
DILIP N. SONI

ADVOCATE & NOTARY

M.: 98250 48371

Resi. : A-11, Dharmpark Society, Beside Kalpananagar Society,
New V.I.P. Road, Vadodara – 390 022.

TO WHOM IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Investigation Report of the title of property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Metres Paiki 1687 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres, Total admeasuring 3948 Sq.Mtrs. **belongs to ownership, possession, occupation of Shree Momai Infra.**

I have scrutinized the documents / papers / copies produced before me to verify title of property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Metres Paiki 1687 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres, Total admeasuring 3948 Sq.Mtrs. **belongs to ownership, possession, occupation of Shree Momai Infra.,** more particularly described in the Schedule of the property given below.

I have thoroughly verified the following documents / papers / copies entrusted to me and my observations are as under.



1. As per Abstract of Village Form No. 7, Rev. Survey No. / Block No. 1 Paiki 1 of Old Tenure of Moje Village Amodar, Ta. Waghodiya, Dist. Vadodara, for the land Area Hec. Are. Sq. Mtrs. 0-37-69, Revenue Account No. 271, Assessment Rs. 3.35 & Block / Survey No. 2 Paiki 1 of Old Tenure of Moje Village Amodar, Ta. Waghodiya, Dist. Vadodara, for the land Area Hec. Are. Sq. Mtrs. 0-28-12, Revenue Account No. 271, Assessment Rs. 2.30, therein showing entries, which have explained as per below.

2. I have seen and read entry No. 221, it reveals DEATH – recorded that the Survey No. 1, 2, 425, 428, 431, 435, due to expiry of Jalam Ka., oral/mouth distribution of Bhai-O-Bhag, name of Shankar Jalam Salat has been recorded. As in old Xerox copy of Abstract of Village Form No. 7 and 12, therein Village Form No. 12 shows name of Farmer Shardaben Shankar from the year 94-95 in Survey No. 1 of Old Tenure for the land 0-38-45 & in Survey No. 2 of Old Tenure for the land 0-42-49 both for Moje Village Amodar, Ta. Waghodiya, Dist. Vadodara, therein name of Possessor Patel Shankarbhai Jalambhai name entered vide entry No. 221.

3. As per revenue record entry No. 617 regarding to make changes in the Surname of Name according to Order of Hon. Mamlatdar Saheb, Waghodiya Taluka due to demand of the people of Amodar Village, in the surname of name, has been recorded. And thereby changes has been made in the Surname.

Now, in old Xerox copy of Abstract of Village Form No. 7 and 12 of Moje Village Amodar, Taluka Waghodiya for the Survey/Block No. 1 & Survey/Block No. 2 both of Old Tenure, in Possessor Column : recorded as – Patel Shankarbhai Jalambhai vide Entry No. 617.

In the aforesaid old Xerox copy of Abstract of Village Form No. 7 and 12 recorded the name (1) Shardaben widow of Shankar Jalam, (2) Bharatiben Shankarbhai, (3) Kantaben Shankarbhai, (4) Dahyabhai Shankarbhai, (5) Shushilaben Shankarbhai, (6) Hansaben Shankarbhai, (7) Jayaben Shankarbhai and (8) Meenaben Shankarbhai, Minor's Guard. Shardaben, for these names :

4. I have seen revenue record entry No. 1476 dtd. 10-10-94 Succession - verified on Dt. 20/04/2017 – It reveals that Patel Shankarbhai Jalambhai of Moje Amodar expired on dtd.09/10/94 so, the land of Survey No. 1, 2 of Moje Amodar have been entered in the name of (1) Shardaben widow of Shankar Jalam, (2) Bharatiben Shankarbhai, (3) Kantaben Shankarbhai, (4) Dahyabhai Shankarbhai, (5) Shushilaben Shankarbhai, (6) Hansaben Shankarbhai, (7) Jayaben Shankarbhai and (8) Meenaben Shankarbhai, Minor's Guard. Shardaben, in the joint names on the basis of application, pedigree. Said entry was granted by the competent authority.



5. I have seen entry No. 1573 dated 27/12/1996 K.J.P. No. 7, as per Order of Special Land Acquired Officer by their order dtd. 22/8/94, has been recorded at Village Amodar, Ta. Waghodiya, District Vadodara, as per recorded therein to be made correction, as mentioned below.

