

VIJAYBHAI D. PANCHAL 9825061617
PRITIBEN V. PANCHAL 9712961617

ઓફીસ : બ-૮, ગ્રામ પંચાયત શોપીંગ સેન્ટર,
ઐંક ઓફ બરોડા સામે, છાણી, વડોદરા.

રહેઠાણ : એફ / ૩૨, સ્વામીનારાયણ ટેન્કમેન્ટ,
છાણી, વડોદરા.

વિજયકુમાર એન્ડ એસોસીએટ્સ



Email ID : vijaypanchal027@gmail.com



વિજયકુમાર ડી. પંચાલ

બી.કોમ. એલએલ.બી.

એડવોકેટ એન્ડ નોટરી

ગુજરાત હાઈકોર્ટ

Date: - 06/06/2019

TITLE CLEARANCE CERTIFICATE

To,

Shreenath Spaces.
Vadodara.

Dear Sir,

On the request and desire to issue a Title Clearance Certificate and Non Encumbrance Certificate in respect of below mentioned property and placed relevant various documents before me, I have pursued the said documents and search obtain before the sub Registrar office at Vadodara including Title Clearance Report Issued by Advocate Snehal K. Shah, Dated: 17/07/2018. I Advocate **Vijaykumar D. Panchal** do hereby give my opinion as to Title of the Property.

DETAILS OF THE PROPERTY

TITLE CLEARANCE CERTIFICATE in respect of the Property Piece and Parcel of Non-Agriculture land of **Mouje Atladara**, Registration District Sub District Vadodara bearing Revenue Survey No: - 135, admeasuring 11230 Sq. Mtr. Paiki Sub Plot No. 2, Admeasuring 3472 Sq. Mtr. Paiki 2785.13 Sq. Mtr., Sub Plot No. 3, Admeasuring 3472 Sq. Mtr. (Total admeasuring 6257.13 Sq. Mtr) having T P Scheme No. 25 (Atladara), Original Plot No. 91, F. P No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3 paiki. As Per the letter of VUDA, Dated: 19/03/2019 for above Sub Plot No. 2 and Sub Plot No. 3, the opinion issued by VUDA for the Case No. Town Planning Development/ Vadodara/No. 25 (Atladara)/ Case No. 97/2899 Revised F.P No. (91+98+ 103/2)/1 for area of 6127.40 Sq. Mtr land.





:: 2 ::

I have scrutinized the documents / papers / copies and records of the above mentioned property produced before me to verify the title of him over the property I have verified the Revenue Records and I have further conducted necessary search at the office of sub- Registrar Vadodara for the last 30 years as to the verify the title as well as encumbrances, if any registered as being registered subsisting today.

- (1) That the said land bearing **R.S No. 135** of **Mouje Atladara** was originally owned by **Shah Keshavlal Tribhovandas**. Effect to that Entry No. 1/34 was posted and certified accordingly.
- (2) That in the land bearing **R.S No. 135** of **Mouje Atladara**, the name of **Motibhai Dabhai** was entered as a protected tenant. And Effect to that entry No. 411/54 was posted and certified accordingly.
- (3) That the land bearing **R.S No. 135** of **Mouje Atladara**, was entered in the name of **Chimanlal Chunilal** as owner of the said land by the virtue of Regd. Sale Deed, Dated: 28/12/1954. And effect to that Entry No. 421, was posted on 20/09/1955, which was certified accordingly.
- (4) That form the land bearing **R.S No. 135** of **Mouje Atladara**, the name of protected tenant **Motibhai Dabhai** was deleted as per possession receipt submitted by land owner i.e. Chimanlal Chunilal through his POA holder Sundarlal Chunilal. Effect to that **Entry No. 616** was posted on 23/05/1959 and certified accordingly.





:: 3 ::

- (5) That the owner of the land bearing **R.S No. 135** of Mouje Atladara i.e. Chimanlal Chunilal had given application for consolidated R.S. No. 135 and 136. And as per the order of the Taluka Mamlatdar vide No. SR/1584/64, in the year of 1964 and the said R.S No. 135 and 136 consolidated in R.S No. 135. Effect to that Entry No. **890** was posted on Date: **29/06/1964** and which was certified accordingly.
- (6) That the owner of the land bearing R.S No. 135 of Mouje Atladara i.e. **Chimanlal Chunilal** died on **30/09/1967**. So by the virtue of succession the names of his legal heirs i.e. (1) **Dhananjay Chimanlal** and (2) **Rajnikant Chimanlal** entered in the revenue record. The effect to that Entry No. **1175** was posted on **22/01/1970** and was certified on **04/05/1970**.
- (7) As per the order of the Deputy Mamlatdar, Vadodara vide **Tenancy/S.R.25/1974**, Dated: **17/07/1974**, the name of **Samuben Motibhai** was entered in the Khed Hakk column as she was in possession and cultivating the land. Effect to that Entry No. **1319** was posted on **06/08/1975**, which was certified accordingly.
- (8) That as per the order of ALT Mamlatdar vide No. **32/G/3160/77 U/s. 32 G** of the Tenancy Act, Tenant **Samuben Motibhai** and **Chunibhai Motibhai Dabhai** have paid up purchase price **Rs. 475.45** to the land owner **Dhananjaybhai Chimanlal**. So the charge was created in the





second column. The effect to that entry No. 1618 was posted on 03/02/1982 and certified accordingly.

(9) That **Samuben Motibhai Chauhan** died on **15/02/2001**, so by the virtue of succession the names of her legal heirs i.e. (1) **Sitaben D/o Motibhai** (2) **Manilal Motibhai** (3) **Kantaben Motibhai** (4) **Chunilal Motibhai** (5) **Shantaben D/o Motibhai** and (6) **Ratilal Motibhai** entered in the revenue record. The effect to that Entry No. 2587 was posted on 29/01/2002 and was certified accordingly.

