

- Advocates
- Corporate Consultants
- I.P.R. Consultants

Acharya Shrikrishna J.

M.Sc.(Bio-Tech), LL.M

(M) : 9426019912

9712622565

Ph. (O) : 91-265-2422911

E-mail : advocate_krishna@yahoo.co.in

acharyaassociateslawfirm@gmail.com

NON-ENCUMBRANCE CERTIFICATE

Date: 17/03/2023

Sir,

This is to certify that, the undersigned has investigated the title of the immovable property which is more particularly described in here-in-under in "Schedule Of Property", which is owned by the persons as detailed below.

Names Of Owners

(1) Yogeshbhai Dharmasinhbhai Saroliya (2) Pushpaben Yogeshbhai Saroliya (3) Kanchanben Jayantibhai Savani (4) Jagdishbhai Maganbhai Meghani (5) Lilaben Jagdishbhai Meghani (6) Pravinbhai Maganbhai Ranpura (7) Mitaben Jayantibhai Meghani (8) Ramilaben Mansukhbhai Meghani (9) Ganeshbhai Harishbhai Savani



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The following owners are also partners in the firm
"Vrajbhumi Developers",

(1) Kanchanben Jayantibhai Savani (2) Jagdishbhai Maganbhai
Meghani (3) Lilaben Jagdishbhai Meghani (4) Pravinbhai
Maganbhai Ranpura (5) Mitaben Jayantibhai Meghani (6)
Ramilaben Mansukhbhai Meghani (7) Ganeshbhai Harishbhai
Savani

The firm "Vrajbhumi Developers" has undertaken a project
titled "Vrajbhumi Bunglows- Phase-2" on the schedule
property. Further the owners of schedule property have
entered into a Development agreement with Vrajbhumi
Developers.

By Perusal of the title deeds relating thereto and taking
necessary searches, I am of the Opinion that the title of
the owner in respect of the Schedule property is clear,
Marketable and free from any Encumbrances, charges and/or
claim thereon.




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SCHEDULE OF The PROPERTY

The property under my consideration and juridical appraisal is the property being Non-Agricultural land situated at Registration District Vadodara, Sub-District Vadodara, in Koyali Village, being bearing Revenue Survey No. 1662 admeasuring about 0-78-91 H-A-Sq.Mt. paiki 3682.79 Sq.Mt (as described in Development agreement dated: 06/08/2021) and bound as under:

To the East: Adjoining land being
Survey No: 1667/1, 1667/2 and 1668

To The West: 9 Mt. Road and land being
Survey No: 1017/1

To The North: 9 Mt. Road and land being
Survey No: 1661

To the South: 12 Mt. Nalia Road

Date: 17/03/2023

Place: Vadodara


Shrikrishna S. Acharya
Advocate

BCG Registration No:

G/1260/2001

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To Whom So Ever It May Concern

I, Shrikrishna S. Acharya, Advocate, Bar Council Of Gujarat Registration No: G/1260/2001, solemnly declare that I have experience of more than 10 years in land related matters, Which includes Land Title Report, Issuing of "Non-Encumbrance Certificate" of land including right, title, interest or name of any party in and over land, and my experience of over 19 years in land related matters.

The contents detailed above are true and correct and nothing material has been concealed by me there-from. This certificate is issued on the specific request of M/S Vrajbhumi Developers for RERA Registration.

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

Date: 17/03/2023

Place: Vadodara


Shrikrishna S. Acharya
Advocate


BCG No: G/1260/2001