



Office :
8, Shifa Complex,
Opp. Mariyam Complex,
Tandalja Road,
BARODA - 390012

Resi.:
"Baitul Refai"
A/5, Mariyam Park,
Tandalja Road,
BARODA - 390012

Mobile : 98250 07813

TITLE CLEARANCE CERTIFICATE

Title Clearance Certificate in respect of property
situated in Reg. Dist. Vadodara, Sub. District
Vadodara, Vadodara City Babajipura Vibhag, R. V.
Desai Road. Ramanlal Desai Road, Vadodara
Kasba, R. S. No. 262, 263 (Vadodara Shaher,
Vadodara Vibhag) C. S. No. 837, Sheet No. 84,
Jawahar Society, Block No. 44, Plot Area 216.00.02
Sq. Mtrs Constructed Area 1100 Sq. Ft. and Block
No. 43, Constructed Area 1100 Sq. Ft Plot Area
245.45.05 Sq. Mtrs.

I have investigated the title of above referred
property, that above referred property bearing C. S. No.



837 was originally belong to Sangram Singh Vijay singhji Gayakwad and the name of Sangram Singh appeared in C. S. Record as per the enquiry officers resolutions dated 8/1/1969, Thus, Sangram Singh Vijay Singhji Gayakwad is absolute owner of above referred property C. S. No. 837.

That, Property bearing C. S. no. 838 was originally belong to Vijay Singh Khanderao Gayakwad and his name appeared in property card as per the enquiry officers resolution dated 21/3/1970.

That it appears from the C. S. Record after the death of Vijay Singh Gayakwad name of Mrunalini Sangram Singh Gayakwad entered in C. S. Record and the entry is certified on dated 13/7/1987, Thus, Mrunalini Wife of Sangram singh Vijay Singh Gayakwad became the absolute owner of above referred property.

That as per my opinion that above referred property C. S. No. 837 is ownership of Sangram Singh Vijay Singh Gayakwad and property C. S. No. 838 is ownership of

Phen

Mrunaliniben Vijay Singh Gayakwad and there title was clear and both the persons have executed Sale - deed in favour of Partnership Firm Nandishwar Developers and its managing partner Prachi Rupen Humad on dated 01/08/2022 Vide Reg. No. 7271 and thus by virtue of Register Sale - deed Nandishwar Developers Partnership Firm and its Partner Prachi Rupen Humad became the owner of above referred property C. S. No. 837, Sheet No. 84, Block No. 44, in Jawahar Society and C. S, No. 838 in Sheet No. 84, Jawahar Society, Block No. 43.

That I have published a public notice in Divya Bhaskar Daily News Paper dated 6/9/2022 for inviting the claims and objection from the public at large against the title of the above referred property but I have not received any objection from public at large.

That, I have also carried out necessary search in Sub Registrar Office at Vadodara for 30 years and found no adverse entry or remarks against the title of the said

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property of original owner.

Thus, I certify that,

At Present Nandishwar's Developers Partnership Firm for its Real Estate Project : Nandishwar Heights is absolute owner of above referred property C. S. No. 837, Block No. 44, Sheet No. 84 and C. S. No. 838, Block No. 43 Sheet No. 84 in Jawahar Society. R. V. Desai Road, Vadodara and the title is clear and marketable and free from encumbrances.

Date : 19/10/2022.

Place : Vadodara.


M.T. REFAI
ADVOCATE





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ENCUMBRANCE CERTIFICATE

This is to certify that, I undersigned has investigated the title of the immovable property which is more particularly described in herein under in Schedule of the property which is owned by Partnership Firm Nandishwar Developers and its managing partner Prachi Rupen Humad hereinafter referred as owner by pursing the title deeds relating thereto and taking necessary searches I am of the opinion that the title of the owner in respect of the said property are clear, marketable and free from encumbrances charges and / or claims.

SCHEDULE OF PROPERTY

Reg. Dist. Vadodara, Sub. District Vadodara, Vadodara City Babajipura Vibhag, R. V. Dedai Road. Ramanlal Desai Road, Vadodara Kasba, R. S. No. 262, 263 (Vadodara Shaher, Vadodara Vibhag) C. S. No. 837, Sheet No. 84, Jawahar Society, Block No. 44, Plot Area 216.00.02 Sq. Mtrs Constructed Area 1100 Sq. Ft. and Block No. 43, Constructed Area 1100 Sq. Ft Plot Area 245.45.05 Sq. Mtrs.

Date : 19/10/2022.

Place : Vadodara.



Moinuddin T. Refai
M.T. REFAI
ADVOCATE





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TO WHOM SO EVER IT MAY CONCERN

I, The undersign Moinuddin.T.Refai. Advocate do hereby solemnly declare that, I have experience of more than 45 years in land related matters and my length of practice is 45 years and my sanad no is G147/1974. I have experience of more than 45 years in land related matters in issuing title clearance certificate for which no encumbrance certificate is issued. I have issued title clearance certificate dated 19/10/2022 in respect of property Reg. Dist. Vadodara, Sub. District Vadodara, Vadodara City Babajipura Vibhag, R. V. Dedai Road. Ramanlal Desai Road, Vadodara Kasba, R. S. No. 262, 263 (Vadodara Shaher, Vadodara Vibhag) C. S. No. 837, Sheet No. 84, Jawahar Society, Block No. 44, Plot Area 216.00.02 Sq. Mtrs Constructed Area 1100 Sq. Ft. and Block No. 43, Constructed Area 1100 Sq. Ft Plot Area 245.45.05 Sq. Mtrs.

Date : 19/10/2022.

Place : Vadodara.



Moinuddin T. Refai
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ADVOCATE