



REHANG K. PANCHAL

B. Com., LL.B.

Advocate

Gujarat High Court

Office/Resident: B-1/64, Shivam Society, Nr. Amarnathpuram Society, Lalbaug, Manjalpur, Vadodara.
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Date: 10/02/2022

To,

Kanal Developers, a partnership firm

Koyali Faliyu, Near Vinay Vidyalay,

Fatepura, Vadodara.

NO ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and developer Kanal Developers, a partnership firm. (hereinafter referred to as Owner and Developer).

I have investigated the title and ownership in respect of the below mentioned property by pursuing City Survey/Revenue Records, title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar, Vadodara for last 30 years. As per the search report, I do not found any adverse entry of encumbrance over this property. I have also issued detailed Title Clearance Certificate dated 29/12/2021. In my opinion, the title of the owner in respect of below mentioned property is clear, marketable and free from all encumbrances.

Schedule of Property

Scheme of residential flats known as “**Shivam Avenue**” which is to be organized on Property admeasuring 464.0521 sq. mts. open plot of land bearing City Survey no. 34 in A-Tikka no. 20/1 of Fatepura Area in village sim of Vadodara Kasba of Taluka, District and Registration Sub-District Vadodara.

Date: 10/02/2022.

Vadodara.

Rehang K. Panchal

Advocate

(Enrolment No.: G/1280/2006)





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To,
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Koyali Faliyu, Near Vinay Vidyalay,
Fatepura, Vadodara.

Subject: No Encumbrance Certificate

TO WHOMSOEVER IT MAY CONVERN

I hereby solemnly, declare that, I have experience of more than Fifteen years (15) in land related matters, in which land title search report, issuing of "no encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience of Fourteen years in land related matters is in accordance of Guj. RERA rules.

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

I have issued No Encumbrance Certificate for below mentioned Land to Promoter: Sun Corporation (For Project: Shivam Avenue).

Property admeasuring 464.0521 sq. mts. open plot of land bearing City Survey no. 34 in A-Tikka no. 20/1 of Fatepura Area in village sim of Vadodara Kasba of Taluka, District and Registration Sub-District Vadodara.

I confirm and certify that the Titles of the captioned Immovable Property are free, clear, legal and marketable and the said property is free from any encumbrances.

Date: 10/02/2022.

Place: Vadodara.



Advocate Sign:

(Rehang Kirankumar Panchal)

(Enrolment No.: G/1280/2006)