

CERT.NO.SJJ/RERA/2022-23/01

DATE: 30/09/2022

NON ENCUMBRANCES CERTIFICATE

I, Sanjaykumar J. Joshi, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned & Developed by **Neptune Infra Build, LLP** a partnership firm. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said project land are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The non agriculture land admeasuring **1385.00 Sq. Mtrs.** (out of land admeasuring 6702.00 Sq. Mtrs.) bearing C.S.No-921 Part(Consolidated C.S.No-921 to 948,1116 to 1119),R.S.No-108-B,111-B,112/B Paiki situated in the Village Subhanpura, Taluka and Dist. Vadodara AND Registration District-Vadodara,Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing C.S No. 383/1 adm. 2405 sq. mtr. & C.S No. 386 adm. 1790 sq. mtr. of Consolidated R.S No. 54 paiki, total land adm-**4195.00 Sq.Mtrs**, AND R.S.No-54 part, C.S.No-383/1 Land adm-8777 Sq.Mtrs paiki land adm-**610.00 Sq.Mtrs**, Total land area adm-**6190.00 Sq.Mtrs** (i.e.-1385.00 Sq. Mtrs. + 4195.00 Sq.Mtrs + 610.00 Sq.Mtrs = 6190.00 Sq.Mtrs).

As per the building permission, **Neptune Infra Build, LLP** a partnership firm through its Authorized Partner Mr.Shreyash Vinodchandra Shah have plan to construct Commercial project named "**73 East Avenue -Corporate**".

Date: 30/09/2022.
Vadodara



SANJAY J. JOSHI
ADVOCATE

Advocate Enrollment No. G/1513/2004

-: TO WHOM SO EVER IT MAY CONCERN :-

I, **Sanjaykumar J. Joshi, Advocate**, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificates for which "no encumbrance" certificate is issued.

I have issued Title Clearance Certificate No. **CERT.NO.SJJ/RERA/2022-23/01** Dated : **30/09/2022** in respect of non-agricultural land **1385.00 Sq. Mtrs.** (out of land admeasuring **6702.00 Sq. Mtrs.**) bearing C.S.No-921 Part(Consolidated C.S.No-921 to 948,1116 to 1119),R.S.No-108-B,111-B,112/B Paiki situated in the Village Subhanpura, Taluka and Dist. Vadodara AND Registration District-Vadodara,Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing C.S No. 383/1 adm. 2405 sq. mtr. & C.S No. 386 adm. 1790 sq. mtr. of Consolidated R.S No. 54 paiki,total land adm-**4195.00 Sq.Mtrs**, AND R.S.No-54 part, C.S.No-383/1 Land adm- **8777 Sq.Mtrs paiki land adm-610.00 Sq.Mtrs**, Total land area adm-**6190.00 Sq.Mtrs** (i.e.- **1385.00 Sq. Mtrs. + 4195.00 Sq.Mtrs + 610.00 Sq.Mtrs = 6190.00 Sq.Mtrs**) over said land built Commercial project named "**73 East Avenue Corporate**" is constructed over the said Plot/land for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters in accordance to GUJ RERA Rules.

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

Date: 30/09/2022.
Vadodara



SANJAY J. JOSHI
ADVOCATE

Advocate Enrollment No. G/1513/2004