



**AJAY TRIPATHI &
ASSOCIATES**

a law firm



सत्यमेव जयते

Ajay B. Tripathi

B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office : 1st Floor, 103/A, Akshar Plaza, B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

ENROLMENT NO.G/1762/2004

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 and developed by M/s. Aldea Creators a Partnership Firm through its Managing Partner Mr. Hiren Chhaganbhai Patel (hereinafter referred as owner). 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 Plot No.4, admeasuring 770.71 Sq.Mtr. and proportionate share in Common Plot admeasuring 85.65 Sq.Mtr. Total admeasuring 856.36 Sq.Mtr. situated in land bearing Block No.661, 660, 659 & 658/B, Old Survey No.707/2, 707/3, 707/4, 702/1 & 706, T.P. Scheme No.2, Final Plot No.74, 78 & 79 admeasuring 6374 Sq.Mtr. & Final Plot No.83 Paiki admeasuring 2546.70 Sq.Mtr. Total admeasuring 8920.70 Sq.Mtr. of Mouje Village Ankodiya in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat. Upon that land Yogendrasinh Pravinsinh Solanki had constructed various Residential Purpose under name and style as "ALDEA PRIMERO".

Date : 27.08.2020.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi

Aldea Creators

H.C. Patel
Partner



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ENROLMENT NO.G/1762/2004

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 Plot No.4, admeasuring 770.71 Sq.Mtr. and proportionate share in Common Plot admeasuring 85.65 Sq.Mtr. Total admeasuring 856.36 Sq.Mtr. situated in land bearing Block No.661, 660, 659 & 658/B, Old Survey No.707/2, 707/3, 707/4, 702/1 & 706, T.P. Scheme No.2, Final Plot No.74, 78 & 79 admeasuring 6374 Sq.Mtr. & Final Plot No.83 Paiki admeasuring 2546.70 Sq.Mtr. Total admeasuring 8920.70 Sq.Mtr. of Mouje Village Ankodiya 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.

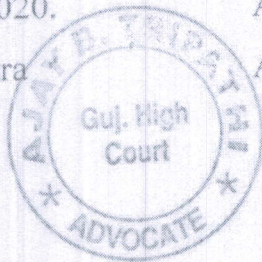
The contents of above are true and correct. And nothing material has been concealed by me there form.

Date : 27.08.2020.

Place: Vadodara

Advocate Sign:

Advocate Name: Ajay B. Tripathi



Aldea Creators

H.C. Patel
Partner