(10) That the co-owner **Manilal Chauhan** died on 06/09/2007 and **Surajben Manilal** also died, hence after their date the names of their legal heirs i.e. (1) **Sundarbhai Manilal Chauhan** (2) **Mukeshbhai Manilal Chauhan** (3) **Bhupendrabhai Manilal Chauhan** (4) **Ranjanben Manilal Chauhan** entered in the revenue records. The effect to that entry No. 3388 was posted on 10/10/2008 and was certified on 14/11/2008.

(11) That the owner of the land bearing R.S No. 135 of Mouje Atladara i.e. (1) **Chauhan Chunilal Motibhai** (2) **Chauhan Sitaben D/o Motibhai** (3) **Chauhan Kantaben Motibhai** (4) **Chauhan Shantaben Motibhai** (5) **Chauhan Ratilal Motibhai** and (6) Legal heirs of Late **Chauhan Manilal Motibhai** (6/1) **Sundarbhai Manilal Chauhan** (6/2) **Mukeshbhai Manilal Chauhan** (6/3) **Bhupendrabhai Manilal Chauhan** (6/4) **Ranjanben D/o Manilal Chauhan** and W/o **Kiranbhai Chauhan** had jointly executed a Register Power of Attorney in favour of





:: 5 ::

Kartikbhai Jayantibhai Panchal vide Document No. 927. Dated:
23/12/2010.

(12) That the co-owner of the land bearing **R.S. No. 135** of Mouje Atladara i.e. **Chauhan Mukeshbhai Manilal** had executed a Register Power of Attorney in favour of **Kartikbhai Jayantibhai Panchal** vide Document No. 930, Dated: 24/12/2010.

(13) That Vadodara Shaheri Vikas Satta Mandal (VUDA) had issued Zone Certificate Dated: 28/09/2015 along with the map and stated that the said land lies in the Residential Zone-R1.

(14) That as per the order of the Collector of Vadodara vide No. **Tenancy/A/SR/48/2017**, Dated: 18/07/2017, the land bearing **R.S No. 135**, admeasuring 11230 Sq. Mtr Paiki having **T.P Scheme No. 25**, **F.P No. 105/3**, **Sub Plot No. 2**, admeasuring 3472 Sq. Mtr. Of restricted tenure converted into Non Agricultural land for Residential purpose with a condition to sale the said land in favour of **Manashviben Kartikbhai Panchal** U/s. 43 & Rule 25 C of the Tenancy Act. The effect to that Entry No. 4046 was posted on 01/08/2017 and was certified on 24/10/2017.

(15) That as per the order of the collector of Vadodara vide No. **Tenancy/A/Vashi/898 to 902/2017**, Dated: 02/08/2017, the land bearing **R.S No. 135**, admeasuring 11230 Sq. Mtr Paiki having **T.P Scheme No. 25**, **F.P No. 105/3**, **Sub Plot No. 3**, admeasuring 3472 Sq. Mtr. Of restricted tenure converted into Non Agricultural land for Residential purpose with a





:: 6 ::

condition to sale the said land in favour of **Kartikbhai Jayantibhai Panchal** U/s. 43 & Rule 25 C of the Tenancy Act. The effect to that Entry No. 4050 was posted on 23/08/2017 and was certified on 07/11/2017.

(16) That the owner of the said land bearing **R.S No. 135**, admeasuring 11230 Sq. Mtr Paiki having **T.P Scheme No. 25**, Original Plot No. 91, F.P No. 89 + 90 + 91 + 97 + 98 + 99 + 101 + 103 + 104 + 105/3, admeasuring 10416 Sq. Mtr. And out of that Sub Plot No. 2, admeasuring 3472 Sq. Mtr. Land Of Mouje Atladara i.e. (1) **Chauhan Chunilal Motibhai** (2) **Chauhan Sitaben D/o Motibhai** (3) **Chauhan Kantaben Motibhai** (4) **Chauhan Shantaben Motibhai** (5) **Chauhan Ratilal Motibhai** and (6) **Sundarbhai Manilal Chauhan** (7) **Mukeshbhai Manilal Chauhan** (8) **Bhupendrabhai Manilal Chauhan** (9) **Ranjanben D/o Manilal Chauhan** and W/o **Kiranbhai Chauhan** through their POA Holder **Kartikbhai Jayantibhai Panchal** have executed a Regd. Sale Deed in favour of **Manashviben Kartikbhai Panchal** vide Regd. Sale Deed No. 13102, Dated: 04/08/2017.

(17) That the owner of the said land bearing **R.S No. 135**, admeasuring 11230 Sq. Mtr Paiki having **T.P Scheme No. 25**, Original Plot No. 91, F.P No. 89 + 90 + 91 + 97 + 98 + 99 + 101 + 103 + 104 + 105/3, admeasuring 10416 Sq. Mtr. And Out of that Sub Plot No. 3 admeasuring 3472 Sq. Mtr. Land Of Mouje Atladara i.e. (1) **Chauhan Chunilal Motibhai** (2) **Chauhan Sitaben D/o Motibhai** (3) **Chauhan Kantaben Motibhai** (4) **Chauhan Shantaben Motibhai** (5) **Chauhan Ratilal Motibhai** and (6) **Sundarbhai**



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વિજયકુમાર ડી. પંચાલ

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:: 7 ::

Manilal Chauhan (7) Mukeshbhai Manilal Chauhan (8) Bhupendrabhai Manilal Chauhan (9) Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan through their POA Holder **Kartikbhai Jayantibhai Panchal** have executed a Regd. Sale Deed in favour of **Kartikbhai Jayantibhai Panchal** vide Regd. Sale Deed No. **14142**, Dated: **31/08/2017**.

