

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 **Ved Realty a partnership firm through its partners 1. Ruchir Manoj Sheth, 2. Viral Manoj Sheth, 3. Bansi Viral Sheth** (Hereinafter known as owners) & the Developer **Ved Realty a partnership firm through its partners 1. Ruchir Manoj Sheth, 2. Viral Manoj Sheth, 3. Bansi Viral Sheth** (Hereinafter known as Developer), and project/scheme name of **"Courtyard Regalia"**. *And There is a charge of Rs. 12,50,00,000/- of UCO Bank, Ajwa Road, Branch, Vadodara on Subject Property.*

That Vadodara Municipal Corporation has given Development Permission/Raja Chitthi no. Ward-12/HB-83/2022-2023 dtd.14/02/2023 for the land bearing Block no.411/Paiki 1, (Old R.S. no.516), admeasuring 3000 Sq. Mtrs. having T.P. Scheme no.5, Final Plot no.139/1, as per final plot admeasuring 1800 Sq. Mtrs. non-agricultural land of mouje: Bhayli.

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 02/10/2022. I have issued a Title Clearance Certificate dated 12/12/2022, 16/02/2023, 23/03/2023 and 15/03/2024. In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

Schedule of Property

Property bearing Block no.411/Paiki 1, (Old R.S. no.516), admeasuring 3000 Sq. Mtrs. having T.P. Scheme no.5, Final Plot no.139, as per final plot admeasuring 1800 Sq. Mtrs. non-agricultural land of mouje: Bhayli, Ta. Vadodara in the Registration District Vadodara and Sub District Vadodara.

Date : 10/05/2024
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