At Present				After Amendment (Durasti)					
S.No.	Nature of Land	Total Area	Assessment	S.No.	Nature of Land	Total Area	Assessment	Acquired Area	Less Assessment
2	Kyari	0-42-49	3-50	2	Kyari	0-20-12	2-30	0-14-31	5-20

6. I have seen entry No. 1867 dated 22/12/2006 – Sell – It reveals that the land of Survey/Block No. 2P1 (110) along with other land of Survey/Block have mutated in the name of Patel Bharatiben Shankarbhai etcetera. They have sold vide Sale Deed Registration No. 946 on dated 13/12/2006 for Rs. 93,000/- in words Rupees Ninety Three Thousand Only to the **Purchaser** Shri Bharwad Ashokbhai Vibhabhai. On the basis of application, copy of Index, copy of Sale Deed have come, so in the name of Purchaser to be made, has been recorded. Said entry was certified by the competent authority on dtd. 18/05/2007.

7. I have read and found that Patel Bharati Shankarbhai etcetera have executed Registered Sale Deed No. 946 dated 13-12-2006 in respect of property Block / Survey No. 1 Paiki 1, whose total admeasuring Area 3769 sq. metres land paiki 2261 sq. metres non-agriculture open land whose City Survey No. NA1/P1/P2, Amodar T.P.-1, Final Plot No. 290, whose Sheet No. NA99, whose nature of authority – C, whose Property Card No. 652, as per Property Card Admeasuring Area 2261 Sq. Mtrs. and Block / Survey No. 2 Paiki 1, whose total admeasuring Area 2812 sq. metres land paiki 1687 sq. metres non-agriculture open land whose City Survey No. NA2/P1/P2, Amodar T.P.-1, Final Plot No. 292, whose Sheet No. NA99, whose nature of authority – C, whose Property Card No. 651, as per Property Card Admeasuring Area 1687 Sq. Mtrs. in favour of **Purchaser Shree Momai Infra., a named Partnership Firm, for and on its behalf, its Partner Shri Rajubhai Vibhabhai Bharwad and Shri Ashokbhai Vibhabhai Bharwad. In the Revenue Record vide Entry No. 1867 dated 22/12/2006, the Purchaser have become owner and authorized person. The said entry has been certified on dated 18-5-2007. And thereby aforesaid both the lands the Purchaser have become owner, occupier and possessor.**

8. I have seen Xerox copy of Non-Agriculture Use Permission for the land of Block / Survey No. 1 Paiki 1, Permission issued by Hon. Collector Vadodara vide No. 1052/19/03/077/2023 dated 12-04-2023 under the terms as laid down therein. I have read and found that at Village Office



entry has been made vide No. 3391 dtd. 12-04-2023 and after necessary verifying, said entry has been certified.

9. I have seen Xerox copy of Non-Agriculture Use Permission for the land of Block / Survey No. 2 Paiki 2, Permission issued by Hon. Collector Vadodara vide No. 921/19/03/077/2023 dated 03-04-2023 under the terms as laid down therein. I have read and found that at Village Office entry has been made vide No. 3388 dtd. 03-04-2023 and after necessary verifying, said entry has been certified.

10. I have seen Xerox copy of Registered Sale Deed No. 1477 dated 18/02/2025 executed by Shri Ashokbhai Vibhabhai Bharwad in respect of property Block / Survey No. 1 Paiki 1, whose total admeasuring Area 3769 sq. metres land paiki 2261 sq. metres non-agriculture open land whose City Survey No. NA1/P1/P2, Amodar T.P.-1, Final Plot No. 290, whose Sheet No. NA99, whose nature of authority – C, whose Property Card No. 652, as per Property Card Admeasuring Area 2261 Sq. Mtrs. and Block / Survey No. 2 Paiki 1, whose total admeasuring Area 2812 sq. metres land paiki 1687 sq. metres non-agriculture open land whose City Survey No. NA2/P1/P2, Amodar T.P.-1, Final Plot No. 292, whose Sheet No. NA99, whose nature of authority – C, whose Property Card No. 651, as per Property Card Admeasuring Area 1687 Sq. Mtrs. for sum of Rupees 2,00,00,000/- (In words Rupees Two Crore Only) in favour of Purchaser Shree Momai Infra.