(18) That the owner of the said land bearing **R.S No. 135**, admeasuring **11230 Sq. Mtr Paiki** having **T.P Scheme No. 25**, **F.P No. 105/3**, **Sub Plot No. 1**, admeasuring **3472 Sq. Mtr. Of Mouje Atladara** i.e. (1) **Chauhan Chunilal Motibhai** (2) **Chauhan Sitaben D/o Motibhai** (3) **Chauhan Kantaben Motibhai** (4) **Chauhan Shantaben Motibhai** (5) **Chauhan Ratilal Motibhai** and (6) **Sundarbhai Manilal Chauhan** (7) **Mukeshbhai Manilal Chauhan** (8) **Bhupendrabhai Manilal Chauhan** (9) **Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan** have executed a Regd. Consent Deed in favour of (1) **Jayantibhai Dalsukhbhai Panchal** (2) **Kartikbhai Jayantibhai Panchal** and (3) **Manashviben Kartikbhai Panchal** in favour of **Kartikbhai Jayantibhai Panchal** vide Regd. Consent Deed No. **16568**, Dated: **11/10/2017**.

(19) That the collector of Vadodara had issued a N.A order for Residential purpose vide no. **TATKAL/N.A./S.R/82/2017-2018,NO.LAND/D/ACT-65/VASHI/7105 to 13/2017**, Dated: **01/01/2018** for the land bearing **R.S No. 135**, admeasuring total of **11230 Sq. Mtr. Paiki**, **T. P Scheme No. 25**, **F.P No. 105/3**, **Sub Plot No. 2**, admeasuring **3472 Sq. Mtr. Of Mouje Atladara**.





The effect to that entry No. 4078 was posted on 02/02/2018 and was certified on 14/03/2018.

(20) That the collector of Vadodara had issued a N.A order for Residential purpose vide no. TATKAL/N.A./S.R/ /2017-2018,NO.LAND/D/ACT-65/VASHI/225 to 228/2018, Dated: 18/01/2018 for the land bearing R.S No. 135, admeasuring total of 11230 Sq. Mtr. Paiki, T. P Scheme No. 25, F.P No. 105/3, Sub Plot No. 3, admeasuring 3472 Sq. Mtr. Of Mouje Atladara. The effect to that entry No. 4077 was posted on 02/02/2018 and was certified on 09/03/2018.

(21) That the owners of the said land bearing R.S No. 135, admeasuring 11230 Sq. Mtr Paiki having T.P Scheme No. 25, Original Plot No. 91, F.P No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3, and out of that Sub Plot No. 1, admeasuring 3472 Sq. Mtr. And Sub Plot No. 2, admeasuring 3472 Sq. Mtr. of Mouje Atladara i.e. (1) Jayantibhai Dalsukhbhai Panchal and (2) Smt. Manashviben Kartikbhai Panchal through their POA Holder Kartikbhai Jayantibhai Panchal along with Narayan Reality Infrastructure, a Partnership Firm through its Managing Partner Kartikbhai Jayantibhai Panchal had transferred 3472 Sq. Mtr of Sub Plot No. 1 and 861.00 Sq. Mtr. Out of Sub Plot No. 2 making a total of 4333.00 Sq. Mtr (46645 Sq. Ft) land by executing Register Sale Deed U/Sr. 11670, Dated: 17/07/2018 in favour of Ghanshyam Enterprise, a Partnership Firm, its administrative Partners (1) Atulbhai Ghanshyambhai Amin and (2) Hardik Rameshbhai Viradiya. And the effect to that Entry No. 11670 was certified accordingly.





(22) That the owners of the said land bearing R.S No. 135, admeasuring 11230 Sq. Mtr Paiki having T.P Scheme No. 25, F.P No. 89 + 90 + 91 + 97 + 98 + 99 + 101 + 103 + 104 + 105/3, Sub Plot No. 2, admeasuring 3472 Sq. Mtr. And Sub Plot No. 3 admeasuring 3472 Sq. Mtr. Making a total of 6211 Sq. Mtr. Land Of Mouje Atladara i.e. (1) Smt. Manashviben Kartikbhai Panchal and (2) Kartikbhai Jayantibhai Panchal himself and as a POA Holder of (1) had transferred the 2739.00 Sq. Mtr. Land out of 3472 Sq. Mtr. Of Sub Plot No. 2 and Sub Plot No. 3, admeasuring 3472 Sq. Mtr. making a total of 6211 Sq. Mtr. land by executing Register Development Agreement U/Sr. 17269, Dated: 19/10/2018 in favour of Shreenath Spaces, a Partnership Firm through its administrative partners (1) Asheshkumar G. Shah (2) Amitkumar Bhanuprasad Shah.

(23) That the owners of the said land bearing R.S No. 135, admeasuring 11230 Sq. Mtr Paiki having T.P Scheme No. 25, Original Plot No. 91, F.P No. 89 + 90 + 91 + 97 + 98 + 99 + 101 + 103 + 104 + 105/3 Paiki Sub Plot No. 1, admeasuring 3472 Sq. Mtr. And Sub Plot No. 2 admeasuring 3472 Sq. Mtr. And (1) Shri Jayantibhai Dalsukhbhai Panchal and (2) Smt. Manashviben Kartikbhai Panchal through their POA Holder Kartikbhai Jayantibhai Panchal had transferred the 861.00 Sq. Mtr. Land of Western Side out of a total of 3472 Sq. Mtr making a total of 4333.00 Sq Mtr (46645 Sq. Ft) by executing Register Sale Deed U/Sr. 18452, Dated: 05/11/2018 in favour of Ghanshyam Enterprise, a Partnership Firm, its administrative Partners (1) Atulbhai Ghanshyambhai Amin and (2) Hardik Rameshbhai





