



Rajan J. Purohit & Associates

Advocate

Date :

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and Developer **Ekaveer Lifespace LLP, a partnership firm through its partner Sumit Jagdishchandra Agrawal and the site "SPLENDORA-3"** (hereinafter referred as "owner and Developer"), In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances. (According to document discussed in Annexure-A)

SCHEDULE OF PROPERTY

All that pieces or parcels of Non-agricultural land bearing (Khata) Account no.304, Revenue Survey/Block No. 466, T.P. scheme No. 31(Manjalpur), F.P. No. 29, land area admeasuring as per the 7/12 is 1-67-95 H-R-A and land area admeasuring as per the F.P is 1-00-68 H-R-A, Akar Rs.18.31 paisa, land bearing (Khata) Account no.304, Revenue Survey/Block No. 467, T.P. scheme No. 31(Manjalpur), F.P. No. 29, land area admeasuring as per the 7/12 is 0-86-00 H-R-A and land area admeasuring as per the F.P is 0-51-55 H-R-A, Akar Rs.10.86 paisa of Village–Manjalpur, Taluka and District Vadodara.

Place:-Vadodara,

Dated: 05/06/2023.



Rajan J. Purohit
(Advocate)
009/6/23
RAJAN J. PUROHIT
Advocate
007, Trimurti Flat, 20, Haribhakti Colony,
B/h, BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.



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TO WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more than 13 years in land related matters, in which land title search report issuing of no encumbrance certificate on the land including right, Title, interest or name of any party in or over land; and my experience more than 13 years in land related matters according to GUJ RERA Rules.

The contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 09/06/2023.

Place: Vadodara.

Advocate Sign. :

Advocate Name: RAJAN J. PUROHIT

Enrolment No. G/1564/2009



RAJAN J. PUROHIT
Advocate

007, Trimurti Flat, 20, Haribhakti Colony,
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[List of Documents]

Annexure-A

Sr. No.	Description of Document
1	Copy Of Village From No-7/12
2	Copy Of Village From No-06
3	Copy of public notice, dated: 14/05/2023.
4	Copy of registered Sale deed No. 8944 executed in favour of Ekaveer Lifespace LLP, a partnership firm through its Sumit Jagdishchandra Agrawal by (1) Solanki Laxmiben Widow of Mangal Mohan (2) Solanki Kiritsinh Mangalsinh (3) Solanki Pushpaben Mangalsinh (4) Solanki Poonamben Mangalsinh (5) Solanki Chayaben Mahendrabhai (6) Solanki Pooja Mahendrabhai (7) Solanki Aastha Mahendrabhai, dated: 13/04/2023.
5	Copy of Registered Consent Deed No. 9659 executed in favour of M/s.Ekaveer Lifespace LLP, a partnership firm through its



	administrative Partner Sumit Jagdishchandra Agrawal by (1) Heirs of Amratben Mohanbhai (2) Heirs of Maniben Mohanbhai (3) Heirs of Gajraben Mohanbhai, dated: 20/04/2023.
6	Copy of order passed by Hon'ble Civil court Judge, Vadodara in Guardian application vide CMA No.30/2022, dated: 13/04/2022.
7	Copy of Agriculture land order passed by Collector of Vadodara Vide order No. 926/19/16/013/2023, Dated.06/04/2023.
8	Copy of Non-agriculture order passed by Collector of Vadodara Vide order No. 986/19/16/013/2023, Dated.06/04/2023.
9	Copy of passed by Mamlatdaar and Krushipanch of Vadodara in the tenancy Case No. 7/2022, dated: 06/10/2022.
10	Copy of Cancellation of Agreement to Sale No. 11127 executed in favour of (1) Solanki Laxmiben Widow of Mangal Mohan (2) Solanki Kiritsinh Mangalsinh (3) Solanki Pushpaben Mangalsinh (4) Solanki Poonamben Mangalsinh (5) Solanki Chayaben



	Mahendrabhai (6) Solanki Pooja Mahendrabhai (7) Solanki Aastha Mahendrabhai by Mukundbhai Manubhai Patel, dated: 10/05/2023.
11	Search Report for 1993 to 17/05/2023 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Dated:-29/05/2023.



Rajan J. Purohit

(Advocate)

9/6/23
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