11. I have caused to carry out search through the Advocate Mr. Jayantilal V. Chawda in the office of Sub-Registrar S.R.O. - Waghodiya vide Application No. 202512030295940, Application Fee Rs. 420/- + Court Fee Stamp Rs. 5/-, Total Rs. 425/-, for the period from 1995 up to 2025, Transaction No. 2502240700000104504 dated 24-02-2025, Receipt No. 202510900002885 in respect of R.S. No. Block No. 1 Paiki 1, 2 Paiki 1 whose measurement respectively 3769 Sq. Mtrs. Paiki 2812 Sq. Mtrs. and 2261 Sq. Mtrs. 1687 Sq. Mtrs. Non-Agriculture's Open Land whose City Survey No. NA1/P1/P2, NA2P1/P2, T.P.-1, F. Plot No. 290, 292, Sheet No. NA99 whose as per Property Card Admeasuring 2261 Sq. Mtrs. and 1687 Sq. Mtrs. Open Land. Together Total Non-Agriculture Land Area 3948 Sq. Mtrs. of Village Amodar, Taluka Waghodiya, wherein found as under:

* Registers of Index-2 of all the Zone of Waghodiya Sub - Registrar Office have too many torn / incomplete.

* Aforesaid search as per available position in the Sub-Registrar Office, Vadodara, according to that have made search.



* Record of the year 1995 to 2007 has completely torn, hence not found to see.

* Any entry of sub-plot has not taken.

* E.C. Report is as mentioned below.

- a. Ownership Change/Sell for Rs. 2,00,00,000.00 for the property Moje Amodar, R.S. No./ Block No. 1 Paiki 1, Total Adm. Area 3769 Sq. Mtrs. Paiki 2261 Sq. Mtrs. of Non-Agriculture Open Land City Survey No. NA1P1/Paiki 2, Amodar-T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres of Open Land AND Rev. Survey No. / Block No. 2 Paiki 1, Total admeasuring Area 2812 Sq. Metres Paiki 1687 Sq. Metres of Non-Agriculture Open Land City Survey No. NA2P1/Paiki 2, Amodar-T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres of Open Land. Together Total admeasuring 3948 Sq. Mtrs. Document executed by Ashokbhai Vibhabhai Bharwd in favour of Shree Momai Infra. duly signed and registered both on dtd. 18/02/2005 vide Registration No. 1477.

12. I have seen Schedule as per Section 32-A of the Registration Act, 1908, the property of Moje Amodar R.S. NO. / Block No. 1 Paiki 1, Total Adm. Area 3769 Sq. Mtrs. Paiki 2261 Sq. Mtrs. of Non-Agriculture Open Land City Survey No. NA1P1/Paiki 2, Amodar-T.P. No. 1, Final Plot No. 290, Sheet No. NA.99, Property Card No.652, Property Card Admeasuring Area 2261 Sq. Metres of Open Land AND Moje Amodar Rev. Survey No. / Block No. 2 Paiki 1, Total admeasuring Area 2812 Sq. Metres Paiki 1687 Sq. Metres of Non-Agriculture Open Land City Survey No. NA2P1/Paiki 2, Amodar-T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 Property Card No.651, Property Card Admeasuring Area 1687 Sq. Metres of Open Land. (Total N.A. Land Adm. 3948 Sq. Mtrs.) Open Land. Properties Document executed by Ashokbhai Vibhabhai Bharwad for Sale Consideration Amount sum of Rupees 2,00,00,000/- in favour of Purchaser (Document Taker in Writing) Partnership Firm named Shree Momai Infra.

13. I have seen Property Card No. 652 of Moje Amodar (Non-Agriculture) of City Survey Office Vadodara Vibhag-4, District Vadodara, City Survey No. NA1p1/p2, Amodar-T.P. No. 1, Final Plot No. 290, Admeasuring Area 2261 Sq. Mtrs., therein on the basis of Inquiry



Officer's Resolution in the year 2023 support of Right Obtain (up to find out):

Right Obtainable Bharwad Ashokbhai Vibhabhai.

