

NEHA Y.DAVE
B.COM, LL.B.
Advocate
(Gujarat High Court)
Sanad No.G-1821/2011

Office:
FF- 230,AJIT CO OP.HOU.SOC,
NR ,AKOTA STADIUM,
AKOTA,VADODARA
MB:-9924667699

ENCUMBRANCE CERTIFICATE

Name of Project:- "AURO PARADISE "

Developer/Promoter: - SHREEJI THREE , a Partnership Firm

This is to certify that I, Advocate NEHA Y DAVE has been enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing No.G/1821/2011.I here by the undersigned have investigated the title of the owner (1) PATEL ASHWINBHAI JASHBHAI and (2) PATEL UMESHBHAI JASHBHAI who has enter into Regs.Development Agreement with SHREEJI THREE a partnership firm and the developers in respect of the below mentioned property and the Title clearance certificate dated 03.07.2023 has been issued by Me. By perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar. I have obtained search report of Sub Registrar Vadodara and therefore in my opinion the title of the owner and developer in respect of the below mentioned property is clear, marketable and free from encumbrances till date.

The Present owner (1) PATEL ASHWINBHAI JASHBHAI and (2) PATEL UMESHBHAI JASHBHAI had obtained permission for non –agricultural use of said land from the collector office, Vadodara and then the Vadodara Mahanagar seva sadan has sanctioned building permission for construction of Residential scheme on said land as per approved lay out Plan. Then after the present owners enter into Regs.Development Agreement with SHREEJI THREE a partnership firm represented by RAKESH MANUBHAI PATEL to develop the schedule property and planned to construct residential scheme/project in Total land of 5102 sq.mtrs Paiki 4868.69 sq.mtrs in the name and style of "AURO PARADISE"

SCHEDULE OF PROPERTY

Mouje-Bil Taluka & District Vadodara bearing old Survey No.26, New Block No.19/B;admeasuring 2309 sq.Mts and old survey No.23+24+25,New Block No.34/B/2;admeasuring 2793 sq.Mts Total 5102 sq.Mts Non-Agriculture Land.

Date: 03-06-2023

Place: Vadodara



N.Y. Dave
(NEHA Y.DAVE)

ADVOCATE