

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

101-102, Ambalaya Complex,
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CERT.NO.VJS/RERA/2022-23/04

DATE: 29/04/2022

Advocate Enrollment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned & Developed by M/s Ohm Buildcare, a partnership firm being represented by its partners i.e. (1) Brijeshsinh Jagdishsinh Thakur, (2) Kanubhai Natubhai Patel. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The non agriculture land bearing (1) Plot No. A/1 admeasuring 416 Sq. Mtrs.; (2) Plot No. B/1 admeasuring 223.13 Sq. Mtrs. and (3) Plot No. B-2 admeasuring 2094 Sq. Fts. of "Ojas Park" situated in the land bearing R. S. No. 338 paiki, C. S. No. 242/B, Sheet No. 3, T.P No. 26 and F.P No. 97 of Village Tandalja, Tal. & Dist. Vadodara and a commercial Project developed thereon under the name of "ARIES PRIME".

Date: 29/04/2022.

Vadodara

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-: TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, Advocate, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificates for which "no encumbrance" certificate is issued. I have issued Title Clearance Certificate No. **CERT.NO.VJS/TCC/O/2022-23/14** dated **29/04/2022** in respect of land bearing (1) Plot No. A/1 admeasuring 416 Sq. Mtrs.; (2) Plot No. B/1 admeasuring 223.13 Sq. Mtrs. and (3) Plot No. B-2 admeasuring 2094 Sq. Fts. of "Ojas Park" situated in the land bearing R. S. No. 338 paiki, C. S. No. 242/B, Sheet No. 3, T.P No. 26 and F.P No. 97 of Village Tandalja, Tal. & Dist. Vadodara and a commercial Project developed thereon under the name of "ARIES PRIME" for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters in accordance to GUJ RERA Rules.

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

Date : 29/04/2022.

Place: Vadodara

VIJAYKUMAR J. SHIRKE

ADVOCATE