

Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor,
Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.
Off.: 2024061,
Mob. : 98250 32272
E-Mail : advrasesh@gmail.com

Vadodara
06.09.2022

TO WHOM SO EVER IT MAY CONCERN

"NON 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 "Non Encumbrance Certificate" is issued. I have issued Title Clearance Certificate dated 06.09.2022 for thirty two years that is to say from 1991 upto 2022 in respect of all that piece and parcel of Non Agricultural land bearing Block/Survey No. 293 admeasuring 2710 Sq., Mtr., T P Scheme No. 3 (Bhayli), Final Plot No. 38 admeasuring 1900.00 Sq., Mtr., City Survey No. NA 293/P 2, Sheet No. NA 99 of scheme known as "ELEVEN ELEVEN" of Village Mouje: BHAYLI Taluka District VADODARA for rights, title & interest over the said land. In my opinion the Title of the landowner **M/s. Eleven Eleven Space Infra represented through its authorized partner Prayag Prakashchandra Gupta** in respect of the aforesaid property is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records. That **M/s. Eleven Eleven Space Infra** a partnership firm have undertaken development of "ELEVEN ELEVEN".

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



Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor,

Opp. Tip Top Tailor,

Dandia Bazar, Vadodara-1.

Off. : 2024061,

Mob. : 98250 32272

E-Mail : advrasesh@gmail.com

Vadodara
06.09.2022

TO WHOM SO EVER IT MAY CONCERN

"NON ENCUMBRANCE CERTIFICATE"

This is to confirm that I have visited the Sub-Registrar- 1, 8 & 3, Taluka District Vadodara on 05.09.2022. And verified the details of the property standing in the name of **M/s. Eleven Eleven Space Infra represented through its authorized partner Prayag Prakashchandra Gupta.**

The property details are as under,

All that piece and parcel of Non Agricultural land bearing Block/Survey No. 293 admeasuring 2710 Sq. Mtr., T P Scheme No. 3 (Bhayli), Final Plot No. 38 admeasuring 1900.00 Sq., Mtr., City Survey No. NA 293/P 2, Sheet No. NA 99 of scheme known as "**ELEVEN ELEVEN**" of Village Mouje: **BHAYLI** Taluka District **VADODARA** & which is bounded as under,

On the North : By 18.00 Mtr., Road

On the South : By land bearing R S No. 301/1 Paiki, F P No. 36/2

On the East : By land bearing R S No. 273, F P No. 37

On the West : By land bearing F P No. 76

Further, I certify as under:

1. That there are no reported charges or encumbrances exist over the said property and **M/s. Eleven Eleven Space Infra represented through its authorized partner Prayag Prakashchandra Gupta** 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 "Non Encumbrance Certificate" is issued.

Rasesh J Shah

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

