

Rasesh J Shah

Advocate

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Opp. Tip Top Tailor,
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Vadodara
07.01.2023

TO WHOM SO EVER IT MAY CONCERN

"NON ENCUMBRANCE CERTIFICATE"

This is to confirm that I have visited the Sub-Registrar- 1 & 2, Taluka District Vadodara on 06.01.2023. And verified the details of the property standing in the name of **M/s. Madhavam Infra represented through its partners Devang Narayanrao Malete & Harshad Jayantibhai Mali.**

The property details are as under;

All that piece and parcel of Non Agricultural Land bearing Block/Survey No. 236 admeasuring 2833 Sq., Mtr., of project known as "**MADHAVAM ORCHID**" of Village Mouje: **Danteshwar** Taluka District **Vadodara** & which is bounded as under;

On the North : By Road

On the South : By Remaining land bearing Revenue Survey No. 236 Paiki

On the East : By Road

On the West : By Adjoining land bearing Revenue Survey No. 238

Further, I certify as under:

1. That there are no reported charges or encumbrances exist over the said property and **M/s. Madhavam Infra represented through its partners Devang Narayanrao Malete & Harshad Jayantibhai Mali** is the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub Registrar's Office.
2. That as per the records available at Registrar/Sub registrar's Office, the subject property is unencumbered.
3. I am possessing required experience of more than thirty one years in land related matters accordance to GUJ RERA Rules. The contents of above are true and correct hence "Non Encumbrance" certificate is issued.



Rasesh J. Shah

Enrollment No. G/1165/1991
(Advocate)



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"NON ENCUMBRANCE CERTIFICATE"

I, Rasesh J. Shah, declared that my name is entered as an Advocate under no. G/1165/1991 on the state roll maintained by the Bar Council of Gujarat under the provision of Section 17 of the Advocate Act, 1961, do hereby solemnly, declare that, I have experience of more than 31 years in land related matters and issuing Title Clearance Certificate for which "Non Encumbrance" certificate is issued. I have issued Supplementary Title Clearance Certificate dated 07.01.2023 for thirty two years that is to say from 1992 upto 2023 in respect of all that piece and parcel of Non Agricultural Land bearing Block/Survey No. 236 admeasuring 2833 Sq., Mtr., of project known as "**MADHAVAM ORCHID**" of Village Mouje: **Danteshwar** Taluka District **Vadodara** for rights, title & interest over the said land. In my opinion the Title of **M/s. Madhavam Infra represented through its partners Devang Narayanrao Malete & Harshad Jayantibhai Mali** in respect of the aforesaid property is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records.

I am possessing required experience of more than thirty one 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 from.

Rasesh J. Shah
(Advocate)

Enrollment No. G/1165/1991