:: 10 ::

Viradiya. The effect to the said **Entry No. 18452** was certified on **12/11/2018.**

(24) I have gone through all the documents/papers in the file as mentioned below:-

- Revenue Record i.e. abstract from No. 7/12 from 1951-52 to 2017-18.
- Revenue Record i.e. abstract from No. 6, Entry No. 1/34, 411/54, 421, 616, 890, 1175, 1319, 1618, 2857, 3388, 4046, 4050, 4077, 4078, 4086, 4087.
- Revenue Record i.e. abstract form No. 8A
- Power of Attorney Dated: 23/12/2010 and 24/12/2010.
- VUDA Zone Certificate Dated: 28/09/2015.
- Order of Collector for Conversion of land from New Tenure to Old Tenure, Dated: 18/07/2017 and 02/08/2017.
- Regd. Sale Deed No. 13102, Dated: 04/08/2017.
- Regd. Sale Deed No. 14142, Dated: 31/08/2017.
- Regd. Consent Agreement No. 16568, Dated: 11/10/2017.
- N A Order Dated: 01/01/2018 and 18/01/2018.
- Title Clearance Report Issued by Advocate Snehal K. Shah, Dated: 17/07/2018.
- Register Development Agreement No. 17269, Dated: 19/10/2018 executed in favour of Shreenath Spaces, A Partnership Firm.
- Search Investigation for a Period of 30 Years from 1989 to 2019 at Sub Registrar Office Vadodara.
- Opinion issued by VUDA for the Case No. Town Planning Development/ Vadodara/No. 25 (Atladara)/ Case No. 97/2899 regarding Revised F.P No. (91+98+ 103/2)/1 for area of 6127.40 Sq. Mtr land.

Looking to the above referred documents and search for a period of 30 years i.e. From 1989 to 2019 with the Sub- Registrar at Vadodara and find entry against the said property. which are above mentioned I have come to conclusion that the title of the said Property is **CLEAR MARKETABLE, FREE FROM ALL ENCUMBRANCES AND FREE FROM ALL REASONABLE DOUBT.**



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:: 11 ::

CERTIFICATE

This is to certify that **Manashvini Kartik Panchal** is the owner of the Property bearing **Sub Plot No. 2**, Admeasuring 3472 Sq. Mtr. Paiki 2785.13 Sq. Mtr. And **Kartik Jayantibhai Panchal** is the owner of **Sub Plot No. 3**, Admeasuring 3472 Sq. Mtr. Making a total of 6257.13 Sq. Mtr. situated in **R. S No. 135**, admeasuring 11230Sq. Mtr. Having **T P Scheme No. 25** (Atladara) Original Plot No. 91, F.P No. 89, 90, 91,97,98,99,101,103,104,105/3 paiki Non Agricultural land if Mouje Atladara, Ta. & District Vadodara in the Registration District And Sub District of Vadodara. And the said Property is **MARKETABLE AND FREE FROM REASONABLE DOUBTS AND ALL ENCUMVBRANCES**.

OPINION

Whereas **Kartikbhai Jayantibhai Panchal** himself and on behalf of the other land owners as their POA Holder had executed a Regd. Development Agreement in favour of Shreenath Spaces, a Partnership Firm through its administrative partners (1) **Asheshkumar G. Shah** (2) **Amitkumar Bhanuprasad Shah**. Hence by the virtue of the said Development Agreement, Shreenath Spaces are the Developers of the land **2739.00 Sq. Mtr.** Land out of a total of 3472.00 Sq. Mtr. land of **Sub Plot No. 2** and **Sub Plot No. 3**, admeasuring **3472 Sq. Mtr** (making a total of 6211.00 Sq. Mtr) by the virtue of Regd. Development Agreement bearing Register Document No. 17269, Dated: 19/10/2018.

Date: 06/06/2019

Place: Vadodara.

VIJAYKUMAR D. PANCHAL
(ADVOCATE & NOTARY)
(SANAD No. G 368/91)



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વિજયકુમાર ડી. પંચાલ

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:: 12 ::

Whereas I also noticed that a opinion is issued by VUDA vide letter No. Town Planning Development/ Vadodara/No. 25 (Atladara)/ Case No. 97/2899 regarding Revised F.P No. (91+98+103/2)/1 and the total area for the above mentioned Sub Plot No. 2 and Sub Plot No. 3, the area revising area admeasuring 6127.40 Sq. Mtr land.

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the Title and hereby state that **Manashvini Kartik Panchal** is the owner of the Property bearing **Sub Plot No. 2**, Admeasuring 3472 Sq. Mtr. Paiki 2785.13 Sq. Mtr. And **Kartik Jayantibhai Panchal** is the owner of **Sub Plot No. 3**, Admeasuring 3472 Sq. Mtr. Making a total of 6257.13 Sq. Mtr. situated in **R. S No. 135**, admeasuring 11230Sq. Mtr. Having **T P Scheme No. 25** (Atladara) Original Plot No. 91, F.P No. 89, 90, 91,97,98,99,101,103,104,105/3 paiki Non Agricultural land if Mouje Atladara, Ta. & District Vadodara. Whereas Shreenath Spaces, a Partnership Firm through its administrative partners (1) **Asheshkumar G. Shah** (2) **Amitkumar Bhanuprasad Shah** are the Developers of 2785.13 Sq. Mtr. Land out of a total of 3472.00 Sq. Mtr. land of **Sub Plot No. 2** and **Sub Plot No. 3**, admeasuring 3472 Sq. Mtr. Whereas the said Property is **CLEAR AND MARKETABLE AND FREE FROM REASONABLE DOUBTS AND ALL ENCUMBRANCES.**



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ઠેક ઓફ બરોડા સામે, છાલી, વડોદરા.
રહેઠાણ : એફ / ૩૨, સ્વામીનારાયણ ટેન્નામેન્ટ,
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વિજયકુમાર એન્ડ એસોસીએટ્સ



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વિજયકુમાર ડી. પંચાલ

બી.કોમ.એલએલ.બી.

