

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the SAMANVAY SPARSH – a partnership firm through its partner RAVI JAYESH RAO (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 34 years. I have also published public advertisement in “GUJARAT SAMACHAR”, “SANDESH” & “DIVYA BHASKAR” daily newspaper on 07-06-2018. I have issued a Title Clearance Certificate dated 09-03-2021. & 01-02-2022 In my opinion the title of the Owner in respect of the below mentioned property is clear & marketable subject to (1) registered Agreement to Sale in respect of Tower A: Flat No. 1002, 1001, 302, 203, 902, 204, 403, 603, 503, 502, 106, 107, 108, 109, 110, 05, 303, 202, 401, 105, 104, 103, 102, 101, 4, 3, 2, 1; Tower B: Flat No. 302, 304, 1004, 603, 504, 704, 703, 604, 804, 1104, 404, 204, 1003, 903, 203, 803, 503, 201, 303, 16, 14, 1103; Tower C: Flat No. 801, 1103, 603, 903, 203, 503, 601, 21, 403, 1001, 18, 19, 20; Tower D: Flat No. 1104, 603, 702, 1103, 403, 601, 402, 202, 1002, 902, 1003, 802, 203, 503, 803, 703, 303, 903, 102, 602, 502, 701, 1101, 124; Tower E: Flat No. 403, 303, 502, 1102, 1103, 1002, 703, 702, 302, 602, 35, 131, 38, 39; Tower F: Flat No. 304, 302, 202, 46, 44, 43, 1104, 144; Tower G: Flat No. 1001, 501, 301, 401, 1002, 601, 701; Tower H: Flat No. 501, 601, 502, 801, 701, 602, 702, 1103, 504, 401, 302, 1002, 901, 604, 704, 402; Tower I: Flat No. 1103, 503, 603, 602, 403, 1003, 401; Tower J: Flat No. 504, 1001, 501, 401, 301, 701, 104, 1104, 1103; Tower K: Flat No. 404, 504, 304, 604, 204, 704, 1102, 1101; Tower L: Flat No. 1404, 901, 503, 704, 204, 401, 801, 701, 504, 703, 1403, 304, 903, 501, 1203, 804, 601, 1303, 1001, 1301, 1101, 603, 904, 1004, 604; Bungalow No. 1, 3, 5, 26 of “SAMANVAY WESTFIELDS”; (2) registered mortgage deed for Rs. 60,00,00,000/-11-01-2022, registered at serial No.

767/2022 in favor of ICICI Bank Ltd, Vadodara, Branch Chakli Circle, Old Padra Road, Vadodara. (3) registered Agreement to Sale in respect of Tower A Shop No. 5, 105,106,107,108, Tower A Flat No. 202, 203, 204, 302, 303, 304, 401, 402, 403, 502, 503, 504, 603, 701, 702, 703, 802, 902, 1001, 1002, Tower-B Shop No. 14, 16, 109,110,115 Tower-B Flat No. 201, 203, 204, 302, 303, 304, 401, 403, 404, 503, 504, 601, 602, 603, 604, 703, 704, 804, 903, 1003, 1004, 1102, 1103, 1104, Tower-C Shop No. 18, 19, 20, 21, Tower-C Flat No. 203, 403, 503, 601, 603, 701, 801, 803, 901, 903, 1001, 1103, Tower-D Shop No. 27, 32, 124, 127, 128, 129, 130, Tower-D Flat No. 102, 202, 203, 302, 303, 402, 403, 502, 503, 601, 602, 603, 701, 702, 703, 704, 801, 802, 803,902, 903, 904, 1001, 1002, 1003,1004,1101, 1103,1104, Tower-E Shop No. 35, 38, 39,131, 144, Tower-E Flat No. 202, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 1002, 1102, 1103, 1104, Tower-F Shop No. 41, 43, 44, 45, 46, Tower-F Flat No. 202, 302, 304, 404, 603, 1104, Tower-G Flat No. 401, 501, 602, 701, 901, 1001, 1002, 1102, Tower-H Flat No. 301, 302, 401, 402, 501, 502, 504, 601, 602, 604, 702, 704, 801, 901, 902, 1002, 1103, 1104, Tower-I Flat No. 401, 403, 501,503, 601, 602, 603, 702, 802, 902,1003, 1103, 1104, Tower-J Flat No. 104, 201, 204, 301, 401, 404, 501, 504, 602, 604, 701, 1001, 1103, 1104, Tower-K Flat No.104, 201, 204, 304, 401, 404, 504, 604, 701, 704, 1001, 1101, 1102, Tower-L Flat No. 201, 204, 301, 304, 401, 403, 404, 501, 503,504, 601, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 9014,904, 1001, 1004, 1101, 1003, 1104, 1202, 1203, 1301, 1303, 1404, Type-A Bungalows No. 1, 2, 3, 7, Type-C1 Bungalows No. 26. (4) registered sale deed in respect of Tower- C Shop No. 117, 118, Tower – B Shop No. 12, Tower – D Shop No. 22 & Bungalow Type A No. 5 and Type B No. 18, Tower – C Flat No. 303, Tower L Flat No. 1401 of “SAMANVAY WESTFIELDS” situated in old R. S. No. 255/2 Block No. 214 & old R. S. No. 255/1, Block No. 215 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 2 (BHAYLI), F. P. No. 2 admeasuring 6658 Sq. Mtrs. N. A. land & others.



