

NON ENCUMBRANCE CERTIFICATE

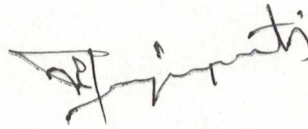
This is to certify that, I **Vijaykumar B. Prajapati, Advocate**, undersigned has investigated the title of the immovable property which is more particularity described in herein under in "Schedule of the property" which is owned by Sumitraben Rameshbhai Patel & Bhavina Rameshbhai Patel(hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property is clear, marketable and free from encumbrance, charges and/or claims subject to the development rights of Maa Developers, a partnership firm by virtue of Development agreement & rights, title, interest of members as mentioned in list annexed herewith by virtue of Agreement to Sale.

Schedule of the property

The Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 244/1 paikee 1 admeasuring 1,626 Sq. Meters paikee 932 Sq. Meters.

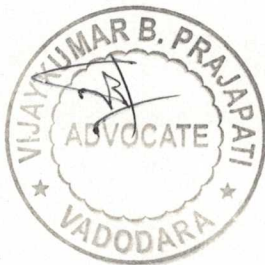
Date: 5th November 2020

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]



[2]

Annexure
List of Agreement to Sale;

Sr.	Shop/Office	Date of Agreement	Allottee Name	Document No.
1	Shop no.1	29/08/2020	Mayankkumar K. Patel	3218
2	Shop no.2	07/01/2020	Mayankkumar K. Patel	123
3	Shop no.3	03/10/2019	Manjulabn S. Patel	5093
4	Shop no.4	03/10/2019	Girishkumar K. Patel	5095
5	Shop no.5	29/08/2020	Chetnaben B. Patel & others	3219
6	Shop no.6	03/10/2020	Bhaveshbhai K. Patel & others	5094
7	Shop no.7	05/04/2019	Bhaveshbhai M. Patel	1841
8	Office no.1	29/08/2020	Edifice fincap Pvt. Ltd.	3216
9	Office no.2	29/08/2020	Vikram Contractor Co.	3217



To whome so ever it may concern

I hereby solemnly declare that, I have experience of more than 10 years in land related matters, in which land title search report, issuing of "non encumbrance certificate" on the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 244/1 paikee 1 admeasuring 1,626 Sq. Meters paikee 932 Sq. Meters subject to the rights of Maa Developers, a partnership firm by virtue of Development agreement & rights, title, interest of members as mentioned in title clearance certificate by virtue of Agreement to Sale including right, title, interest or name of any party in or over land, and I have experience of 14 years in land related matters accordance to GUJ RERA Rules.

That, contents of above are true and correct, and nothing material has been cancelled by me there from.

Date: 5th November 2020

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]