

Rasesh J Shah

Advocate

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Vadodara
17.11.2022

TO WHOM SO EVER IT MAY CONCERN

"NON ENCUMBRANCE CERTIFICATE"

This is to confirm that I have visited the Registrar/Sub registrar's office at 2, Danteshwar, Vadodara on 16.11.2022. And verified the details of the property standing in the name of **M/s. SATYAM DEVELOPERS represented through its partners Narayan Laxmanrao Malete, Raju Bastimal Jain & Mahendra Ambalal Patel.**

The property details are as under;

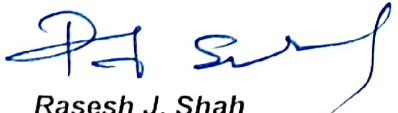
All that piece and parcel of Non Agricultural Lands bearing Block/Survey No. 425 admeasuring 0-13-66 Sq., Mtr., and Block/Survey No. 425/ Paiki 1 admeasuring 0-13-66 Sq., Mtr., aggregating 2732.00 Sq., Mtr., Paiki after deducting remains 1639.20 Sq., Mtr., of scheme known as "**NATHDWAR DREAMS**" Near D - Mart, Near Kaladarshan Char Rasta, Waghodia Road, Vadodara, Gujarat of Village Mouje: **DANTESHWAR** Taluka District **VADODARA** and consolidate bounded as under;

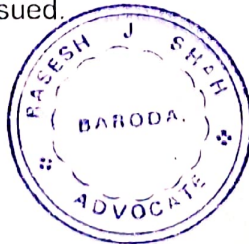
On or towards the North	: By 27.00 Mtr., wide Road
On or towards the South	: By Road
On or towards the East	: By Revenue Survey No. 424 & 36 Mtr., Road
On or towards the West	: By Revenue Survey Nos. 423/1, 426

Further, I certify as under:

1. That there are no reported charges or encumbrances exist over the said property and **M/s. SATYAM DEVELOPERS represented through its partners Narayan Laxmanrao Malete, Raju Bastimal Jain & Mahendra Ambalal Patel** are the absolute owners 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.

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 17.11.2022 for one year that is to say from 2022 upto 2022 in respect of All that piece and parcel of Non Agricultural Lands bearing Block/Survey No. 425 admeasuring 0-13-66 Sq., Mtr., and Block/Survey No. 425/ Paiki 1 admeasuring 0-13-66 Sq., Mtr., aggregating 2732.00 Sq., Mtr., Paiki after deducting remains 1639.20 Sq., Mtr., of scheme known as "NATHDWAR DREAMS" Near D - Mart, Near Kaladarshan Char Rasta, Waghodia Road, Vadodara, Gujarat of Village Mouje: **DANTESHWAR** Taluka District **VADODARA** for rights, title & interest over the said land. In my opinion the Title of the owner **M/s. SATYAM DEVELOPERS** represented through its partners **Narayan Laxmanrao Malete, Raju Bastimal Jain & Mahendra Ambalal Patel** in respect of the aforesaid property is as on the date of this supplementary 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

