

KALPESH SONI & ASSOCIATES

B/203, Shreeji Sanidhya Residency,
Nr. Parijat Society, Diwallpura Road,
Vadodara-390 015.
M. 9979879041 • Email : kkns93@yahoo.in

KALPESH SONI

B.Com., LL.B.

Advocate Gujarat High Court

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner, Patel Hasmukhbhai Chhaganbhai, Shah Nitin Nagindas, Patel Bharatbhai Chhaganbhai, Patel Jayshriben Hasmukhbhai, Patel Ishan Hasmukhbhai, Patel Pathik Hasmukhbhai, Patel Ramanbhai Dhanjibhai, Patel Ganshyambhai Dhanjibhai, Mamtaben Nitinkumar Shah, Meet Nitinkumar Shah, Patel Ranjanben wife of Ramnabhai Dhanjibhai, Priyank Ramanbhai Patel and Himanshu Ramanbhai Patel are joint owner of property situated at Village Kalali, Ta and Dist Vadodara bearing Block no 46 R.S.No 56 admeasuring 10825 sq.mit non agriculture land. Where residential scheme situated namely "FORTUNE SKYLINE"

Title of the above mention land is clear, marketable and free from all encumbrances subject to right transferred by development agreement executed in favour of M/S VISION DEVELOPERS a partnership firm and its administrative partner Hasmukhbhai chaganbhai patel and any agreement of sale or sale deed executed in any favour for the residential flat of "FORTUNE SKYLINE"

In respect of the below mention property by perusing revenue record, Title deeds relating thereto and taking necessary search from the concerned office of sub registrar for last 13 years. I have issued a Title clearance certificate on dated 29/05/2020. In my opinion the title of the owner in respect of below mentioned property is clear, marketable and



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SCHEDULE OF PROPERTY

property situated at Village Kalali, Ta and Dist Vadodara bearing Block no 46 R.S.No 56 admeasuring 10825 sq.mit non agriculture land.

Date: 29/05/2020
Place : VADODARA




KALPESH N. SONI
(ADVOCATE)

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I hereby solemnly, declare that I have experience of more than ten years in land related matters, in which land title search report, issuing "no encumbrance" certificate on the land including right, Title, interest or name of any party in or over land, and my experience is 17 years in land related matters accordance to GUJ RERA Rules.

The contents of above are true and correct. Nothing material has been concealed by me there form.

Date: 29/05/2020

Place: VADODARA



(KALPESH N SONI)
Advocate