



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
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Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

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NON-ENCUMBRANCE CERTIFICATE

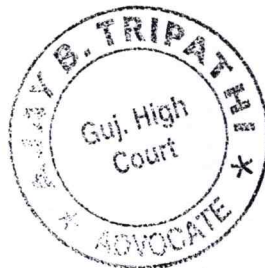
This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned by Khodiyar Developers a Partnership Firm through its Managing Partner Kundankumar Babulal Patel (SEVEN 9 VILLA) (hereinafter referred as owner) for Project Seven 9 Villa. by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Non-Agricultural Land bearing Non Agricultural Land bearing Block / Survey No. 430, admeasuring 29138 Sq. Mtrs. T.P. Scheme No.47 (Chhani), Final Plot No.83, admeasuring 17482 Sq.Mtr. Paiki Southern side land admeasuring 7339.29 Sq.Mtr. of Village Mouje Chhani in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat. Upon that land Khodiyar Developers a Partnership Firm through its Managing Partner Kundankumar Babulal Patel (SEVEN 9 VILLA) had constructed various Commercial and Residential Purpose under name and style as "Seven 9 Villa".

Date : 16.11.2022

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi

ENROLMENT NO.G/1762/2004

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सत्यमेव जयते

TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of “**no encumbrance certificate**” on the **Non Agricultural Land bearing Block / Survey No. 430, admeasuring 29138 Sq. Mtrs. T.P. Scheme No.47 (Chhani), Final Plot No.83, admeasuring 17482 Sq.Mtr. Paiki Southern side land admeasuring 7339.29 Sq.Mtr. of Village Mouje Chhani in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat** for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

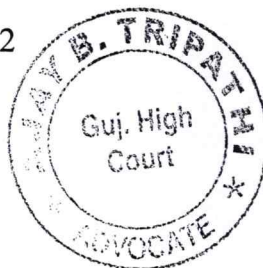
My experience of 14 years in land related matters accordance to GUJ RERA RULES.

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

The said no encumbrance certificate used for Khodiyar Developers a Partnership Firm through its Managing Partner Kundankumar Babulal Patel (SEVEN 9 VILLA).

Date : 21.03.2022

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi

ENROLMENT NO.G/1762/2004