

N. J. Shah & Associates
Advocates & Consultants

NO ENCUMBRANCE CERTIFICATE

This is to certify that, I, **NITIN JAYANTILAL SHAH, ADVOCATE**, Having **ENROLMENT NO. G / 264 / 1982**, the undersigned has investigated the title of the Immovable Property which is more particularly referred herein under the "**SCHEDULE LAND**" which is owned and possessed by "**DWARKESH REALTY, A PARTNERSHIP FIRM**" (Hereinafter Referred to as "**OWNER**"). By pursuing the title deeds relating thereto and taking necessary search. I am of the opinion that the title of the Owner in respect of the Schedule Land are clear, marketable and free from encumbrance charge and / or claims. That, **DWARKESH REALTY, A PARTNERSHIP FIRM** is building a Project under the name & banner of "**CREST X**" and I have gone through all the papers of the Schedule Land and my report of Title Clearance Certificate of the Schedule Land is also issued by me under my sign and seal.

SCHEDULE LAND

Registration District & Sub - Registration District: Vadodara, Vibhag - 3 (Akota), Moje Village: Bhayli, Ta. Dist. Vadodara, Having Old R. S. No. 2597 - 1, Having Block No. 1801, Having Khata No. 1702, Having Total Admeasuring About: 0-26-30 He. Are. Sq. Mtrs, Having Total Assessment Rs. 3.81 Ps., in T. P. No. 24 - B (Bhayli - Gokulpura - Raypura), Having Final Plot No. 322, Having its Final Plot Admeasuring about: 1578 Sq. Mtrs. Being Non - Agricultural Land. (Hereinafter Referred to as "**SCHEDULED LAND**").

That the boundaries of the Scheduled Land are as under:

On the East: Having Block No. 1800;

(O): 302, Meridian Prime, Above Axis Bank, Besides Ward No. 11 office, Diwalipura, Vadodara.

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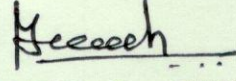
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On the West: Having Government Road;
On the South: Having Block No. 1802;
On the North: Having Block No. 1796.

Therefore, I hereby declare that, the abovementioned
Schedule Land is owned and possessed by "DWARKESH REALTY,
A PARTNERSHIP FIRM".

DATE: 08-05-2023

PLACE: VADODARA


NITIN J. SHAH

ADVOCATE & CONSULTANT



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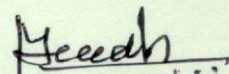
TO WHOMSOEVER IT MAY CONCERN

I, **NITIN JAYANTILAL SHAH, ADVOCATE**, Having **ENROLMENT NO. G / 264 / 1982** do hereby solemnly declare that, I have experience of more than Ten Years in land related matters and issuing Title Clearance Certificate for which "No Encumbrance" Certificate is issued. I have issued Title Clearance Certificate in respect of Registration District & Sub - Registration District: Vadodara, Vibhag - 3 (Akota), Moje Village: Bhayli, Ta. Dist. Vadodara, Having Old R. S. No. 2597 - 1, Having Block No. 1801, Having Khata No. 1702, Having Total Admeasuring About: 0-26-30 He. Are. Sq. Mtrs, Having Total Assessment Rs. 3.81 Ps., in T. P. No. 24 - B (Bhayli - Gokulpura - Raypura), Having Final Plot No. 322, Having its Final Plot Admeasuring about: 1578 Sq. Mtrs. Being Non - Agricultural Land for rights, title & interest over the said land. That, **DWARKESH REALTY, A PARTNERSHIP FIRM** is building a Project under the name & banner of "**CREST X**". I further state that, I am possessing required experience of 40 (Forty) years in Land related matters in accordance to GUJ RERA Rules.

The abovementioned contents are true and correct and no materials have been concealed by me there from.

DATE: 08-05-2023

PLACE: VADODARA


NITIN J. SHAH

ADVOCATE & CONSULTANT

