

Banatwala Advocates' Associate

Harendra Banatwala
Advocate High Court
9227105917

Pulin Harendra Banatwala
Advocate High Court
9825079300

Office in Vadodara: 103, Ambica Avenue, Rajesh Tower Rd, Hari Nagar, Gotri Rd, Vadodara – 21
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No Encumbrance Certificate

I, the undersigned advocate practicing since 2004, my enrolment no. G/1698/2004 is having experience of 14 years in Civil, Labour as well as in revenue side. In view of that I have issued this certificate regarding the preparation of title report, which is as under.

This is to certify that, I, Pulin H. Banatwala, undersigned has investigated the title of the immovable property which is more particularly declared in herein under in "schedule of the property" which is owned by M/s Monarchy Developers – Partnership Firm (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 are clear, marketable and free from encumbrance charges and/or claims.

Schedule of the property

In respect of which "BLOCK D - NOTUS IT PARK adm 6199.58 sq mtr., and common plot area 620 sq mtr., as per approved layout plan, constructed on Survey No. 108/B, RS. No. 111/B & RS No. 112/B, CS No. 921 part (paiki CS No. 921 to 948, 1116 to 1119 & CS No. 1100/B, adm. 24505.70 sq. mtr in the sim of village Subhanpura Dist: Vadodara.

The said Block is owned by M/s Monarchy Developers, partnership firm.

Date: 11/11/19

Place: Vadodara

Advocate Sign

Advocate Name: Pulin Harendra Banatwala



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I, the undersigned advocate practicing since 2004, my enrolment no. G/1698/2004 is having experience of 14 years in Civil, Labour as well as in revenue side. In view of that I have issued this certificate regarding the preparation of title report, which is as under.

It is certify that "M/s Monarchy Developers - Partnership Firm" situated at Gorwa, Vadodara had approached me during period of September, 2019 for issuance of Title Report for In respect of which **BLOCK D - NOTUS IT PARK** adm 6199.58 sq mtr., and common plot area 620 sq mtr., as per approved layout plan, constructed on Survey No. 108/B, RS. No. 111/B & RS No. 112/B, CS No. 921 part (paiki CS No. 921 to 948, 1116 to 1119 & CS No. 1100/B, adm. 24505.70 sq. mtr in the sim of village Subhanpura Dist: Vadodara.

That after taking necessary search, revenue records, property card, sale transaction, previous title report, and other related documents are produced before me by the concern party pertaining to the above referred survey numbers. I had prepared title report regarding clearance of title, marketable and without any encumbrance for In respect of which **"BLOCK D - NOTUS IT PARK** adm 6199.58 sq mtr., and common plot area 620 sq mtr., as per approved layout plan, constructed on Survey No. 108/B, RS. No. 111/B & RS No. 112/B, CS No. 921 part (paiki CS No. 921 to 948, 1116 to 1119 & CS No. 1100/B, adm. 24505.70 sq. mtr in the sim of village Subhanpura Dist: Vadodara, in favour of "M/s. Monarchy Enterprise - Partnership Firm" subject to usual declaration by the parties OR Transferee and subject to Related other laws, Act & Rules.

That "M/s. Monarchy Developers - Partnership Firm" has also declared before me, that in between period they have not prepared or obtain any new title report or certificates from any other advocates or associations.

Date: 11/11/19

Place: Vadodara

Advocate Sign

Advocate Name: Pulin Harendra Banatwala

