

HARISH PATEL
(Harishkumar D. Patel)
B. Com, LL.B.

Advocate & Legal Consultant

Office No. 302, 3rd Floor, Pavanveer Squire, 70-B, Haribhakti Extension, B/h. Jagdish Farshan Shop, Nr. Malhar Point Char Rasta, Old Padra Road, Vadodara. - 390 015

(m) 9898 550 534

email : adv.harishpatel@gmail.com

Gujarat High Court

Sanad No. G / 1798 / 2008

ENCUMBRANCE CERTIFICATE

This is to certify, I undersigned has investigated the title of the immovable property which is more particularly in herein under in "SCHEDULE OF THE PROPERTY", which is owned by **AMIT SANMUKHLAL SHAH** (hereinafter referred as owner) by pursing the title deeds relating thereto and lacking necessary searches I am of the opinion that the title of the owner in respect of the said property are **CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES** subject to subject to the Development Agreement Rights of ANKSH REALTY, a partnership firm AND details mentioned in Title Report and till the date of this certificate and / or claims except the Loan of Rs-----/- obtained from the -----.

SCHEDULE OF THE PROPERTY

An Immoveable property being Non - Agricultural Land bearing Block / Survey No. 341 / B, Old Survey No. 411, T. P. Scheme No. 4, Final Plot No. 6, adm. 2873-00 Sq. Mt. Land out of total 6058-00 Sq. Mt. Land in the village moje BHAYLI, Tal. & Dist. Vadodara and Registration Dist. and Sub - Dist. Vadodara upon that land Amit Sanmukhlal Shah (as Land Owners) and **ANKSH REALTY, a partnership firm (as a confirming party upon as the Development Rights in favour of them executed by Land Owners)** had constructed Residential & Commercial purpose scheme under name and style as "GOLDEN ICON : PHASE- 2".

Date : 11/11/2022

Place : VADODARA

Advocate Sign :



Advocate Name : HARISHKUMAR D. PATEL

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B.COM, LL.B.
ADVOCATE (Gujarat High Court)
(M) +91 9898 55 0534

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TO WHOM SO EVER IT MAY CONCERN

I, **HARISHKUMAR D. PATEL** here by solemnly, declare that, I have experience of more than 10 years in land related matters, in which land title search report, issuing of "NO ENCUMBRANCE" certificate on the land including right, title, interest or name of any party in or over land, and I have no any experience in land related matters accordance to GUJ RERA Rules.

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

Date : 11/11/2022

Place : VADODARA





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