

Snehal K. Shah

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Mahadev Temple
Jetalpur Road, Alkapuri, Vadodara – 390007

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-: TO WHOM SO EVER IT MAY CONCERN :-

I hereby solemnly, declared that, I have experience of more than Ten year in land related matters, which includes 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 is 34 years in land related matters accordance to GUJARAT RERA RULES.

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

Date : 20/03/2024
Place : VADODARA

SNEHAL K. SHAH
(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. Banshi 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. Banshi Viral Sheth** (Hereinafter known as Developer), and project/scheme name of "**Courtyard Meridian**". Subject to NOC from Aditya Birla Finance Ltd.

That, Vadodara Municipal Corporation has given construction permission vide no. Development Permission/Raja Chitthi no. Ward-9(New)/HB-36/2022-2023 on 26/08/2022 for the land bearing Block no.332 of mouje: Sevasi.

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 18/08/2022. I have issue a Title Clearance Certificate dated 07/09/2022. 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.332 (Old R.S. no.358/2) having T.P. Scheme no.1, F.P. no.122 as per final plot admeasuring 3045 Sq. Mtrs. Non-Agricultural Land of mouje : Sevasi Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

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