



Trambak C. Joshi

ADVOCATE (Guj. High Court)

BCG Enrolment No.G/535/2000

Office:- FF/37, Suner Complex, Harinagar Crossing, Gotri Road, VADODARA-390021.

Date :20/02/2021

To,
Whomsoever It May Concern

Subject : **NO ENCUMBRANCE CERTIFICATE**

Reference : An immovable property bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara,

Name of Project : "**AADHYA AURA-II**"

Developer /Promoter : M/S KANHA PROPERTIES a partnership firm through its Managing partner KEVIN NATUBHAI PATEL

It may be noted that, I, Advocate TRAMBAK C. JOSHI, has been enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing No.G/535/2000, dated:05/05/2000. I have issued Title clearance Certificate on 24/07/2020 in respect of the above property. On the basis of my Title clearance Certificate dated:24/07/2020, I hereby certify that M/S KANHA PROPERTIES a partnership is the absolute owner of the above stated property, I have not found any other encumbrances on the above property.

Place : Vadodara
Date :20/02/2021



T. C. Joshi
[**Trambak C. Joshi**]
Advocate

JOSHI TRAMBAKLAL CHHOTALAL
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FF/37, Suner Complex, Harinagar Crossing,
Gotri Road, Vadodara - 390021.



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Office:- FF/37, Suner Complex, Harinagar Crossing, Gotri Road, VADODARA-390021.

Date :20/02/2021

To,
Whomsoever It May Concern

Reference : My title clearance Certificate dated:24/07/2020 in respect of the property bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara,

Name of Project : "**AADHYA AURA-II**"

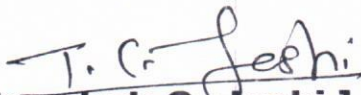
Developer /Promoter : M/S KANHA PROPERTIES a partnership firm through its Managing partner KEVIN NATUBHAI PATEL

EXPERIENCE CERTIFICATE

This is to certify that, I, Advocate TRAMBAK C. JOSHI, has been enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing No.G/535/2000, dated : 05/05/2000. I have been practicing as an Advocate in Civil Courts, Revenue Courts etc. since 2005. I have been conducting matters relating to agricultural lands, non-agricultural lands, plots etc. I have been dealing in matters pertaining to real estate of Development and projects. I have been dealing in matters relating to titles and encumbrances on lands and properties and issuance of title clearance certificate. Thus I am having experience of more than 20 years of practice in the profession of law.

Place : Vadodara
Date :20/02/2021




[Trambak C. Joshi]
Advocate

JOSHI TRAMBAK LAL CHHOTALAL
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ADVOCATE Guj. High Court
FF/37, Suner Complex, Harinagar Crossing,
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NON ENCUMBRANCE CERTIFICATE

I, hereby solemnly, declare that, I have experience of more than 10 years 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 10 years in land related matters accordance to GUJ RERA RULES.

I the undersigned have investigated the title of the owner M/s. KANHA PROPERTIES (Name of Project :- AADHYA AURA-II) a partnership firm [hereinafter referred as owner] in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of sub - registrar for last 30 years. In my opinion the title of the owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

The piece and parcel of the property i.e. Non Agriculture land bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara.

Place : Vadodara
Date : 19/03/2021



T.C. Joshi
[Trambak C. Joshi]
Advocate

JOSHI TRAMBAKLAL CHHOTALAL
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