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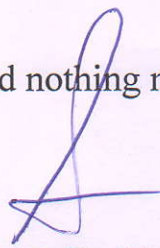
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-: TO WHOM SO EVER IT MAY CONCERN :-

I hereby solemnly, declared that, I have experience 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 : 09/07/2020
Place : VADODARA


SNEHAL K. SHAH
(ADVOCATE & NOTARY)



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Non Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of the Owner/Developer **Keshavam Infrastructure a partnership firm through its partner Munjal Vipulbhai Thakkar** (Hereinafter known as owner/ Developer)

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 05/03/2020. I have issue a Title Clearance Certificate dated 09/07/2020. 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 Survey/Block no.101, Survey/Block no.102/2 & Survey/Block no.106/2 paiki 2, total admeasuring 10187 Sq. Mtrs. having proposed T.P. Scheme no.29 (Manjalpur), F.P. no.9+24, as per final plot admeasuring 6112 Sq. Mtrs. paiki Part-2 Western Side 3056 Sq. Mtrs. Non Agricultural land of mouje : Manjalpur Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

Date : 09/07/2020
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)



Title No.: **TCC20016-SKS-GEN-07-002**

Date :09/07/2020

TITLE CLEARANCE CERTIFICATE

To,

Keshavam Infrastructure a partnership firm
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, whereas I have pursued 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 Survey/Block no.101, Survey/Block no.102/2 & Survey/Block no.106/2 paiki 2, total admeasuring 10187 Sq. Mtrs. having proposed T.P. Scheme no.29 (Manjalpur), F.P. no.9+24, as per final plot admeasuring 6112 Sq. Mtrs. paiki Part-2 Western Side 3056 Sq. Mtrs. Non Agricultural land of mouje : Manjalpur Ta. Vadodara in the Registration District Vadodara and Sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Revenue record i.e. abstract form no. 7/12 1951-52 to 2019-20
2. Revenue record i.e. abstract form no. 6 - entry no.332, 333, 944, 1535, 2315/22, 2997, 8190, 8192, 9408, 9707, 9777
3. Revenue record i.e. abstract form no. 8A
4. Reg. Agreement to Sale no.5491 dtd.19/04/2008



5. Reg. Supplementary Agreement to Sale no.15314 dtd. (19/10/2016)
25/10/2016
6. Supplementary Agreement to Sale dtd. 20/10/2016
7. Development Permission/Raja Chitthi dtd.29/02/2020
8. Reg. Agreement to Sale Cancellation Deed no.6063 dtd.
(30/06/2020) 01/07/2020
9. Reg. Supplementary Agreement to Sale Cancellation Deed no.6065
dtd. (30/06/2020) 01/07/2020
10. Supplementary Agreement to Sale Cancellation Deed dtd.
30/06/2020
11. Reg. Sale Deed no.6068 dtd. 30/06/2020
12. Search Investigation obtain for a period of 1990 to 2020 by me
before Sub-Registrar office Vadodara vide search fee, Receipt No.:
2020014006787, 2020016008378 dtd.06/03/2020.

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

1. That the land bearing Survey/Block no.106/2 of Manjalpur originally owned by Ishwarbhai Desaiabhai. And after his death name of his legal heir i.e. Patel Mathurbhai Ishwarbhai was entered in the revenue record by heirship. Effect to that entry no.332 was posted and certified accordingly.
2. That the owner of the land bearing Survey/Block no.102 of Manjalpur i.e. Balubhai Jamnadas had executed Reg. Sale Deed dtd.29/06/1946 in favour of Patel Mathurbhai Ishwarbhai. Effect to that entry no.333 was posted and certified accordingly.
3. That the land bearing Survey/Block no.101, 102, 106/2 of mouje : Manjalpur Originally owned by Patel Mathurbhai Ishwarbhai. And he died on 01/02/1960, so after his death, name of his legal heir i.e. Patel Mohanbhai Mathurbhai was entered in the revenue record by heirship.



Effect to that entry no.944 was posted on 27/03/1961. Which was certified on 15/07/1961.

