh Manubhai Shah** are the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub Registrar's Office.
4. That as per the records available at Registrar/Sub registrar's Office, the subject property are charged to Uma Co. Op. Bank Ltd., for securing credit facility of Rs. 2,50,00,000/- granted by the Bank registered under Memorandum of Mortgage under Vol. No. 3774 dated 20 03 2020 and and as on date such charge is in force on the public records maintained by the Sub-Registrar-5, Sayajipura, Vadodara.

The contents of above are true and correct hence "Encumbrance Certificate" is issued

Rasesh J. Shah
Rasesh J. Shah
Enrollment No. G/1165/1991
(Advocate)



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TO WHOM SO EVER IT MAY CONCERN

"ENCUMBRANCE CERTIFICATE"

I, Rasesh J. Shah, declared that my name is entered as an Advocate under no. G/1165/1991 on the state roll maintained by the Bar Council of Gujarat under the provision of Section 17 of the Advocate Act, 1961, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificate for which "Encumbrance Certificate" is issued. I have issued Supplementary Title Clearance Certificate dated 25.02.2021 for last two years that is to say from 2020 upto 2021 in respect of (1) Non Agricultural Land admeasuring Hecter 0-45-53 Sq., Mts., lying being situated on land bearing **Block / Survey No. 473**, T P Scheme No. 45, **Final Plot No. 155 admeasuring 2732 Sq., Mts.**, & (2) Non Agricultural Land admeasuring Hecter 0-52-61 Sq., Mts., lying being situated on land bearing **Block / Survey No. 474**, T P Scheme No. 45, **Final Plot No. 154 admeasuring 3157 Sq., Mts.**, of scheme known as "**SHRIMAY VILLA**" situated at Village Mouje: **Sayajipura**, Taluka District **Vadodara** for rights, title & interest over the said land. In my opinion the Title of the owner in respect of the aforesaid property is presently charged to Uma Co. Op. Bank Ltd., for securing credit facility of Rs. 2,50,00,000/- granted by the Bank registered under Memorandum of Mortgage under Vol. No. 3774 dated 20.03.2020 and as on date such charge is in force. I am possessing required experience of more than ten years in land related matters accordance to GUJ RERA Rules.

The contents of above are true and correct. And nothing material has been concealed by me there from.



Rasesh J. Shah
(Advocate)

Enrollment No. G/1165/1991