How the Right Obtained

On the basis of Non-Agriculture Order No. 1052/19/03/077/2023 of Collector, Vadodara, this Card has prepared. (Non-Agriculture Order given in Village Form No. 6 vide Entry No. 3391)

In it Other Encumbrance : (1) Encumbrance of Rs. 50,000/- of BOB Bhaniyara [3083], (2) Encumbrance of Rs. 8,00,000/- of BOB Bhaniyara [3325], (3) Encumbrance of Rs. 2,00,000/- of BOB Bhaniyara [3075], (4) and on the basis of Pursis, to be made finalized, has passed order. [3344], (5) Hon. Civil Judge of Vadodara (Senior Div.)'s Reg. S. No. 808/2007's New Reg. S. No. 7 /19 dtd. 09/02/2021 by that Injunction Order given on dtd. 30/08/07 has been taken over back.

14. I have seen Property Card No. 651 of Moje Amodar (Non-Agriculture) of City Survey Office Vadodara Vibhag-4, District Vadodara, City Survey No. NA2p1/p2, Amodar-T.P. No. 1, Final Plot No. 290, Admeasuring Area 1687 Sq. Mtrs., therein on the basis of Inquiry Officer's Resolution in the year 2023 support of Right Obtain (up to find out):

Right Obtainable Bharwad Ashokbhai Vibhabhai.

How the Right Obtained

On the basis of Non-Agriculture Order No. 921/19/03/077/2023 of Collector, Vadodara, this Card has prepared. (Non-Agriculture Order given in Village Form No. 6 vide Entry No. 3388)

In it Other Encumbrance : (1) Encumbrance of Rs. 50,000/- of BOB Bhaniyara [3083], (2) Encumbrance of Rs. 8,00,000/- of BOB Bhaniyara [3325], (3) Encumbrance of Rs. 2,00,000/- of BOB Bhaniyara [3075], (4) and on the basis of Pursis, to be made finalized, has passed order. [3344], (5) Hon. Civil Judge of Vadodara (Senior Div.)'s Reg. S. No. 808/2007's New Reg. S. No. 7 /19 dtd. 09/02/2021 by that Injunction Order given on dtd. 30/08/07 has been taken over back.

15. I have seen Xerox copy of No Dues Certificate vide No. BHANIY:ADV:05/461/2025 dated 10-02-2025 issued by Bank Manager of Bank of Baroda, wherein stated that

"This is to certify that Mr. Bharwad Ashokbhai Vibhabhai in holding the loan account (Account No. 22030500000560, 22030600001185, 22030600001186) Facility of with Bank of Baroda Bhaniyara Branch. Mr. Bharwad Ashokbhai Vibhabhai had been paid total o/s Loan amount and the Loan Accounts are fully closed. The said loan accounts have been closed for the following Survey Number.



<u>Village Name</u>	<u>Khata No.</u>	<u>Survey No.</u>	<u>Area</u>
Sikandarpura	333	81	0.5666
		83	1.2849
Amodar	271	1/P1	0.3769
		2/P1	0.2812

This Certificate is issued at the specific request of Mr. Bharwad Ashokbhai Vibhabhai, Residing at Vadodara, District Vadodara, without any risk and responsibility of the Bank or any of its officials.

16. I have also published a public notice in the Daily Newspaper Divya Bhaskar on dtd. 21/02/2025 and thereby invited right, title, interest, claim, objection if any on the subject title property, but till the prescribed time limit, even till today I have not received any objection in respect of the said property.

17. I have obtained Affidavit of Shri Rajubhai Vibhabhai Bharwad dtd. 05/03/2025, therein stated that he has already paid up Dues of Loan of Bank of Baroda, Bhaniyara Branch which were on the subject title properties and now nothing any loan dues against the said subject title properties and Bank of Baroda, Bhaniyara Branch has issued No Dues Certificate as stated herein above. More have been stated in the said Affidavit.

SCHEDULE OF THE PROPERTY

All that piece of property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Metres Paiki 1687 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres. Together Total admeasuring 3948 Sq. Mtrs. and bounded as follows :



Boundary of Block / Survey No. 1 Paiki 1 :

Towards East : Having 24.00 Mtrs. T.P. Road.

