

VIJAY S. GOSWAMI

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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the (1) DHARAMSHIBHAI NARSHIBHAI PRAJAPATI, (2) KISHORBHAI DHARAMSHIBHAI PRAJAPATI (Hereinafter referred as Owners) & VRUND INFRASTRUCTURE – a partnership firm (Hereinafter referred as Developer) in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 31 years. I have issued a Title Clearance Certificate dated 20-07-2021. In my opinion the title of the Owners & Developer in respect of the below mentioned property is clear, marketable and free from encumbrances subject to outcome of litigation i.e. (1) Sp. C. S. No. 262/2018 pending before Hon'ble Civil Judge, VADODARA.

As per building permission, (1) DHARAMSHIBHAI NARSHIBHAI PRAJAPATI, (2) KISHORBHAI DHARAMSHIBHAI PRAJAPATI (Owners) & VRUND INFRASTRUCTURE – a partnership firm (Developer) have jointly planned to construct residential Duplex project in the name & style of "Vrund Palace".

SCHEDULE OF PROPERTY

R. S. No. 489 paiki 1 of village GOTRI, Ta. & Dist. VADODARA included in T. P. Scheme No. 10, F. P. No. 71/2 admeasuring 3400 Sq. Mtrs. N. A. land paiki southern side admeasuring 2982 Sq. Mtrs. City Survey No. 325/1/2.

Boundaries:

East: 12 Mtrs. wide road and remaining area of F.P. No. 71/2 land (which is mentioned as owners plot.)
West: Corporation reservation plot of.
North: F.P. 71/1 paiki land.
South: F.P. No. 72/2 land and 24 Mtrs. T.P. wide road.

Date: 20-07-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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-: TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 39 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

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