એડવોકેટ એન્ડ નોટરી

ગુજરાત હાઈકોર્ટ

TO WHOMSO EVER IT MAY CONCERN

I hereby solemnly affirm and declare that I have experience of more than 10 Years in land related matters, which includes Land Title, Search Report, issuing "No Encumbrance Certificate" on the land including Right, title, interest or name of any party in or over land, and my experience is 28 Years in land related matters accordance to GUJARAT RERA RULES.

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

Date: 06/06/2019

Place: Vadodara.

VIJAYKUMAR D. PANCHAL

(ADVOCATE & NOTARY)

(SANAD No. G 368/91)



VIJAYBHAI D. PANCHAL 9825061617
PRITIBEN V. PANCHAL 9712961617

ઓફીસ : ૫-૮, ગ્રામ પંચાયત શોર્પીંગ સેન્ટર,
બેંક ઓફ બરોડા સામે, છાપી, વડોદરા.

રહેઠાણ : એફ / ૩૨, સ્વામીનારાયણ ટેન્કામેન્ટ,
છાપી, વડોદરા.

વિજયકુમાર એન્ડ એસોસીએટ્સ



Email ID : vijaypanchal027@gmail.com



વિજયકુમાર ડી. પંચાલ

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ગુજરાત હાઈકોર્ટ

:: 14 ::

SCHEDULE OF PROPERTY

Non-Agriculture land of Mouje Atladara, Registration District Sub District Vadodara bearing Revenue Survey No: - 135, admeasuring 11230 Sq. Mtr. Paiki Sub Plot No. 2, Admeasuring 3472 Sq. Mtr. Paiki 2785.13 Sq. Mtr., Sub Plot No. 3, Admeasuring 3472 Sq. Mtr. (Total admeasuring 6257.13 Sq. Mtr) having T P Scheme No. 25 (Atladara), Original Plot No. 91, F. P No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3 paiki. As per the letter issued by VUDA vide letter No. Town Planning Development/ Vadodara/No. 25 (Atladara)/ Case No. 97/2899 regarding Revised F.P No. (91+98+103/2)/1 and the total area for the above mentioned Sub Plot No. 2 and Sub Plot No. 3, the area revising area admeasuring 6127.40 Sq. Mtr land.

The Title of the said property is **CLEAR MARKETABLE, FREE FROM ANY ENCUMBRANCES. AND FREE FROM ALL REASONABLE DOUBT.** The owner has not created any other charge and/or not pending litigation in the court and / or any charge and / or no loan from any bank and there is a no obstacle or hitch or objection in advancing the loan or creating a valid equitable mortgage as the title and legal rights in the said property.

DATE: 06/06/2019
PLACE: VADODARA

Thanking You,
Yours faithfully,
(VIJAYKUMAR D. PANCHAL)
ADVOCATE & NOTARY



Snehal K. Shah

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

Title No.: TCC18063-SKS-GEN-07-005

Date : 17/07/2018

TITLE CLEARANCE CERTIFICATE

To,

Shreenath Spaces
Vadodara.

Dear Sir,

On request and desired to issue a *Title Clearance Certificate and Non-encumbrances Certificate* in respect of following detailed property, and placed relevant various document before me, whrcas I have perused the said documents and search obtain before Sub-Registrar office at Vadodara, hence I, **Snehal K. Shah, Advocate**, do hereby give my opinion as to Title of the property as underneath.

DETAILS OF THE PROPERTY

Property bearing R.S. No.135, admeasuring 11230 Sq. Mtrs., paiki Sub Plot no.2, admeasuring 3472 Sq. Mtrs. paiki 2785.13 Sq. Mtrs, Sub Plot no.3, admeasuring 3472 Sq. Mtrs, Total admeasuring 6257.13 Sq. Mtrs having T.P. Scheme no.25(Atlada), Original Plot no.91, F.P.no. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3 paiki non agricultural land of Mouje : Atlada in the Registration District Vadodara and sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Revenue record i.e. abstract form no. 7/12 from 1951-52 to 2017-18
2. Revenue record i.e. abstract form no. 6 - entry no. 1/34, 411/54, 421, 616, 890, 1175, 1319, 1618, 2587, 3388, 4046, 4050, 4077, 4078, 4086, 4087
3. Revenue record i.e. abstract form no. 8A
4. Power of Attorney dtd.23/12/2010 & 24/12/2010

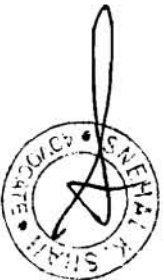


Page No.: 2

5. VUDA Zone Certi.28/09/2015
6. Order of Collector for Conversion of land from new tenure to old tenure land dtd.18/07/2017 & 02/08/2017
7. Reg. Sale Deed no.13102 dtd.04/08/2017
8. Reg. Sale Deed no.14142 dtd.31/08/2017
9. Reg. Consent Agreement no.16568 dtd. 11/10/2017
10. N. A. Order dtd.01/01/2018 & 18/01/2018
11. Search Investigation obtain for a period of 1988 up to 2018 by me before sub-registrar office at Vadodara vide search fee, Receipt No - 2018014002964 & 2018016003270 dtd.30/01/2018 (For Sub Plot no-2) 2018014002966 & 2018016003272 dtd.30/01/2018 (For Sub Plot no-3).

