

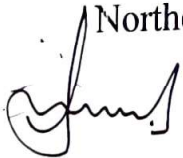
ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner PARESHWAR BUILDCON – a partnership firm through its partner PATEL BHAVESHKUMAR GHANSHYAMBHAI (Herein referred as owner / promoter) in respect of the below mentioned property by perusing revenue records, title deed relating thereto and by taking necessary search from the office of sub – registrar for last 34 years. I have also published public advertisement in “GUJARAT SAMACHAR”, “SANDESH”, “DIVYABHASKAR” Daily News Paper on 2-3-2021 in respect said land. I have issued title clearance certificate in respect of below mentioned property dated 24-03-2021 and 11-11-2022. As per my opinion the title of the Owner / Promoter in respect of the below mentioned property is clear, marketable and free from encumbrances.

As per building permission by VADODARA MAHANAGAR PALIKA, PARESHWAR BUILDCON – a partnership firm through its partner PATEL BHAVESHKUMAR GHANSHYAMBHAI (Land owner / Promoter) has plan to construct commercial project in name and style “PRINCE CUBE”.

SCHEDULE OF PROPERTY

R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854.75 Sq. Mtrs. (including road & set- back) as per approved plan N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 19904 Sq. Mtrs. paiki R. S. No. 283 paiki (Khata No. 4065), City Survey No. 2700 paiki East to West of GANGOTRI EXOTICA Scheme Main Road towards Northern side admeasuring 3639.63 Sq. Mtrs., common road &



V. S. GOSWAMI
B.A., M.S.W., LLB, D.L.P.
ADVOCATE
Mobile : 9978718745
E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI
B.A. LLB
ADVOCATE
Mobile : 99981 36392
E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

common plot admeasuring 709.19 Sq. Mtrs., total admeasuring 4348.82 Sq. Mtrs., paiki 3497.17 Sq. Mtrs. land common road & common plot admeasuring 709.19 Sq. Mtrs., total admeasuring 4206.36 Sq. Mtrs. N. A. land.

Boundary:

East: 30 Mtrs wide Gotri Yash Complex road.

West: GANGOTRI EXOTICA flats tower named DAFFODIL and ORCHIID.

North: 12 Mtrs. wideroad.

South: 7.5 Mtrs.wide road.

Date: 11-11-2022

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANADNO.:G/636/1982



: TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 40years' experience in land matters in accordance to GUJRERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854.75 Sq. Mtrs. (including road & set- back) as per approved plan N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 19904 Sq. Mtrs. paiki R. S. No. 283 paiki (Khata No. 4065), City Survey No. 2700 paiki East to West of GANGOTRI EXOTICA Scheme Main Road towards Northern side admeasuring 3639.63 Sq. Mtrs., common road & common plot admeasuring 709.19 Sq. Mtrs., total admeasuring 4348.82 Sq. Mtrs., paiki 3497.17 Sq. Mtrs. land common road & common plot admeasuring 709.19 Sq. Mtrs., total admeasuring 4206.36 Sq. Mtrs. N. A. land.

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