

BEENA.R.RAVAL

B.A., LL.B., LL.M.,

ADVOCATE & NOTARY

G/106, SHREENATHPURAM, B/H DEEP CINEMA, OLD CHHANI
ROAD, VADODARA. Mobile-9925222429, 8320032526

TITLE INVESTIGATION REPORT

- **Sub:-** Investigation of Title of property situated lying and being at R.S. No. 290,296,297 and 298, included in Vadodara mahanagar palika musaddarup vojna number-6, T.P.NO.6, F.P.NO.13/2, Admeasuring Area 4186 Sq.Mt. City Survey No.126,129,130,143,144 Paiki 3176 Sq.mtrs, ward No-7 (Sayajipura), Shop No.1 to 6 (west-south side) terrace admeasuring 157.49 Sq.mtrs with common passage parking admeasuring 83.62 sq.mtrs and Shop No.7 to 18 (east-south) terrace admeasuring 302.22 Sq.mtrs with common passage parking admeasuring 210.55 sq.mtrs of Moje Sayajipura, Ta. and Dist. Varodara.
- **MS SHASHVAT INFRASTRUCTURE** A PARTNERSHIP FIRM THE PRIME BUSINESSHUB PROJECT THROUGH IT'S PARTNER **SUNNY NARAYAN WADHWANI MUKESH DEVABHAI BHARWAD**, Aged: Adult, Residing at Vadodara has approached me and placed certain papers for investigation of the property mentioned in the cautioned here in above. The Documents and Papers supplied to me which are as under:
 - The Following papers are submitted to me for issuance of Title Clearance Certificate of the above said Property.
 1. Registered sale deed executed by **MUKESH DEVABHAI BHARWAD** in favor of M/S.SHASWAT INFRASTRUCTURE a Partnership firm THE PRIME BUSINESSHUB PROJECT through his partner **SUNNY NARAYAN WADHWANI, MUKESH DEVABHAI BHARWAD** vide registered serial No.3523 Dated 3-3-2022 Xerox.
 2. Building Permission – Xerox.
 3. N.A. Order – Xerox
- **R.S. No. 290,296,297 and 298**, included in Vadodara mahanagar palika musaddarup vojna number-6, T.P.NO.6, F.P.NO.13/2, Admeasuring Area



DESCRIPTION OF PROPERTY

4186 Sq.Mt. City Survey No.126,129,130,143,144 Paiki 3176 Sq.mtrs,ward No-7 (Sayajipura),Shop No.1 to 6 (west-south side) terrace admeasuring 157.49 Sq.mtrs with common passage parking admeasuring 83.62 sq.mtrs and Shop No.7 to 18 (east-south) terrace admeasuring 302.22 Sq.mtrs with common passage parking admeasuring 210.55 sq.mtrs of Moje Sayajipura,Ta. and Dist. Varodara.

- **Boundaries of shop no.1 to 6**

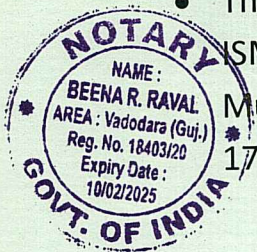
East by : 12.00 Mt. Road.
West by : Common plot
North by : side of PRIME SITE
South by : Final Plot No.12

- **Boundaries of shop no.7 to 18**

East by : side of PRIME SITE
West by : 09.00 Mt. Road.
North by : 30.00 Mt.Road
South by : side of PRIME SITE

HISTORY OF THE SAID PROPERTY

- Originally the Land in Question was mutated in the name of Deceased ABBASHMIYA ISMAILKHAN PATHAN Legal heirs FIROZKHAN and others owner of this described property.
- Thereafter, Non Agriculture Order issued by Collector, Vadodara Vide No. B-5/NR/25/00.2000, LAND Section 66/VASI 2071 TO 2081/2000 Dated 03-06-2000 approved for City Survey no. 126,129,130,144,143 admeasuring 11960.00 Sq.mt.
- Thereafter, The Building Permission issued by VADODARA MAHA NAGAR PALIKA Ward No-9,L-9,L.265/2003-2004 Dated 17/11/2003 for described property.
- Thereafter, Registered sale deed executed by Deceased ABBASHMIYA ISMAILKHAN PATHAN Legal heirs FIROZKHAN and others in Favour of Shri Mukesh Devabhai Bharwad vide registered serial No.12832 Dated 17/10/2019 for described property.



SEARCH

- I have gone through above mentioned papers and documents, search report of the available record of the Sub Register of Vadodara for the year

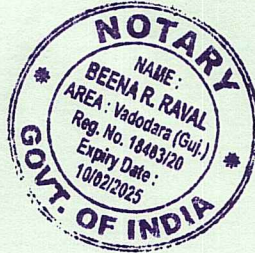
1992-2022. And Search No. 202201400030981 Dated 10/11/2022 And Search No. 202201700029265 Dated 10/11/2022 and Search No. 202231500029128 Dated 10/11/2022 and Search No.202201400030981 Dated 10/11/2022.I have published public advertisement in the DIVYA BHASKAR daily newspapers dated 20-6-2022.I have not received any objection from the above press note. I may with above say observation and search give my opinion that no entry and search give my opinion that no entry adverse or prejudiced to the right title and interest over on said property mentioned in captioned hereinafter is found.

