

Rasesh J. Shah

Advocate
"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.
Off.: 2024061, Mob. : 98250 32272
E-Mail: advrasesh@gmail.com

Vadodara
25.11.2021

To,
M/s. Ashtavinayak Developers,
Vadodara

"NO ENCUMBRANCE CERTIFICATE"

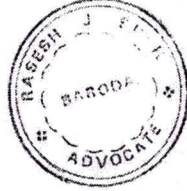
I, Rasesh J. Shah, declared that my name is entered as an Advocate under no. G/1165/1991 on the state roll maintained by the Bar Council of Gujarat under the provision of Section 17 of the Advocate Act, 1961, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificate for which "No Encumbrance" certificate is issued. I have issued Title Clearance Certificate dated 24.11.2021 for thirty two years that is to say from 1990 upto 2021 in respect of All that Piece and Parcel land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., Paiki 171.66 Sq., Mts., of scheme known as "GAJANAND RESIDENCY Phase - II" of Village Mouje: BABAJIPURA, Taluka District VADODARA for rights, title & interest over the said land. In my opinion the Title of the owner M/s. ASHTAVINAYAK DEVELOPERS represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane in respect of the aforesaid property is clear, marketable and free from encumbrance as on 24.11.2021. I am possessing required experience of more than ten years in land related matters accordance to GUJ RERA Rules.

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

Rasesh J. Shah

Rasesh J. Shah
(Advocate)

Enrollment No. G/1165/1991



ASHTAVINAYAK DEVELOPERS
[Signature]
PARTNER

Rasesh J. Shah

Advocate

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This is to confirm that I have visited the Registrar/Sub registrar's office at 1, Babajipura, Vadodara on 24.11.2021. And verified the details of the property standing in the name of **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane.

The property details are as under;

All that Piece and Parcel land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., Paiki 171.66 Sq., Mts., of scheme known as "GAJANAND RESIDENCY Phase - II" of Village Mouje: **BABAJIPURA**, Taluka District **VADODARA** and bounded as under;

On or towards the North	: By Road then property bearing Survey No. 76
On or towards the South	: By Road then property bearing Survey No. 75
On or towards the East	: By Road then property bearing Survey No. 50
On or towards the West	: By Road then property bearing Survey No. 47

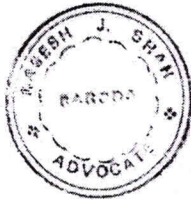
Further, I certify as under:

1. That there are no charges over the said property and **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane are the absolute owners of the said property as per the records available and verified by me in the Registrar/Sub Registrar's Office.
2. That as per the records available at Registrar/Sub registrar's Office, the subject property is unencumbered.

The contents of above are true and correct hence "No Encumbrance" certificate is issued.

Rasesh J. Shah

Rasesh J. Shah
Enrollment No. G/1165/1991
(Advocate)



ASHTAVINAYAK DEVELOPERS

[Signature]

PARTNER