

Rasesh J Shah

Advocate

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

M: 98250 32272

E-Mail : advrasesh@gmail.com

Date: 06.03.2020

Place: Vadodara

TO WHOM SO EVER IT MAY CONCERN

"NO ENCUMBRANCE CERTIFICATE"

This is to confirm that I have visited the Registrar/Sub registrar's office at Bhayli on 05.03.2020. And verified the details of the property standing in the name of **M/s. PRATHMESH DEVELOPERS REPRESENTED THROUGH ITS PARTNER TARUNBHAI GORDHANBHAI SOJITRA.**

The property details are as under;

All that piece and parcel of the Plot No. 4 admeasuring 396.19 Sq., Mts., including proportionate undivided land of common road & common plot, as per T P Scheme No. 1 said plot admeasuring 296.87 Sq., Mts., and Plot No. 5 admeasuring 361.50 Sq., Mts., including proportionate undivided land of common road & common plot, as per T P Scheme No. 1 said plot admeasuring 261.81 Sq., Mts., situated on land bearing Revenue Survey Nos. 173/2 Part, Block No. 158, T P Scheme No. 1, Final Plot No. 100 of scheme known as "**VERONA COUNTY**" Nr. Panchmukhi Hanuman, Vasna-Bhayli Main Road, Vadodara of Village Mouje: **BHAYLI** Taluka District **VADODARA** which is bounded as under;

On or toward the North : By Final Plot No. 101

On or toward the South : By 7.50 Mts., Internal Road

On or toward the East : By Plot No. 5

On or toward the West : By Plot No. 3

Further, I certify as under:

1. That there are no prior charges over the said property and **M/s. PRATHMESH DEVELOPERS REPRESENTED THROUGH ITS PARTNER TARUNBHAI GORDHANBHAI SOJITRA** is the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub Registrar's Office.
2. That as per the records available at Registrar/Sub registrar's Office, the subject property is unencumbered.

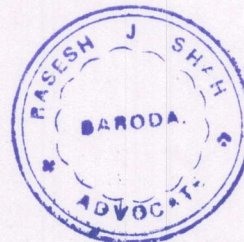
The contents of above are true and correct hence "No Encumbrance" certificate is issued.

Rasesh J Shah

Rasesh J. Shah

Enrollment No. G/1165/1991

(Advocate)



Rasesh J Shah

Advocate

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"NO 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 "No Encumbrance" certificate is issued. I have issued Title Clearance Certificate dated 06.03.2020 for thirty one years that is to say from 1990 upto 2020 in respect of all that piece and parcel of the Plot No. 4 admeasuring 396.19 Sq., Mts., including proportionate undivided land of common road & common plot, as per T P Scheme No. 1 said plot admeasuring 296.87 Sq., Mts., and Plot No. 5 admeasuring 361.50 Sq., Mts., including proportionate undivided land of common road & common plot, as per T P Scheme No. 1 said plot admeasuring 261.81 Sq., Mts., situated on land bearing Revenue Survey Nos. 173/2 Part, Block No. 158, T P Scheme No. 1, Final Plot No. 100 of scheme known as "**VERONA COUNTY**" Nr. Panchmukhi Hanuman, Vasna-Bhayli Main Road, Vadodara of Village Mouje: **BHAYLI** Taluka District **VADODARA** for rights, title & interest over the said land. In my opinion the Title of the owner **M/s. PRATHMESH DEVELOPERS REPRESENTED THROUGH ITS PARTNER TARUNBHAI GORDHANBHAI SOJITRA** in respect of the aforesaid property is clear, marketable and free from encumbrance as on 06.03.2020. 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

