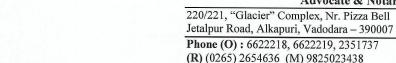
## Snehal K. Shah

B.Sc. (Hons.) L.L.B. Advocate & Notary



E-mail: advsnehal@yahoo.co.in

## 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 1) Hemantkumar Natulal Patel (2) Kalpanaben Hemantkumar Patel and (3) Chiragbhai Hemantkumar Patel and Ved Buildwell Pvt. Ltd. having interest by the virtue of Reg. Development Agreement for project/scheme titled "Fairmont by Courtyard".

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 19/01/2025. I have issue a Title Clearance Certificate dated 04/04/2025. 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. 19/2 (Old R.S. No. 16 and 19), admeasuring hq. 0-86-00 Are sqa.mtrs., Rs. 11.50 Paisa, having T.P. No. 1 (Khanpur-Sevasi), F.P. no. 18, admeasuring 7263 sq.mtrs. non-agricultural land of mouje: Khanpur, Ta. Vadodara in the Registration District Vadodara and Sub District Vadodara.

Date: 04/04/2025 Place: VADODARA SNEHAĽ K. SHAH (ADVOCATE & NOTARY)