

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

"SAGAR"

C/105, Shripadnagar, VIP Road,

Karelibag, Vadodara-390 018

M. : 098242 61705

Non-Encumbrance Certificate

This is to certify that I, the Undersigned have investigated the title of the Owner Developer M/s Sony Reality, Proprietor Nileshkumar CHandrakant Purani (hereinafter known as Owner & Developers) for Scheme named "Kalpchandra Serenity"

In respect of the below mentioned property by pursuing revenue records, title deeds relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice on 20.05.2025 in Gujarat Samachar. I have issue a Title Clearance Certificate dated 28.05.2025. In my opinion the title of the owner in respect of below mentioned property is Clear, Marketable and free from all Encumbrances.

Schedule of Property

Scheme Name: "Kalpchandra Serenity"

Non-Agricultural land, Revenue Survey No. 267,

Block No. 143, TP Scheme No. 28-B,

Final plot No. 37 adm. 6859 Sq. Mtrs.

Mouje Ankhol, District Sub- District Vadodara.

Date: 28.05.2025

Place: Vadodara



Mukesh B. Shah

Advocate

Sanad No :- G/470/1981

Sanad Date: 30.09.1981



MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

'SAGAR'

C/105, Shripadnagar, VIP Road,

Karelibag, Vadodara-390 018

M. : 098242 61705

TO WHOMSOEVER IT MAY CONCERN

I, hereby solemnly, declare that, I have experience of more than Ten years in Land related matters, in which 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 of 40 years, in land related matters accordance to GUJ RERA Rules.

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

Date: 28.05.2025
Place: Vadodara



Mukesh B Shah
Advocate
Sanad no.:GJ/470/1981
Sanad Dated: 30.09.1981

To,

M/s Sony Reality
Prop., Nileshkumar Chandrakant Purani
11, Geetanjali Soc., Madodhar Road,
Waghodia, Vadodara.



Property Ref:

Scheme Name: "Kalpchandra Serenity"

Non-Agricultural land, Revenue Survey No. 267,

Block No. 143, TP Scheme No. 28-B,

Final plot No. 37 adm. 6859 Sq. Mtrs.

Mouje Ankhol, District Sub- District Vadodara.