

**KAPIL R. KHARWA**

Notary - Advocate [Gujarat High Court]

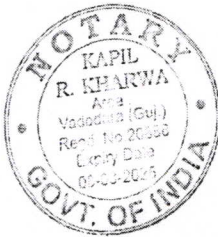
G/969/2007

Mo. :9909099494

Patthar Gate, Madan Zampa Road, Near Police Chowky, Vadodara

**:: NON-ENCUMBRANCE CERTIFICATE ::**

This is to certify that, I, the undersigned have investigated the Title of the Owner – (1) Mrs. Maya Dhirajkumar Tranmbadia (Patel) (2) Mr. Dilip Devjibhai Tranmbadia (Patel) & (3) Mr. Dhirajkumar Devjibhai Tranmbadia (Patel) and registered Development Agreement executed in favour of Shreenathji Enterprise "Akshar Green", Towers - A-3 to A-9. In respect of the immovable property i.e. Non-Agricultural Land bearing Block/Survey No. Block/Survey No. 228 & 229, Northern Side admeasuring 6071 sq. meters out of 12141 sq. meters & Block/Survey No. 228 & 229 Paiki 1 Southern Side Paikie Eastern Side admeasuring 3035 sq. meters & Block/Survey No. 228 & 229 Paikie 2 Southern Side Paikie Eastern side admeasuring 3035 sq. meters total Northern Side admeasuring 6071 sq. meters (out of admeasuring 4512.28 sq. meters out of 6071 sq. meters + 3035 sq. meters + 3035 sq. meters = 12141 sq. meters) & Block/Survey No. 224 admeasuring 912.50 sq. meters out of 5160 sq. meters = 6983.50 sq. meters of Moje Village Atladara, Taluka & District Vadodara, in the Registration District & Sub-District Vadodara, be perusing the Land Revenue Records, Title Deed relating thereto and taking necessary Search from the concerned Office of Sub-Registrar for last about 30 years. I have issued a Title Clearance Certificate dated 10/08/2021 in my opinion the owner in respect of the Non-Agricultural Land bearing Block/Survey No. Block/Survey No. 228 & 229, Northern Side admeasuring 6071 sq. meters out of 12141 sq. meters & Block/Survey No. 228 & 229 Paiki 1 Southern Side Paikie Eastern Side admeasuring 3035 sq. meters & Block/Survey No. 228 & 229 Paikie 2 Southern Side Paikie Eastern side admeasuring 3035 sq. meters total Northern Side admeasuring 6071 sq. meters (out of admeasuring 4512.28 sq. meters out of 6071 sq. meters + 3035 sq. meters + 3035 sq. meters = 12141 sq. meters) & Block/Survey No. 224 admeasuring 912.50 sq. meters out of 5160 sq. meters = 6983.50 sq. meters. *Total Land Area Utilised for Project name "Akshar Green" Towers - A3 to A9 are Block/Survey No. 224 admeasuring 912.50 sq. meters + Block/Survey No. 228 & 229 Paiki 1 Southern Side Paikie Eastern Side*



admeasuring 3035 sq. meters & Block/Survey No. 228 & 229 Paikie 2 Southern Side Paikie Eastern side admeasuring 3035 sq. meters total Northern Side admeasuring 6071 sq. meters = 6983.50 sq. meters, of Moje Village Atladara, Taluka & District Vadodara, in the Registration District & Sub-District Vadodara is clear and marketable and free from encumbrances.

Place : Vadodara  
Date : 10/08/2021

*K. R. Kharwa*

[KAPIL R. KHARWA]  
Notary -ADVOCATE  
G/969/2007



KAPIL R. KHARWA  
ADVOCATE & NOTARY  
Reg. No. 20888  
Butter Gate, Mananzampa Road,  
Nr. Police Chowki, Vadodara.