



Snehal K. Shah

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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 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

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

