

Shri Ganeshay Namah

Office:

A/1, Vallabh Avenue,  
Bhadrakali Mata's Pole,  
Opp. Optic Palace,  
Opp. Limda Pole, N/r. Rajhans Multiplex  
Raopura, Baroda

Shri Laxmi Matay Namah

**Nitin K. Patel**

Advocate

(Guj. High Court)



**NO ENCUMBRANCES CERTIFICATE**

This is to certify that, I, Mr. Nitin K. Patel the undersigned have investigated the title of immovable property which is more particularly described in herein "schedule of the property" which is owned by **Hiteshbhai Bhikhalal Shah** the partner of **Shri Damodar Infrastructure** (Hereinafter known as owner) and Developer **Atharva Shiv Parvati Developers** (Hereinafter known as Developer), and project/ scheme name of "Atharva Sarthak"

In respect of the below mentioned property by perusing revenue record, title deed relating thereto and taking necessary search from the concerned office of sub-registrar office from 2005 to 30-12-2022, and, by publishing paper notice dated 15-10-2022. I have issued a Title Clearance Certificate dated 27-01-2023. In my opinion that the titles of the owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

**Schedule of The Property**

Property being Old R.S.No.356-2/A, Block No.326 admeasuring 0-08-09 Hectar Are Sq.Mt., T.P.Scheme No.1 (Sevasi), F.P.No.125 admeasuring 570 Sq.Mt., situated at mouje : **Sevasi**, registration dist. Vadodara sub dist. Vadodara.

Date : 27/01/2023

Place: Vadodara

Nitin K. Patel

  
(Advocate)

**NITIN PATEL (ADVOCATE)**

A/1, Vallabh Avenue,  
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Raopura, Vadodara.

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**TO WHOMSOEVER IT MAY CONCERN**

I **NITINKUMAR KARSHANBHAI PATEL** have been enrolled on the BAR COUNCIL OF GUJARAT vide its En. No. **G/ 255 / 2003** dated **18-08-2003**, since then I have been practicing as Advocate in the District court of Vadodara.

I have 20 years experience of property related matters, and even I have also issued so many Title Clearance Certificate regarding property. This certificate issue to submit for RERA....

Place : Baroda

Date : 27-01-2023

Nitin Patel

  
Advocate

**NITIN PATEL (ADVOCATE)**

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