Looking to the above referred documents and after verifying the revenue records its transpires as under :-

1. That the land bearing R.S.no.135 of mouje: Atladara, was owned by Shah Keshavlal Tribhovandas. Effect to that entry no.1/34 was posted & certified accordingly
2. That in the land bearing R.S.no.135 of mouje: Atladara, name of Motibhai Dabhai was entered as a protected tenant. Effect to that entry no.411/54 was posted & certified accordingly.
3. That the land bearing R. S. no.135 of mouje : Atladara, was entered in the name of Chimanlal Chunilal as owner by virtue of Sale Deed dtd 28/12/1954. Effect to that entry no.421 was posted on 20/09/1955. Which was certified accordingly.
4. That from the land bearing R. S. no.135 of mouje : Atladara, name of protected tenant Motibhai Dabhai was deleted as per possession receipt submitted by land owner i.e. Chimanlal Chunilal through his POA Sundarlal Chunilal. Effect to that entry no.616 was posted on 23/05/1959 & certified accordingly.



Page No.: 3

5. That owner of the land bearing R.S.no.135 of mouje: Atladara, i.e. Chimanlal Chunilal have given application for consolidated R.S.no.135 & 136. And as per the order of the Taluka Mamlatdar vide no.SR/1584/64 dtd. -05-64 the said R.S.no.135 & 136 consolidated in R.S.no.135. Effect to that entry no.890 was posted on 29/06/1964. Which was certified accordingly.
6. That the owner of land bearing R. S. no.135 of mouje : Atladara i.e. Chimanlal Chunilal died on 30/09/1967. So after his death name of his legal heirs i.e. Dananjay Chimanlal and Rajnikant Chimanlal was entered in the revenue record. Effect to that entry no.1175 was posted on 22/01/1970. Which was certified on 04/05/1970.
7. As per order of the Deputy Mamlatdar, Vadodara vide Tenancy/S.R.-25/1974 dtd.17/07/1974 the name of Samuben Motibhai was entered in the Khed Hakk column as she was in possession and cultivating the land. Effect to that entry no. 1319 was posted on 06/08/1975. Which was certified accordingly.
8. That as per the order of ALT Mamlatdar vide no.32/G/3160/77 U/s-32 G of the Tenancy Act, Tenant Samuben Motibhai and Chunibhai Motibhai Dabhai have paidup purchase price Rs.475.45 to land owner Dhananjaybhai Chimanlal, so charge was created in the second column. Effect to that entry no. 1618 was posted on 03/02/1982 & certified accordingly.
9. That the Samuben Motibhai Chauhan died on.15/02/2001, So after her death name of her legal heirs i.e.(1) Sitaben D/o Motibhai, (2) Manilal Motibhai, (3) Kantaben Motibhai, (4) Chunilal Motibhai, (5) Shantaben Motibhai and (6) Ratilal Motibhai was entered in the revenue by heirship. Effect to that entry no. 2587 was posted on.29/01/2002 & certified accordingly.
10. That the co-owner Manilal Motibhai Chauhan died on.06/09/2007 and Surajben Manilal was died, So after their death name of legal heirs i.e.(1) Sundarbhai Manilal Chauhan, (2) Mukeshbhai Manilal Chauhan, (3) Bhupendrabhai Manilal Chauhan, (4) Ranjanben Manilal Chauhan was entered in the revenue by heirship. Effect to that entry no. 3388 was posted on.10/10/2008 & certified on 14/11/2008.



Page No.: 4

11. That the owner of the land bearing R.S.no.135 of mouje: Atladara i.e. (1) Chauhan Chunilal Motibhai, (2) Chauhan Sitaben D/o Motibhai, (3) Chauhan Kantaben Motibhai, (4) Chauhan Shantaben Motibhai, (5) Chauhan Ratilal Motibhai and (6) Legal Heirs of Late Chauhan Manilal Motibhai (6/1) Chauhan Sundarbhai Manilal, (6/2) Chauhan Bhupendrabhai Manilal (6/3) Chauhan Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan have execute Reg. Power of Attorney no.927/2010 dtd.23/12/2010 in favour of Kartikbhai Jayantibhai Panchal.
12. That the co-owner of the land bearing R.S.no.135 of mouje: Atladara i.e. Chauhan Mukeshbhai Manilal have execute Reg. Power of Attorney no.930/2010 dtd.24/12/2010 in favour of Kartikbhai Jayantibhai Panchal.
13. That Vadodara Saheri Vikas Satta Mandal(VUDA) had issued Zone Certificate dtd.28/09/2015 along with the map. And the said land in the Residential Zone-R1.
14. That as per the order of the Collector of Vadodara vide no. Tenancy/A/SR/48/2017 dtd.18/07/2017 land bearing R.S.no.135 total admeasuring 10416 Sq. Mtrs. Paiki having T.P. Scheme no.25, F.P.no.105/3, Sub Plot no.2, admeasuring 3472 Sq. Mtrs. Restricted Tenure Land converted in to Non Agricultural Residential propose with condition to sale, the said land in favour of Manashviben Kartikbhai Panchal U/s-43 & Rule-25C of Tenancy Act. Effect to that entry no.4046 was posted on 01/08/2017. Which was certified on 24/10/2017.
15. That as per the order of the Collector of Vadodara vide no. Tenancy/A/Vashi/898 to 902/2017 dtd.02/08/2017 land bearing R.S.no.135 total admeasuring 10416 Sq. Mtrs. Paiki having T.P. Scheme no.25, F.P.no.105/3, Sub Plot no.3, admeasuring 3472 Sq. Mtrs. Restricted Tenure Land converted in to Non Agricultural Residential propose with condition to sale, the said land in favour of Kartikbhai Jayantibhai Panchal U/s-43 & Rule-25C of Tenancy Act. Effect to that entry no.4050 was posted on 23/08/2017. Which was certified on 07/11/2017.



