

અશોક વી. પટેલ

Vakil Ashok V. Patel.

બી.એ.એલ.એલ.બી.એડવોકેટ(ગુજ.હાઈકોર્ટ) B.A, L.L.B.Advocate (Guj.High Court)

એન્ડ નોટરી (ભારત સરકાર)

& Notary (Govt. of India)

ઓ. સી.-૩,૪, સહકાર કોમ્પ્લેક્સ, પહેલે માળ, પાદરા, તા.પાદરા, જી.વડોદરા.

O. C-3,4, Shakar Complex, First Floor  
3Padra, Ta. Padra, Di.Vadodara

રેસી. ૩૦, મારુતી નગર સોસાયટી, પાતાળીયા-  
હનુમાન રોડ-પાદરા, તા.પાદરા, જી.વડોદરા-  
૩૯૧૪૪૦.

Re.30, Maruti Nagar Society, Pataliya-  
Hanuman Road, Padra. Ta.Padra,  
Di.Vadodara-391440.

મોબા.૯૮૯૮૦૬૭૬૯૯.

Mo.9898067699

Advocate W F No.VDR/PDR/25814

Enrollment No. G / 906 / 1995



*[Handwritten signature]*

### ENCUMBRANCE CERTIFICATE.

Reg :- Investigation of title to the Non Agricultural land situated in the sim of village Padra, Ta. Padra, Di.Vadodara bearing revenue survey No. 986, 987,993/1, in T.P.Scheme No.2, Final Plot no.19, admeasuring 12311 Sq.Mts. Paik admeasuring area 5498.90 Sq.Mts. The total land found for towers E-1, E-2, F-1, F-2, F-3, G-1, G-2, I-1, I-2, I-3, J-1, J-2, K-1, K-2, and K-3 in this land 4538 square meters and a total of 960.90 square meters of land was found on the steam-strewn road, a total of 5498.90 square meters. Which is known as **AKSHAR HEIGHTS-II**. The non agriculture Land and above tower in the name of Kamleshkumar JayeshBhai Shah as a partner on behalf of **partnership firm called 'SAI REALITY'** Office at :- Akshar heights, Padra, Ta.Padra, Di.Vadodara.

### TO WHOM SO EVER IT MAY CONCERN.

That my client Kamleshkumar JayeshBhai Shah as a partner on behalf of partnership firm called **'SAI REALITY'** has asked me for the Title Clearance Certificate and She has produce the following documents before me.

This is to certify that I have caused the necessary searches to be taken with the revenue records and the records of the sub Registrar for the period of last 30 years. I have investigated the title to the above Non Agricultural land

**SAI REALITY**  
*[Handwritten signature]*  
**PARTNER**

situated laying and bearing at village Padra Kasba, Ta. Padra, Di. Vadodara revenue survey No. 986, 987,993/1, in T.P.Scheme No.2, Final Plot no.19, admeasuring 12311 Sq.Mts. Paike admeasuring area 5498.90 Sq.Mts. The total land found for towers E-1, E-2, F-1, F-2, F-3, G-1, G-2, I-1, I-2, I-3, J-1, J-2, K-1, K-2, and K-3 in this land 4538 square meters and a total of 960.90 square meters of land was found on the steam-strewn road, a total of 5498.90 square meters. or there about and more particularly describe in the schedule here under written. I have found that Kamleshkumar JayeshBhai Shah as a partner on behalf of partnership firm called 'SAI REALITY' is the owner of the said Non Agricultural land and above tower situated laying and bearing at village Padra Kasba, Ta. Padra, Di. Vadodara revenue survey No. 986, 987,993/1, in T.P.Scheme No.2, Final Plot no.19, admeasuring 12311 Sq.Mts. Paike admeasuring area 5498.90 Sq.Mts. So the above mentioned Non Agricultural land and above tower is clear and marketable title and free from all doubts. I further state the lands above referred are free from Ganotiya (Tenant).



