



Bharat T. Majmundar

B.Com., LL.B., D.T.P.

ADVOCATE (Gujarat High Court)

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TO WHOM SO EVER IT MAY CONCERN

I Bharat T Majmundar Advocate Reg. No. G/385/1986 do hereby solemnly declare that I have experience of Thirty Five years in land related matters and issuing Title Clearance Certificate for which "No Encumbrance" certificate is issued. I have issued Title Clearance Certificate dated 01/04/2022 AND 20/09/2022 in respect of Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara, which is belongs to Matangi Developers, a Partnership Firm. I am possessing required experienced of more than Ten Years in land related matters accordance to GUJ RERA Rules.

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

Date: 20/09/2022
Place- Vadodara



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Advocate
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NON-ENCUMBRANCE CERTIFICATE

This is to certify that I undersigned has investigated the Title of the Immovable Property / N. A. Land which is more particularly described herein under in the "Schedule of the Property" which is owned by Matangi Developers, a Partnership Firm, its Partners Mr. Nihar Mahendrabhai Shah & Others and by perusing the Title Deeds relating thereto and causing necessary Search, I am of the Opinion that the Title of said Property are clear, marketable and free from encumbrances, charges and /or claims.

Schedule of the Property / Land

In the Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara and on the said land, said Matangi Developers, its Partners has organized and developed the Scheme namely **Radhe-Krishna Villa**.

Date: 20/09/2022

Place- Vadodara



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Advocate

No. G-385/1986