

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

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CERT.NO.VJS/RERA/2021-22/12B

DATE: 16/10/2021

Advocate Enrollment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, 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 and developed by M/s. Shree Ghanshyam Enterprise, a Partnership Firm with the Project Name "Samruddhi High View" (Area-5273 Sq. Mtr.). By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property (unsold) are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The M/s. Shree Ghanshyam Enterprise, a Partnership Firm is owner and Developer of Project Name "Samruddhi High View" situated on (Area- 5273 Sq. Mtr. out of total land admeasuring 8701 Sq. Mtrs.) constructed on the land (i) admeasuring 2125 sq. mtr. of R.S. No. 165 (ii) admeasuring 6576 sq. mtr. out of Southern - eastern side out of land admeasuring 8984 sq. mtr. (As per Plot validation and after deduction of statutory requirement) of R.S. No. 155, 156, 157/1, 157/2, C.S. No. 1939 & 1940 of Village: Makarpura Taluka & Dist: Vadodara.

Date: 16/10/2021.

Vadodara



**VIJAYKUMAR J. SHIRKE
ADVOCATE**

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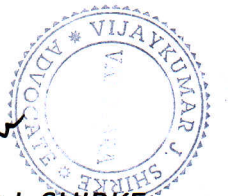
-: TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, 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.VJS/TCC/O/2021-22/60 Dated : 16/10/2021 in respect of **Project Name "Samruddhi High View" situated on (Area-5273 Sq. Mtr. out of total land admeasuring 8701 Sq. Mtrs.) constructed on the land (i) admeasuring 2125 sq. mtr. of R.S. No. 165, (ii) admeasuring 6576 sq. mtr. out of Southern - eastern side out of land admeasuring 8984 sq. mtr. (As per Plot validation and after deduction of statutory requirement) of R.S. No. 155, 156, 157/1, 157/2, C.S. No. 1939 & 1940 of Village: Makarpura Taluka & Dist: Vadodara 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 : 16/10/2021

Place: Vadodara



VIJAYKUMAR J. SHIRKE
ADVOCATE