



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
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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 and developed by **Yug Enterprise** a Partnership Firm through its Partners 1. Saurabh Shaileshbhai Patel 2. Jayantibhai Maganbhai Patel (**Umiya Palace**) (hereinafter referred as owner) for Project Umiya Palace. 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.232, admeasuring 3440 Sq. Mtrs. T.P. Scheme No.46 (Chhani), Final Plot No.155, C.S. No. NA232, admeasuring 2064 Sq.Mtr. of Village Mouje Chhani in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat. Upon that land Yug Enterprise a Partnership Firm through its Partners 1. Saurabh Shaileshbhai Patel 2. Jayantibhai Maganbhai Patel had constructed various Residential Purpose under name and style as "Umiya Palace".**



Date : 26.02.2022.

Place: Vadodara

Advocate Sign:

Advocate Name: Ajay B. Tripathi

YUG ENTERPRISE

PARTNER



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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.232, admeasuring 3440 Sq. Mtrs. T.P. Scheme No.46 (Chhani), Final Plot No.155, C.S. No. NA232, admeasuring 2064 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.

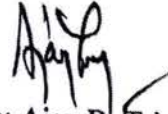
The contents of above are true and correct. And nothing material has been concealed by me there form.

The said no encumbrance certificate used for Umiya Palace, and Land Owners name Yug Enterprise a Partnership Firm through its Partners 1. Saurabh Shaileshbhai Patel 2. Jayantibhai Maganbhai Patel.

Date : 26.02.2022

Place: Vadodara



Advocate Sign: 

Advocate Name: Ajay B. Tripathi

ENROLMENT NO.G/1762/2004

YUG ENTERPRISE


PARTNER