CERTIFICATE

I hereby certificate that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are **MS SHASHVAT INFRASTRUCTURE A PARTNERSHIP FIRM THE PRIME BUSINESSHUB PROJECT THROUGH IT'S PARTNER SUNNY NARAYAN WADHWANI MUKESH DEVABHAI BHARWAD** having clear, good, marketable & free from all/any encumbrances. Hence, the possession of the said Property is in the name of **MS SHASHVAT INFRASTRUCTURE A PARTNERSHIP FIRM THE PRIME BUSINESSHUB PROJECT THROUGH IT'S PARTNER SUNNY NARAYAN WADHWANI AND MUKESH DEVABHAI BHARWAD .**

Date: 10-11-2022

Place: VADODARA



Beena R. Raval

(BEENA.R.RAVAL)

ADVOCATE & NOTARY

BEENA.R.RAVAL

B.A., LL.B.,LL.M.,

ADVOCATE & NOTARY

G/106, SHREENATHPURAM, B/H DEEP CINEMA, OLD CHHANI
ROAD, VADODARA. Mobile-9925222429, 8320032526

NON-ENCUMBRANCES CERTIFICATE

- I certify that the land laying and being in registration District & Sub-District Vadodara being at R.S. No. 290,296,297 and 298, included in Vadodara mahanagar palika musaddarup yojna number-6, T.P. NO.6, F.P.NO.13/2, Admeasuring Area 4186 Sq.Mt. City Survey No. 126,129,130,143,144 Paiki 3176 Sq.mtrs, ward No-7 (Sayajipura), Shop No.1 to 6 (west-south side) terrace admeasuring 157.49 Sq.mtrs with common passage parking admeasuring 83.62 sq.mtrs and Shop No.7 to 18 (east-south) terrace admeasuring 302.22 Sq.mtrs with common passage parking admeasuring 210.55 sq.mtrs of Moje Sayajipura, Ta. and Dist. Vadodara is free from encumbrances. MS SHASHVAT INFRASTRUCTURE A PARTNERSHIP FIRM THE PRIME BUSINESSHUB PROJECT THROUGH IT'S PARTNER SUNNY NARAYAN WADHWANI MUKESH DEVABHAI BHARWAD. I, the undersigned certify that the title of the said property is clear and marketable and free from encumbrances and free to sell.

Date: 10-11-2022

Place: VADODARA



Beena R. Raval

(BEENA.R.RAVAL)

ADVOCATE & NOTARY

BEENA.R.RAVAL

B.A., LL.B., LL.M.,

ADVOCATE & NOTARY

G/106, SHREENATHPURAM, B/H DEEP CINEMA, OLD CHHANI
ROAD, VADODARA. Mobile-9925222429, 8320032526

TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that, I have experience of more than 19 years in land related matters, in which land title search report issuing of "No Encumbrance Certificate" mentioning reasoning thereof on the land including right, title, interest or name of any party in or over land. That my experience is of 19 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: 10-11-2022

Place: VADODARA



Beena. R. Raval

(BEENA.R.RAVAL)

ADVOCATE & NOTARY

BEENA.R.RAVAL

B.A., LL.B., LL.M.,

ADVOCATE & NOTARY

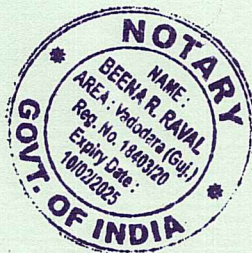
G/106, SHREENATHPURAM, B/H DEEP CINEMA, OLD CHHANI
ROAD, VADODARA. Mobile-9925222429, 8320032526

TITLE CLEARNCE CERTIFICATE

I verified all revenue records and available search report I found that the land laying and being in registration District & Sub-District Vadodara being at R.S. No. 290, 296, 297 and 298, included in Vadodara mahanagar palika musaddarup yojna number-6, T.P. NO.6, F.P.NO.13/2, Admeasuring Area 4186 Sq.Mt. City Survey No. 126, 129, 130, 143, 144 Paiki 3176 Sq.mtrs, ward No-7 (Sayajipura), Shop No.1 to 6 (west-south side) terrace admeasuring 157.49 Sq.mtrs with common passage parking admeasuring 83.62 sq.mtrs and Shop No.7 to 18 (east-south) terrace admeasuring 302.22 Sq.mtrs with common passage parking admeasuring 210.55 sq.mtrs of Moje Sayajipura, Ta. and Dist. Vadodara, MS SHASHVAT INFRASTRUCTURE A PARTNERSHIP FIRM THE PRIME BUSINESSHUB PROJECT is free from encumbrances. I, the undersigned certify that the title of the said property is clear and marketable.

Date: 10-11-2022

Place: VADODARA



Beena. R. Raval

(BEENA.R.RAVAL)

ADVOCATE & NOTARY