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As per building permission issued by VADODARA MAHANAGR PALIKA SAMANVAY SPARSH – a partnership firm through its partner RAVI JAYESH RAO have constructed residential & commercial project in name & style of “SAMANVAY WESTFIELDS” in said land.

SCHEDULE OF PROPERTY

Old R. S. No. 255/2, Block No. 214 & old R. S. No. 255/1, Block No. 215 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 2 (BHAYLI), F. P. No. 2 admeasuring 6658 Sq. Mtrs. N. A. land four boundaries are as under:

East: 24 Mtrs T. P. Road,

West: F. P. No. 3,

North: 12 Mtrs T. P. Road,

South: F. P. No. 1.

Date: 18-02-2022

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
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To,

Dt. 21-03-2021

Samanvay Sparsh,

A partnership firm (Samanvay Westfields)
Vadodara..

Sub: Non Encumbrance Certificate.

Sir,

With reference to above referred subject and reference, I had issued title clearance certificate dt. 23-05-2018 and dt. 10-01-2019 and dt. 21-03-2021 unsold units / properties in Project: (Samanvay Westfields) in non agriculture land bearing Block No. 22, Old R.S. No. 21, Block No. 23 Old R.S. No. 22, Final Plot No. 3 in T.P. No. 2 having total area admeasuring 9986 situated in the sim of village Bhayli, Taluka: Vadodara, District: Vadodara and as per that I had stated that, Samanvay Sparsh, A Partnership firm is owner of the captioned property/land with reference to the contents and averments mentioned therein and title of the unsold units/properties in captioned land is clear, marketable and subject to charge of Housing Development Finance Corporation Limited. Thus, in view of the same and contents and averments mentioned in above referred report/certificate, title of captioned land with reference to my earlier title clearance certificate as mentioned hereinabove is clear, marketable and subject to charge of Housing Development Finance Corporation Limited.



Bharat K. Pandya.
Advocate.

Sanad No. G/1379/1995

Bharat K. Pandya
Advocate

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To,

Dt. 21-03-2021

Samanvay Sparsh,

A partnership firm (Samanvay Westfields)
Vadodara..

Sub: Non Encumbrance Certificate.

Sir,

With reference to above referred subject and reference, I had issued title clearance certificate dt. 23-05-2018 and dt. 10-01-2019 and dt. 21-03-2021 for the unsold units / properties in Project: (Samanvay Westfields) in non agriculture land bearing Block No. 24, Old R.S. No. 24, 26, Block No. 25 Old R.S. No. 25 and Block No.28 Paiki 2 Old R.S. No. 29/1 and 29/2, Final Plot No. 4/1 in T.P. No. 2 having total area admeasuring 9490 Sq. Mtrs paiki 7958 Sq. Mtrs on Southern - Eastern Side situated in the sim of village Bhayli, Taluka: Vadodara, District: Vadodara and as per that I had stated that, Samanvay Sparsh, A Partnership firm is owner of the captioned property/land with reference to the contents and averments mentioned therein and title of the unsold units/properties in captioned land is clear, marketable and subject to charge of Housing Development Finance Corporation Limited. Thus, in view of the same and contents and averments mentioned in above referred report/certificate, title of captioned land with reference to my earlier title clearance certificate as mentioned hereinabove is clear, marketable and subject to charge of Housing Development Finance Corporation Limited.



Bharat K. Pandya.
Advocate.
Sanad No. G/1379/1995