Page No.: 5

16. That the owner of the land bearing R.S.no.135 total admeasuring 10416 Sq. Mtrs paiki T.P.Scheme no.25, F.P.no.105/3, Sub Plot no.2, admeasuring 3472 Sq. Mtrs. of mouje : Atladara, i.e. .(1) Chauhan Chunilal Motibhai, (2) Chauhan Sitaben D/o Motibhai, (3) Chauhan Kantaben Motibhai, (4) Chauhan Shantaben Motibhai, (5) Chauhan Ratilal Motibhai and (6) Chauhan Sundarbhai Manilal, (7) Chauhan Mukeshbhai Manilal, (8) Chauhan Bhupendrabhai Manilal (9) Chauhan Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan through their POA Kartikbhai Jayantibhai Panchal have executed Reg. Sale Deed no.13102 dtd.04/08/2017 in favour of Smt. Manashvini Kartik Panchal. Effect to that entry no.4086 was posted on 17/03/2018. Which was certified on 22/05/2018.
17. That the owner of the land bearing R.S.no.135 total admeasuring 10416 Sq. Mtrs paiki T.P.Scheme no.25, F.P.no.105/3, Sub Plot no.3, admeasuring 3472 Sq. Mtrs. of mouje : Atladara, i.e. .(1) Chauhan Chunilal Motibhai, (2) Chauhan Sitaben D/o Motibhai, (3) Chauhan Kantaben Motibhai, (4) Chauhan Shantaben Motibhai, (5) Chauhan Ratilal Motibhai and (6) Chauhan Sundarbhai Manilal, (7) Chauhan Mukeshbhai Manilal, (8) Chauhan Bhupendrabhai Manilal (9) Chauhan Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan through their POA Kartikbhai Jayantibhai Panchal have executed Reg. Sale Deed no.14142 dtd.31/08/2017 in favour of Kartikbhai Jayantibhai Panchal. Effect to that entry no.4087 was posted on 17/03/2018. Which was certified on 24/05/2018.
18. That the owner of the land bearing R.S.no.135 total admeasuring 10416 Sq. Mtrs paiki T.P.Scheme no.25, F.P.no.105/3, Sub Plot no.1, admeasuring 3472 Sq. Mtrs., Sub Plot no.2, admeasuring 3472 Sq. Mtrs. and Sub Plot no.3, admeasuring 3472 Sq. Mtrs. of mouje : Atladara, i.e. .(1) Chauhan Chunilal Motibhai, (2) Chauhan Ratilal Motibhai (3) Chauhan Sitaben D/o Motibhai, (4) Chauhan Kantaben Motibhai, (5) Chauhan Shantaben Motibhai, (6) Chauhan Sundarbhai Manilal, (7) Chauhan Mukeshbhai Manilal, (8) Chauhan



Page No.: 6

- Bhupendrabhai Manilal (9) Chauhan Ranjanben D/o Manilal Chauhan and W/o Kiranbhai Chauhan have executed Reg. Consent Deed no.16568 dtd.11/10/2017 in favour of (1) Jayantibhai Dalsukhbhai Panchal (2) Manashvini Kartik Panchal and (3) Kartikbhai Jayantibhai Panchal.
19. That the Collector of Vadodara had issued N. A. Order for Residential purpose vide no.Tatkal/N.A./S. R./82/2017-2018, no.Jamin/D/Kalam-65/Vashi/7105 to 13/2017 dtd.01/01/2018 for R.S.no.135 total admeasuring 10416 Sq. Mtrs paiki T.P.Scheme no.25, F.P.no.105/3, Sub Plot no.2, admeasuring 3472 Sq. Mtrs. of mouje : Atladara. Effect to that entry no.4078 was posted on 02/02/2018. Which was certified on 14/03/2018.
20. That the Collector of Vadodara had issued N. A. Order for Residential purpose vide no.Tatkal/N.A./S. R./ /2017-2018, no.Jamin/D/Kalam-65/Vashi/225 to 228/2018 dtd.18/01/2018 for R.S.no.135 total admeasuring 10416 Sq. Mtrs paiki T.P.Scheme no.25, F.P.no.105/3, Sub Plot no.3, admeasuring 3472 Sq. Mtrs. of mouje : Atladara. Effect to that entry no.4077 was posted on 02/02/2018. Which was certified on 09/03/2018.
21. For the Title Clearance for the above detail property I have given public notice dated. 26/01/2018 in the "Gujarat Samachar" , "Sandesh" & "Divya Bhaskar" News Paper and one person Yusufbhai Siddiqbhai Shaikh (Kadiya) have given written objection regarding title of the property but he has not supplied any documentary evidence to satisfy his objection. So his objection can not be considered by mc.
22. Also for the above detail property I have made a Search before sub-registrar office at Vadodara for a period of 1988 upto 2018 by me before sub-registrar office at Vadodara vide search fee, Receipt No - 2018014002964 & 2018016003270 dtd.30/01/2018 (For Sub Plot no-2) 2018014002966 & 2018016003272 dtd.30/01/2018 (For Sub Plot no-3) And annexed here with and I have not found any objectionable entries for above detail property.



Snehal K. Shah

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Advocate & Notary

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Page No.: 7

Legal Opinion :-

From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the above said properties Sub Plot no.2 is in the name and ownership of Manashvini Kartik Panchal by virtue of Reg. Sale Deed no.13102 dtd04/08/2017 and Sub Plot no.3 is in the name and ownership of Kartikbhai Jayantibhai Panchal by virtue of Reg. Sale Deed no.14142 dtd.31/08/2017 and there is no encumbrances on the said land.