### Description of the property

The Non Agricultural land bearing revenue survey No. 986, 987,993/1, in T.P.Scheme No.2, Final Plot no.19, admeasuring 12311 Sq.Mts. Paike admeasuring area 5498.90 Sq.Mts. The total land found for towers E-1, E-2, F-1, F-2, F-3, G-1, G-2, I-1, I-2, I-3, J-1, J-2, K-1, K-2, and K-3 in this land 4538 square meters and a total of 960.90 square meters

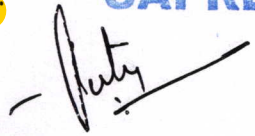
### CERTIFICATE

This is to certify that the aforesaid Non Agriculture land i.e. revenue survey No. 986, 987,993/1, in T.P.Scheme No.2, Final Plot no.19, admeasuring 12311 Sq.Mts. Paike admeasuring area 5498.90 Sq.Mts. The total land found for towers E-1, E-2, F-1, F-2, F-3, G-1, G-2, I-1, I-2, I-3, J-1, J-2, K-1, K-2, and K-3 in this land 4538 square meters and a total of 960.90 square meters situated at village Padra, Ta.Padra, Di. Vadodara. My opinion the title of Owner in respect of above mentioned property is absolute clear and marketable title, free form encumbrance, charge or lien and interest.

Date :- 02 / 8 / 2021.

Place : Padra.

**ASHOKKUMAR V. PATEL**  
**ADVOCATE & NOTARY**  
 Reg. No. 18049  
 30, Marutinagar Society,  
 Pataliya Hanuman Road,  
 Padra, Ta. Padra, Dist. Vadodara.

**SAI REALITY**  
  
 Kamleshkumar JayeshBhai Shah  
**PARTNER**  
**ADVOCATE & NOTARY**  
 (A.V.PATEL)

અશોક વી. પટેલ

Vakil Ashok V. Patel.

બી.એ.એલ.એલ.બી.એડવોકેટ(ગુજ.હાઈકોર્ટ) B.A, L.L.B.Advocate (Guj.High Court)

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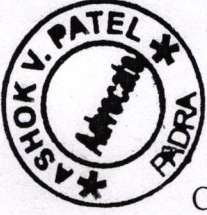
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હનુમાન રોડ-પાદરા, તા.પાદરા, જી.વડોદરા-  
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Advocate W F No.VDR/PDR/25814  
Enrollment No. G / 906 / 1995



TO WHOM SO EVER IT MAY CONCERN.

I Mr. Ashok V. Patel, (advocate), age :- adult, Off. C-3,4, Shahkar Complex, Padra, Resi. At. 30, Maruti nagar society, Pataliya Hanuman road-Padra, hereby solemnly declare that I have experience of more then ten years in land matters relating to title of land with its search report and issuance of ' NO ENCUMBRANCE CETIFICATE' of lands bearing R.S.No. 986, 987, 993/1, admeasuring 3946 Sq.Mtrs., 9394 Sq.Mtrs. and 1821 Sq.Mtrs. respectively total 15161 Sq.mts. bearing T.P. Scheme No.2, F.P.No. 19 admeasuring 12311 Sq. Paik, 5498.90 Sq.mts, situated at Village Padra, Ta.Padra, Di.Vadodara, in which the owner of the Land has the right, title, interest in the property as discussed TCR Dt. 07-02-2020.

I also have 25 years experience in land matters in accordance with  
GUJ RERA Act.

I have given a Title clearance certificate dated on 07 / 02 / 2020 of above lands of village Padra (Kasba), Ta.Padra, Di. Vadodara bearing R.S.No. 986, 987, 993/1, admeasuring 3946 Sq.Mtrs., 9394 Sq.Mtrs. and 1821 Sq.Mtrs. respectively total 15161 Sq.mts. bearing T.P. Scheme No.2, F.P.No. 19 admeasuring 12311 Sq. Paik 5498.90 Sq.mts, To 'SAI REALITY' partnership firm.

The contents of above are true and correct and I have concealed nothing there from.

Dated :- 08-08-2021

Place :- Padra.

ASHOKKUMAR V. PATEL  
ADVOCATE & NOTARY

Reg. No. 18049  
30, Marutinagar Society,  
Pataliya Hanuman Road,  
Padra, Dist. Vadodara.

Ashok V. Patel

Advocate, Guj. High Court.

SAI REALITY

PARTNER