

Banatwala Advocates' Associate

Harendra Banatwala
Advocate High Court
9227105917

Pulin Harendra Banatwala
Advocate High Court
9825079300

Office in Vadodara: 103, Ambica Avenue, Rajesh Tower Rd, Hari Nagar, Gotri Rd, Vadodara
- 21.

Email: contact@banatwalaassociates.in

12/2/2019

To,
K.-ONE INFRASPACE LLP
Partnership firm
Vadodara.

Title Clearance Certificate of Regn. Dist. Vadodara in the sim of village Jetalpur bearing RS No.140/1 paiki, CS No. 1833, adm. 639.28 sq. mtr. on which "Neptune Prime" is being constructed.

The search for title of property described in schedule here under was carried out as per the government record available, as the pages where torn out, for 31 years, and have also verified the Xerox copy of documents mentioned in schedule. On the basis of the said documents Report has been issued. It is advised to issue public notice.

HISTORY OF THE TITLE

On perusal of documents submitted, the land bearing RS No. 140/1 was purchased by regd. sale deed by Ranjitbhai Rambhai Patel from Pravinkumar Chaturbhai and others on 23.01.1969 and his name is mutated in revenue record vide entry no. 1245 on 31.03.1969.

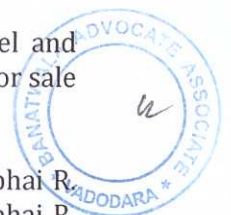
The land was converted for NA use vide No. LND/SR/193 dated. 10.10.1963.

It is further observed that the said owner – Ranjitbhai Rambhai Patel expired on 07.11.2013 and his wife – Kumudben Patel expired on 02.02.2010 and also his son Ashokbhai expired on 09.12.2010 and the names of his legal heirs – Mandaben Ranjitbhai Patel, Geetaben R. Patel, Rohitbhai R. Patel, Meeraben Ashokbhai Patel, Rupesh A. Patel and Sulbha A. Patel were mutated in property card by virtue of succession on 03.03.2014 entry no. 10345.

That, during the lifetime of Ranjitbhai R. Patel, he executed a Will dated. 19.09.2011 and Notarized on 29.09.2011, wherein the said property has been bequeathed to Ashok R. Patel – HUF represented by – Rupesh A. Patel, Karta of the said HUF and Rohitbhai R. Patel and the said entry of Will is mutated in property card on 23.12.2013, entry no. 10359.

Further, by Letter of Consent dt: 5/10/2014, which is given by Meera Ankur Patel and Sulbha A. Patel – Members of HUF of Rupesh Ashok Patel to K One Infraspaces Pvt Ltd for sale of property in their favour.

Further, by Letter of Consent dt: 13/9/2014 given by 1) Nilima R. Patel W/o Rohitbhai R. Patel, 2) Shitang R. Patel S/o Rohitbhai R. Patel and 3) Mrugank R. Patel S/o Rohitbhai R.



Patel - Members of HUF of Rupesh Ashok Patel to K One Infraspaces Pvt Ltd for sale of property for sale of property in their favour.

Thereafter, the owners -Rohitbhai R. Patel and Ashok R. Patel-HUF Karta -Rupesh A. Patel, have sold the land adm. 639.28 sq. mtr. of CS No. 1833, RS No.140/paiki to K-One Infraspaces Pvt. Ltd. by Regd. sale deed on 18.10.2014, sr. no. 12352 and the name of the said owner is mutated in property card on 12.11.2014.

Thereafter, there is a change of name of K-One Infraspaces Pvt. Ltd. to K-One Infraspaces LLP and Certificate is issued by Registrar of Companies to that effect on 23.12.2014 and the said entry is also mutated in property card.

The owners have obtained construction permission vide Raja Chitthi No. Ward-6/38/2017-18 dt: 15/5/2017 and on the said land "Neptune Prime" shall be constructed. It is also informed to the undersigned that at present it's an open land.

SCHEDULE

Regn. Dist. Vadodara in the sim of village Jetalpur bearing RS No.140/1 paiki, CS No. 1833, adm. 639.28 sq. mtr. on which "Neptune Prime" is being constructed, surrounded by;

East: RS No. 138

West: 40 Mtr. Wide D.P. Road

North: 16 Ft. Wide Road

South: Plot No. 2 of RS No. 140/1 (Part)

CHRONOLOGICAL LIST OF DOCUMENT REFERRED (XEROX)

