

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

101-102, Ambalaya Complex,
Piramitar Road, Dandia Bazar,
Opp.: Faculty of Technology,
Vadodara-390001.

Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/RERA/2021-22/07

DATE: 20/08/2021

Advocate Enrolment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned & Developed by M/s. Suraj Corporation through their partners (1) Sheth Group (1.1) Suraj Bharat Sheth (2) Shah Group (2.1) Mr. Jayendra Chunilal Shah (2.2) Mrs. Kiran J Shah (2.3) Vidhi C. Shah and (3) Panchal Group (3.1) Miles S Panchal and (3.2) Manish D Pagar in which they are developing project under the name and style of "AURA MEMORIES". By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property (unsold) are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Property bearing Plot No. 3 And 4 admeasuring 1085 Sq. Mtrs. situated in the land bearing R. S. No. 421, T.P. Scheme No.19, Final Plot No.263/Paiki of (As per Rajachhithi No. Ward/4/SHB-36/2021-20222 Dated : 19/07/2021 passed by Dy. Development officer, Vadodara Mahanagar Palika area of Plot No. 3 admeasuring 597 Sq. Mtr & 4 admeasuring 488 Sq. Mtr (Total 1085 Sq. Mtrs.) in which area of common plot s mentioned as admeasuring 108.50 Sq. Mtr., Internal Road area admeasuring 136.51 Sq. Mtr. Total area 1330.01 Sq. Mtr.)Village Manjalpur, Tal. Vadodara & Dist. Vadodara and a scheme developed thereon under the name of "AURA MEMORIES".

Date: 19/08/2021.

Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE