

MUKESH B. SHAH

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

Advocate

(Gujarat High Court)

'SAGAR'

**C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018**

Phone : 248 85 69

M.: 098242 61705

Date: 18.12.2018

To,

M/s Om Developers

22, Ganesh Society,

R.V.Desai Road, Vadodara.

SUB: Title Clearance Certificate in respect of property situated at Vadodara Kasba bearing Revenue Survey No. 320/4/1 paiki and City Survey Vibhag Babajipura bearing B Tikka No. 27/18, City Survey No. 1864 and 1865 Paiki adm. 3618 Sq. Fts. With old construction on it at R.V. Desai Road, in Registration District Baroda Sub District Baroda.

2) My Title Dated 26.09.2016

On request and as desired to issue a Title Clearance report in respect of property situated at Vadodara Kasba bearing Revenue Survey No. 320/4/1 paiki and City Survey Vibhag Babajipura bearing B Tikka No. 27/18, City Survey No. 1864 and 1865 Paiki adm. 3618 Sq. Fts. with Old Construction on it at R.V. Desai Road, in Registration District Baroda Sub District Baroda.

The said land was jointly owned by Kanubhai Keshavlal Patni and Shobhnaben Kanubhai Patni. They further sold and conveyed the said land in favour of M/s Om Developers through its partner Manan Pankajbhai Shah vide Sale Deed dated 19.03.2018 and registered at Serial No. 2566. The said land was transferred in the name of the purchaser and recorded in the City Survey Records vide Entry No. 12963 dated 16.07.2018.

Vadodara Municipal Corporation has granted permission for construction vide Rajachitthi No. VMC/19-11-2018/1087897/01/001105 dated 19.11.2018.



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Also for the above mentioned property I have made a search before Sub registrar office at Vadodara for a period 2016 till December 2018 and have not found any objectionable entry for the abovementioned property.

Thus, from the above observations I conclude that the title of the subjected property i.e. **Vadodara Kasba bearing Revenue Survey No. 320/4/1 paiki and City Survey Vibhag Babajipura bearing B Tikka No. 27/18, City Survey No. 1864 and 1865 Paiki adm. 3618 Sq. Fts. With old construction on it at R.V. Desai Road, in Registration District Baroda Sub District Baroda is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.**

Date: 18.12.2018

Place: Vadodara



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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 36 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: 18.12.2018
Place: Vadodara



Mukesh B Shah
Advocate



To,
M/s Om Developers
22, Ganesh Society,
R.V.Desai Road, Vadodara.

Property Ref:
R.S. No. 320/4/1 paiki &
City Survey Vibhag Babajipura bearing B Tikka No. 27/18,
C.S. No. 1864 and 1865 Paiki
adm. 3618 Sq. Fts.
Vadodara Kasba
District -Sub District Vadodara.