



RAKESH D. SHAH

B.A., LL.B.

Advocate

Gujarat High Court

2, Janak Appartment, Hathi Pole (end), Nr. Manekrao Akhada, Babajipura, Vadodara - 390 001.
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NON ENCUMBRANCE CERTIFICATE

This is to certify that, I, undersigned **Rakesh D. Shah, Advocate** have investigated the title of the immovable property which is more particularly described in the schedule which is owned by **M And F Infrastructure** represented by its Administrative Partner **Shri Mohhmad Hamza I. Mistry**. By pursuing the Title deeds relating thereto and taking necessary search I am of the Opinion that the **Title of owner** in respect of the **Schedule property is Clear, Marketable and free from encumbrances, charges and/or claims**. I am having experience as an Advocate more than 13 Years and holding **Sanad No. G/543/2011**.

Schedule of Property

Immovable Properties i.e. Open Land having City Survey Number and Area as mentioned below in **Vibhag D Tika No. 1/5** lying in the Fatehgunj Area of **Moje Vadodara Kasba** in the Registration Dist. & Registration Sub Dist. Vadodara.

<u>City Survey No.</u>	<u>Area Sq.Mt.</u>	<u>City Survey No.</u>	<u>Area Sq.Mt.</u>
3/1/K	492.4806	3/1/4	25.8271
3/1/5	159.6079	3/1/6	452.625
4/1/K	12.2632	4/1/B	48.031
5/1/D	24.0619	3/1/1	146.6014
3/1/2	25.0839	3/1/3	159.6079
5/1/K	173.915	Total	1720.1049 Sq.Mtrs.
			i.e. 1720.10 Sq.Mtrs

Out of total 1720.10 Sq.Mtrs. land a scheme "**MISTRY CROSSWAY**" is developed on 1059.58 Sq.Mtrs. land by its Owner **M And F Infrastructure** represented by its Administrative Partner **Shri Mohhmad Hamza I. Mistry** as per Raja Chitthi No. Commercial-Residential Ward/3/SHB-21/2023-2024 Dated : 30.05.2023 issued by Vadodara Mahanagar Palika.

Consolidated boundaries of all City Survey Numbers is :



..2..

East : City to Fatehgunj Road
West : Adjoining Property
North : Adjoining Property
South : 9.0 Mt. Wide Road

Vadodara.

Date : 20.12.2024

Rakesh D. Shah
20/12/2024
RAKESH D. SHAH
[Advocate]





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TO WHOMSOEVER IT MAY CONCERN

This is to state I am Practicing Advocate enrolled with Bar Council of Gujarat since Date : 10.06.2011 and holding Sanad No. G/543/2011. I am Practicing Advocate having experience on Revenue Side. As I am having experience as an Advocate more than 13 Years, I have issued Title Clearance Certificate and Non Encumbrance Certificate in respect of Immovable Property i.e. NA Land having City Survey Number and Area as mentioned below in Vibhag D Tika No. 1/5 lying in the Fatehgunj Area of Moje Vadodara Kasba in the Registration Dist. & Registration Sub Dist. Vadodara.

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Owner : ..2..
M And F Infrastructure a Partnership Firm
represented by its Administrative Partner
Shri Mohhmad Hamza I. Mistry

Development Permission/ : No. Commercial-Residential Ward/3/SHB-21/
Rajachitthi No. & Date 2023-2024 Date : 30.05.2023

Scheme Name : MISTRY CROSSWAY

Vadodara.
Date : 20.12.2024

Rakesh
20/12/2024
RAKESH D. SHAH
[Advocate]