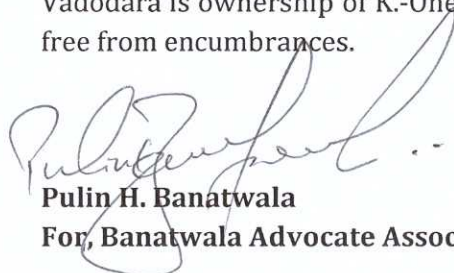
1. Draft sale deed
2. Property card showing mutation entry of A-One Infraspaces LLP dt: 01.02.2019.
3. Title Report by Nayan C. Shah dt: 09.09.2014.
4. Will executed by Ranjitbhai R. Patel dt: 28.11.2013.
5. Raja Chitthi dt: 15.05.2017
6. Certificate of Registration on conversion of K-One Infraspaces Pvt. Ltd. to K-One Infraspaces LLP dt: 23.12.2014.
7. Regd. sale deed No. 12352 dt: 9/10/2014 executed in favour of K-One Infraspaces Pvt. Ltd. through its Authorized Signatory - Niraj K. Patel by Rohitbhai Ranjitbhai Patel and Ashok R. Patel - HUF through its Karta - Rupesh Ashokbhai Patel in respect of plot adm. 639.28 sq. mtr. of CS No. 1833, RS No.140/paiki with RR & Index-II
8. Sharatbhang NA Order dt: 10.09.2015.
9. Zone Certificate issued by VUDA dt: 27.08.2014.
10. Layout Plan
11. Revenue records showing mutation entry of land owners.
12. Letter of Consent given by Meera Ankur Patel and Sulbha A. Patel - Members of HUF of Rupesh Ashok Patel to K One Infraspaces Pvt Ltd for sale of property dt: 5/10/2014.



13. Letter of Consent given by 1) Nilima R. Patel W/o Rohitbhai R. Patel, 2) Shitang R. Patel S/o Rohitbhai R. Patel and 3) Mrugank R. Patel S/o Rohitbhai R. Patel - Members of HUF of Rupesh Ashok Patel to K One Infraspac Pvt Ltd for sale of property dt: 13/9/2014.

OPINION

Thus, based on above referred documents and available search taken by Search Clerk, the land adm. 639.28 sq. mtr. of CS No. 1833, RS No.140/paiki in the sim of village Jetalpur, Vadodara is ownership of K-One Infraspac LLP. The said land is clear and marketable and free from encumbrances.


Pulin H. Banatwala
For, Banatwala Advocate Associate



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No Encumbrance Certificate

I, the undersigned advocate practicing since 2004, my enrolment no. G/1698/2004 is having experience of 14 years in Civil, Labour as well as in revenue side. In view of that I have issued this certificate regarding the preparation of title report, which is as under.

This is to certify that, I, Pulin H. Banatwala, undersigned has investigated the title of the immovable property which is more particularly declared in herein under in "schedule of the property" which is ownership of K-One Infraspaces LLP. By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the title of the owners in respect of the said property is clear, marketable and free from encumbrance charges and/or claims.

Schedule of the property

Regn. Dist. Vadodara in the sim of village Jetalpur bearing RS No.140/1 paiki, CS No. 1833, adm. 639.28 sq. mtr.

The said land is owned by K-One Infraspaces LLP and the project is in the name of "Neptune Prime" is done.

Date: 12/2/2019

Place: Vadodara



Advocate Sign

Advocate Name: Pulin Harendra Banatwala

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I, the undersigned advocate practicing since 2004, my enrolment no. G/1698/2004 is having experience of 14 years in Civil, Labour as well as in revenue side. In view of that I have issued this certificate regarding the preparation of title report, which is as under.

It is certify that "K.-One Infraspac LLP" Partnership Firm", situated at 14/B, Sahjanand Kutir & Laghu Udyogik Vasahat Ltd, Opp. Manenagar, Mujmahuda, Vadodara had approached me during period of February - 2019 for issuance of Title Report for their land adm. 639.28 sq. mtr. of CS No. 1833, RS No.140/paiki in the sim of village Jetalpur, Vadodara.

That after taking necessary search, revenue records, property card, sale transaction, previous title report, and other related documents are produced before me by the concern party pertaining to the above referred survey numbers. I had prepared title report regarding clearance of title, marketable and without any encumbrance for land bearing land adm. 639.28 sq. mtr. of CS No. 1833, RS No.140/paiki in the sim of village Jetalpur, Vadodara, is ownership of P K.-One Infraspac LLP" Partnership Firm (Herein referred as Land Owner & Developer, subject to usual declaration by the parties OR Transferee and subject to Related other laws, Act & Rules.

That K.-One Infraspac LLP" Partnership Firm (Herein referred as Land Owner & Developer) has also declared before me, that in between period they have not prepared or obtain any new title report or certificates from any other advocates or associations.

Date: 12/2/2019

Place: Vadodara



Advocate Sign

Advocate Name: Pulin Harendra Banatwala