

No Encumbrance Certificate

This is to certify that, I, **NILANG P. PATEL, Advocate** has investigated the title of the immovable property which is more particularly described in "schedule of the property" hereunder, is owned by "**Shree Anugrah Developers - A partnership Firm**", (Hereinafter referred as owner) and the said owner has floated a Residential cum Commercial Scheme being named as "**MALABAR ROYAL**". By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property is clear, marketable and free from encumbrance charges and/or claims, **Subject to the charge of DCB Bank Ltd. under Mortgage-deed No. 11297, Dtd. 30.06.2022 for Rs. 7,50,00,000/-.**

DISCRIPTION OF THE PROPERTY

The property being Non-Agricultural land R.S. No. 399 paiki admeasuring 3478 Sq. Mtrs. and having Final Plot No. 75 admeasuring 2087 Sq. Mtrs. of T.P. Scheme No. 44 (Bapod) of Mouje Village - Bapod in the Registration District Sub- District Vadodara and bounded as under :

EAST : R.S. No. 390/2,

WEST : 9 Mtr. T. P. Road,

NORTH : R. S. No. 398,

SOUTH : 12 Mtr. T. P. Road.

Date: 01.09.2022
Vadodara.



(NILANG J. PATEL)
Advocate