

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner M/s Omkar Developers, a proprietary firm its proprietor Rajiv Vishnupant Dawadikar (hereinafter referred as owner). In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 30 years. I have issued a title clearance certificate dated 10/11/2017 in my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

MAULI RESIDENCY being organized and constructed in the land bearing City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura in Registration Dist. & Sub. Dist. Vadodara is owned by Rajeev Vishnupant Dawadikar, Proprietor of M/S Omkar Developer. Boundaries of the said Land.

East : City Survey No. 9

West: City Survey No. 6

North: Siddhnath Lake

South: Road

Date: 02/04/2019

Vadodara



Signature of the Advocate

16/A, Shreejibaug Society, Nr. Jain Temple, Manjalpur, Vadodara-390011. [M] 9825764643

APF-MAULI- BABAJIPURA, VADODARA**LEGAL OPINION****Ref No. 12/APF/2017****Dated 10/11/2017****TO WHOM SO EVER IT MAY CONCERN**

Reg : Title Opinion on the property situated MAULI RESIDENCY being organized and constructed in the land bearing City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura in Registration Dist. & Sub. Dist. Vadodara.

With reference to above subject, I state that your office has handed over the documents in respect of above referred immovable property for obtaining Title Clearance Certificate. As desire by you we have verified the records of the Office of Sub Registrar of Vadodara from the period from 2004 till as on date and as per that some pages are not available and on the basis of record available I have got the search report done and this report is being issued. I have also perused the documents in respect of the caption property which are mentioned in this report.

1. Name of the Title Holder:-

Land bearing City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura in Registration Dist. & Sub. Dist. Vadodara is owned by Rajeev Vishnupant Dawadikar, Proprietor of M/S Omkar Developer. Boundaries of the said Land.

East : City Survey No. 9

West: City Survey No. 6

North: Siddhnath Lake

South: Road

2. List of Documents Perused :-

1. Copy of Property Card.
2. Copy of Rajachitthi dated 06/02/2017
3. Copy of Approval Map dated 06/02/2017.
4. Copy of Sale deed dated 19/08/2016
5. Copy of Index – 2 of the aforesaid Sale-Deed
6. Copy of Registration Receipt of the aforesaid Sale-Deed

3. HISTORY & CHAIN OF PROPERTY PASSING:-

As per the documents produced before be, originally, the land bearing City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura was owned and possessed by 1. Mainabai wd/o Ramchandra Govind Mungle 2. Shankar Ramchandra Mungle 3. Damodar Ramchandra Mungle 4. Narayan Ramchandra Mungle 5. Hari Ramchandra Mungle. Their names has been mutated on 22-8-1952 in the city survey record on the basis of succession.

Said Mainabai wd/o Ramchandra Govind Mungle was died on 7/2/1978 and Shankar Ramchandra Mungle was died on 27/08/1953 as unmarried and Damodar Ramchandra Mungle was died on 21/11/1991 and daughters Manjulaben, Leela alias Mohini and Shakuntla alias Sushma have relinquished their rights voluntarily by way of executing affidavit from the questioned property and all that names has been deleted and name of the legal heirs of Damodar Ramchandra Mungle i.e. Manglaben wd/o Damodar Ramchandra and Hemant Damodarrao Mungle has been entered on the basis of succession in City Survey Record of Rights, vide mutation Entry No. 112 dated 12-03-1992.

After that Manglaben wd/o Damodar Ramchandra was died on 25-08-2006 and her name was deleted from the City Survey Record of Rights, vide Mutation Entry No. 877 dated 27/08/2007.

Moreover Narayan Ramchandra Mungle was died on 18/07/98 as unmarried and his name was deleted from the City Survey Record of Rights, vide Mutation Entry No.175 dated 20/05/2017

Thus Hari Ramchandra Mungle and Hemant Damodarrao Mungle have Joint Ownership Right of questioned property i.e. City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura.

Said Hari Ramchandra Mungle and Hemant Damodarrao Mungle have sold and conveyed questioned property i.e. City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura, Vadodara to and in favour of M/s Omkar Developers, a proprietary concern his proprietor Rajiv Vishnupant Dawadikar by way of Sale Deed, vide Reg. Sr. No. 6873 dated 19/08/2016. And name of the M/s Omkar Developers, a

proprietary concern his proprietor Rajiv Vishnupant Dawadikar has been entered in the City Survey Record of Rights, vide entry No. 179 dated 26/05/2017.

Said M/s Omkar Developers, a proprietary concern his proprietor Rajiv Vishnupant Dawadikar has applied and obtained Building Permission to construct GF (Parking) & Room+ 15 Flats from First Floor to Fourth Floor in the questioned land, vide Rajachitthi No. Ward/5/240/2016-2017 dated 06/02/2017.

Now, M/s Omkar Developers, a proprietary firm its proprietor Rajiv Vishnupant Dawadikar has demolished old structure in the questioned property and have put up a scheme and undertaken construction, development in aforesaid land and floated scheme in the name and style of "MAULI RESIDENCY".

3. OPINION:-

Thus on the basis of the documents mentioned hereinabove and on the basis of search carried out in the sub registrar office Vadodara I am of the opinion that Rajeev Vishnupant Dawadikar, Proprietor of M/S Omkar Developer is the present owner of the immovable Property being MAULI RESIDENCY being organized and constructed in the land bearing City Survey No. 8 admeasuring 234.95.25 sq.mtr of Tika No. 15/4 of Vibhag 'B' of Moje Babajipura in Registration Dist. & Sub. Dist. Vadodara and Title to the said property is clear and marketable and free from all encumbrance in favour of Rajeev Vishnupant Dawadikar, Proprietor of M/S Omkar Developer.

That as this report is for APF all the documents mentioned above are required to be held in the APF File.

In individual case Please obtain the following documents and obtain separate report for individual units:

- 1- Registered / Notarized (Before me) Banakhat in favour of intending owner.
- 2- Notarized Banakhat Construction Agreement.
- 3- Receipts of payments made by the intending owner to builder/ land owner.
- 4- List of Units sold/ agreed to be sold / allotted in the said scheme.
- 5- List of units sold / agreed to be sold and allotted on the letter head of Developer.

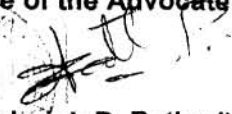
SEARCH RECEIPTS ENCLOSED – FOR THE 30 YEARS

Search Receipt No. 2017014030615 from 2004 to 2017 dated 10/11/2017 with E C report is enclosed.

Place: Vadodara

Date: 10/11/2017

**Yours faithfully
Signature of the Advocate**


(Devendrsinh D. Rathod)

TO WHOM SO EVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than Ten Year 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 more than 10 Years in land related matters according to GUJ RERA rules.

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

Date: 3/4/19

Place: Vadodara

Advocate Sign:



Advocate Name: