



**Snehal K. Shah**

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**Advocate & Notary**

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### Non-Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of immovable property which is more particularly declared in schedule which is owned by (1) **Manojbhai Ramanbhai Prajapati**, (2) **Dhruvi Manojbhai Prajapati**, (3) **Shivam Manojbhai Prajapati**, (4) **Shilpaben Manojbhai Prajapati** (Hereinafter known as owners) & the Developer **Samanvay Homes**, a **partnership firm through its administrative partner Ravi Jayesh Rao** (Hereinafter known as Developer), and project/scheme name of "**Samanvay West Park**".

That, Vadodara Urban Development Authority (VUDA) have issued Development Permission for residential and commercial purpose vide no.UDA/Plan-4/Permission/45/2020 dtd.19/08/2021 for the land bearing Block no.606, admeasuring 5463 Sq. Mtrs. & Block no.607/1 admeasuring 3339 Sq. Mtrs. having T.P. Scheme no.1, F.P. no.127 as per final plot admeasuring 5281 Sq. Mtrs Non Agricultural land of mouje :Ankodiya.

In respect of the below mentioned property by pursuing revenue records, title deed relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice dated 08/10/2020. I have issue a Title Clearance Certificate dated 20/10/2020 & 07/07/2021. In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

*And, Samanvay Homes, a partnership firm through its administrative partner Ravi Jayesh Rao have created interest by virtue of Reg. Development Agreement no.5817 dtd.(18/06/2021) 24/06/2021*

### Schedule of Property

Property bearing Block no.606, admeasuring 5463 Sq. Mtrs. & Block no.607/1 admeasuring 3339 Sq. Mtrs. having T.P. Scheme no.1, F.P. no.127 as per final plot admeasuring 5281 Sq. Mtrs (3278 Sq. Mtrs.+2003 Sq. Mtrs.) Non Agricultural land of mouje :Ankodiya Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

**Date : 23/08/2021**

**Place : VADODARA**

**SNEHAL K. SHAH**  
**(ADVOCATE & NOTARY)**