CERTIFICATE :-

THIS IS TO CERTIFY that, Manashvini Kartik Panchal is the owner of the Property bearing Sub Plot no.2 admeasuring 3472 Sq. Mtrs. paiki 2785.13 Sq. Mtrs. and Kartikbhai Jayantibhai Panchal is the owner of the Property bearing Sub Plot no.3 admeasuring 3472 Sq. Mtrs, Total admeasuring 6257.13 Sq. Mtrs situated in R.S. No.135, admeasuring 11230 Sq. Mtrs., having T.P. Scheme no.25(Atladora), Original Plot no.91, F.P.no. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3 paiki non agricultural land of Mouje : Atladora Ta. & Dist.Vadodara in the Registration District Vadodara Sub District Vadodara. And title of the said property CLEAR, MARKATABLE AND FREE FROM REASONABLE DOUBTS AND ALL ENCUMBRANCES.

Date : 17/07/2018

Place : VADODARA

SNEHAL K. SHAH

(ADVOCATE & NOTARY)



Snehal K. Shah

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Public notice dated 26/01/2018 in the

"Gujarat Samachar", "Sandesh" & "Divya Bhaskar" News Paper

જાહેર નોટીસ

આથી જાહેર જનતાને જાણ કરીએ છીએ કે, રજીસ્ટ્રેશન કીરીટ વડોદરા, સબ કીરીટ વડોદરાના મોજે અટલાદરા તા. વડોદરા શહેર (પશ્ચિમ)ના રે. સ. નં. ૧૩૫, ફલ સેત્રફળ હે. આરે. ૧-૧૨-૩૦ ચો.મી. પેટ્ટી જે ટી.પી. સ્કીમ નં. ૨૫ (અટલાદરા) માં આવેલ છે જેનો ઓરીજનલ પ્લોટ નં. ૬૧ છે તથા ફાઇનલ પ્લોટ નં. ૮૬, ૬૭, ૬૯, ૬૮, ૬૬, ૧૦૧, ૧૦૩, ૧૦૪ ૧૦૫/૩ ફાઇનલમાં આવેલ છે તે પેટ્ટી સબ પ્લોટ નં. ૩ ફલ સેત્રફળ ૩૪૭૨ ચો.મી. પેટ્ટી ૨૭૮૫.૧૩ ચો.મી. તથા સબ પ્લોટ નં. ૩ ફલ સેત્રફળ ૩૪૭૨ ચો.મી. મળી ફલ ૬૨૫૭.૧૩ ચો. મી. વાળી બીનખેતીની જમીન/મિલકતના માલિકો અનુક્રમે (૧) શ્રીમતી મનસ્વીની કાર્તિકભાઈ પંચાલ તથા (૨) કાર્તિકભાઈ જયંતિભાઈ પંચાલનાઓએ સદરજૂં મિલકત ચોખ્ખા ટાઈટલવાળી કલીયર અને માર્કેટબલ છે તેમ કહી અમારા અસીલને વેચાણ આપવાનું નક્કી કરેલું છે. આથી અમારા અસીલે અમારી પાસે ટાઈટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલી છે. આથી સદરજૂં મિલકત અંગે કોઈપણ વ્યક્તિ કે સંસ્થાનો, કોઈપણ જાતનો ભાગ, ભાગ, હક્ક, હિત સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દીન-૭ માં નીચેના સરનામે લેખિત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરજૂં મિલકત ચોખ્ખા ટાઈટલવાળી કલીયર અને માર્કેટબલ છે તેમ ગણી અમો ટાઈટલ કલીયરન્સ સર્ટીફિકેટ આપી દઈશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં જેની નોંધ લેશો.

નોંધ : લેખિત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

તા. : ૨૪/૦૧/૨૦૧૮

સ્થળ : વડોદરા

અસીલની સુચના અને કરમાશથી

સ્નેહલ કનુભાઈ શાહ

(એડવોકેટ એન્ડ નોટરી)

ઓફિસ : ૨૨૦ / ૨૨૧, "ગ્લેસિયર" કોમ્પ્લેક્સ, પીઝાબેલની બાજુમાં, જેતલપુર રોડ, અલકાપુરી, વડોદરા - જ. સેન નં. : ૯૯૨૨૨૧૮, ૯૯૨૨૨૧૯, ૨૩૫૧૭૩૭ ફેક્સ : (૦૨૬૫) ૨૩૫૧૭૪૭



Snehal K. Shah

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-: TO WHOM SO EVER IT MAY CONCERN :-

I hereby solemnly, declared that, I have expericnce of more than Ten year in land related matters, which includes 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 is 30 years in land related matters accordance to GUJARAT RERA RULES.

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

Date : 17/07/2018
Place : VADODARA


SNEHAL K. SHAH
(ADVOCATE & NOTARY)



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Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of the owners **Manashvini Kartik Panchal** is the owner of the Property bearing Sub Plot no.2 and **Kartikbhai Jayantibhai Panchal** is the owner of the Property bearing Sub Plot no.3 (Hereinafter known as owner) & the Developers **Shreenath Spaces** (Hereinafter known as Developers),

In respect of the below mentioned property by pursuing revenue records, title deed relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice dated 26/01/2018. I have issue a Title Clearance Certificate dated 17/072018. In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

Schedule of Property

Property bearing R.S. No.135, admeasuring 11230 Sq. Mtrs., paiki Sub Plot no.2, admeasuring 3472 Sq. Mtrs. paiki 2785.13 Sq. Mtrs, Sub Plot no.3, admeasuring 3472 Sq. Mtrs, Total admeasuring 6257.13 Sq. Mtrs having T.P. Scheme no.25(Atladara), Original Plot no.91, F.P.no. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/3 paiki non agricultural land of Mouje : Atladara in the Registration District Vadodara and sub District Vadodara.

Date : 17/07/2018
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