Towards West : Having land of Final Plot No. 292

Towards North : Having 24.00 Mtrs. T.P. Road & Space of Gamtal.

Towards South : Having land of Final Plot No. 289/2.

Boundary of Block / Survey No. 2 Paiki 1 :

Towards East : Having land of Final Plot No. 290.

Towards West : Having land of Final Plot No. 289/2.

Towards North : Having 24.00 Mtrs. T.P. Road & Space of Gamtal.

Towards South : Having land of Final Plot No. 289/2.

OPINION

I may with the aforesaid documents, papers, search, public notice and revenue records entrusted to me, relying on the said documents hereby certify and opine that property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Metres Paiki 1687 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres. Together Total admeasuring 3948 Sq. Mtrs. **belongs to ownership, possession, occupation of Shree Momai Infra.** and title of the said property is clear, marketable and free from encumbrances.

Place : Vadodara.
Date : 05/03/2025.



(DILIP N. SONI)
ADVOCATE & NOTARY

DILIP N. SONI

ADVOCATE & NOTARY

M.: 98250 48371

**Resi. : A-11, Dharmpark Society, Beside Kalpananagar Society,
New V.I.P. Road, Vadodara – 390 022.**

NON ENCUMBRANCE CERTIFICATE

RADHE HEIGHTS, Project having an immovable property situated at Village Amodar, Ta. Waghodia, Dist. Vadodara belonging to **SHREE MOMAI INFRA** a partnership firm, managing Partner **MR. RAJUBHAI VIBHABHAI BHARWAD** i.e. All that piece of property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Metres AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Metres Paiki 1687 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 Total Land Admeasuring 3948 Sq. Mtrs. of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 Admeasuring Area 1687 Sq. Metres.

CLEAR, LEGAL, MARKETABLE & NON-ENCUMBRANCE CERTIFICATE

On going through and verify the aforesaid documents / papers and after taking the necessary search of 30 years for immovable property belonging to **SHREE MOMAI INFRA (RADHE HEIGHTS)** by Promotor **MR. RAJUBHAI VIBHABHAI BHARWAD** on land situated All that piece



-: 2 :-

of property bearing Rev. Survey No. / Block No. 1 Paiki 1, whose Total Area admeasuring 3769 Sq. Metres Paiki 2261 Sq. Metres Non-Agriculture's Open Land whose City Survey No. NA1P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 290, Sheet No. NA.99 Total Land Area admeasuring 3948 Sq. Mtrs. of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.652 Admeasuring Area 2261 Sq. Mtrs. AND Rev. Survey No. / Block No. 2 Paiki 1, whose Total Area admeasuring 2812 Sq. Mtrs. Paiki 1687 Sq. Mtrs. Non-Agriculture's Open Land whose City Survey No. NA2P1/Paiki 2, Amodar T.P. No. 1, Final Plot No. 292, Sheet No. NA.99 of Moje Village Amodar Sim, Sub-District Waghodiya, Regi. Dist. Vadodara, wherein as per Property Card No.651 admeasuring Area 1687 Sq. Mtrs. Total Land Area admeasuring 3948 Sq. Mtrs. and record available in the Office of Sub-Registrar, Waghodiya, I confirm and certify that the Titles of the captioned Immovable property (more particular described herein) are free, clear and marketable and the said property are free from any encumbrances.

Date : 05/03/2025

Place : Vadodara.



Advocate Sign :

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a horizontal line and a small flourish.

Advocate Name : Dilip N. Soni

SANAD No. : G/457/1984

DILIP N. SONI
ADVOCATE & NOTARY
M.: 98250 48371

**Resi. : A-11, Dharmpark Society, Beside Kalpananagar Society,
New V.I.P. Road, Vadodara – 390 022.**

TO WHOM SO EVER IT MAY CONCERN

I hereby solemnly declare that I have experience of more than 34 years in land related matter, 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 the land, and I have experience of more than Thirty Four Years in land related matters in accordance to GUJ RERA Rules.

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

Date : 05/03/2025

Place : Vadodara.



(Dilip N. Soni)

Advocate & Notary

Enrollment No. : G/457/1984