4. That the land bearing Survey/Block no.101, 102, 106/2 of mouje : Manjalpur were owned by Patel Mohanbhai Mathurbhai and he had give said land to his son for maintenance, so his name was deleted and the in the said land name of Patel Bhupendrabhai Mohanbhai entered. Effect to that entry no.1535 was posted on 24/12/1970. Which was certified on 05/09/1971.
5. That the Competent Authority and Additional Collector of Vadodara had given order vide no. 1589/A dtd.26/06/1980, stating that, land bearing Survey/Block no.101, 101/2, 102/Paiki, admeasuring 1500 Sq. Mtrs. land declared as a free hold land and remaining 14687 Sq. Mtrs. declared as Surplus (Excess) land. Effect to that entry no.2315/22 was posted on 22/10/1984. Which was certified on 01/12/1984.
6. That the Deputy Collector of Vadodara have given order in RTS/Appeal/40/89 dtd.26/12/1989, that entry no.1535 was cancelled, and name of Bhupendrabhai Mohanbhai, Biharibhai Mohanbhai, Rajeshbhai Mohanbhai & Mohanbhai Mathurbhai were entered as joint owners of the land. Effect to that entry no.2997 was posted on 01/06/1990. Which was certified on 13/07/1990.
7. That the land bearing Survey/Block no.101, admeasuring 9510 Sq. Mtrs., Survey/Block no.102, admesuring 3255 Sq. Mtrs. Survey/Block no.106/2, admeasuring 1922 Sq. Mtrs. owned by Biharibhai Mohanbhai & Others. The said land declare excess land by Competent Authority and Additional Collector of Vadodara vide order no. 1589/A dtd.26/06/1980. Later on the said ULC Act was repealed and the possession of the excess land not taken by the government so as per the order of Hon'ble Gujarat High Court vide no. Folio P. O. no.18375/99 dtd.20/07/1999 and as per No Objection Certificate issued by the Competent Authority and Additional Collector of Vadodara vide no. U.L.C.4587/Manjalpur/Vashi/659/99 dtd.30/07/1999 the said land declared as ownership and possession of Biharibhai Mohanbhai &



Others. Effect to that entry no.8190 was posted on 01/06/2000. Which was certified accordingly.

8. That the owners of the land bearing Survey/Block no.101, admeasuring 7110 Sq. Mtrs. Survey/Block no.102/2, admeasuring 1855 Sq. Mtrs. & Survey/Block no.106/2 paiki 2, admeasuring 1222 Sq. Mtrs. of mouje: Manjalpur i.e. Mohanbhai Mathurbhai, Bhupendrabhai Mohanbhai, Biharibhai Mohanbhai & Rajeshbhai Mohanbhai have executed Reg. Sale Deed dtd.29/10/1999 in favour of (1) Vinodbhai Rambhai Patel, (2) Rasikbhai Rambhai Patel, (3) Dineshbhai Harmanbhai Patel & (4) Jashbhai Harmanbhai Patel. Effect to that entry no.8192 was posted on 01/06/2000. Which was certified accordingly.
9. That the owners of the land bearing Survey/Block no.101, admeasuring 7110 Sq. Mtrs. Survey/Block no.102/2, admeasuring 1855 Sq. Mtrs. & Survey/Block no.106/2 paiki 2, admeasuring 1222 Sq. Mtrs. of mouje: Manjalpur i.e. (1) Vinodbhai Rambhai Patel, (2) Rasikbhai Rambhai Patel, (3) Dineshbhai Harmanbhai Patel & (4) Jashbhai Harmanbhai Patel have executed Reg. Agreement to Sale no.5491 dtd.19/04/2008 in favour of (1) Vipulbhai Purshottamdas Thakkar, (2) Vishakhaben Vipulbhai Thakkar, (3) Munjal Vipulbhai Thakkar, (4) Vipulbhai Purshottamdas Thakkar (HUF), (5) Sandipbhai Ravjibhai Patel, (6) Chaitanya Rasikbhai Patel, (7) Sudhaben Rasikbhai Patel, (8) Jaymin Jagdishbhai Patel, (9) Mahendrabhai Gordhanbhai Patel, (10) Dharaben Dharmeshbhai Patel, (11) Urviben Brijeshbhai Patel.

That the owners of the land bearing Survey/Block no.101, admeasuring 7110 Sq. Mtrs. Survey/Block no.102/2, admeasuring 1855 Sq. Mtrs. & Survey/Block no.106/2 paiki 2, admeasuring 1222 Sq. Mtrs. of mouje: Manjalpur i.e. Rasikbhai Rambhai Patel, Dineshbhai Harmanbhai Patel & Jashbhai Harmanbhai Patel have executed Reg. Supplementary Agreement to Sale no.15314 dtd. (19/10/2016) 25/10/2016 in favour of (1) Vipulbhai Purshottamdas Thakkar, (2) Vishakhaben Vipulbhai Thakkar, (3) Munjal Vipulbhai Thakkar, (4) Vipulbhai Purshottamdas Thakkar (HUF), (5) Chaitanya Rasikbhai

Patel, (6) Sudhaben Rasikbhai Patel, (7) Jaymin Jagdishbhai Patel, (8) Mahendrabhai Gordhanbhai Patel, (9) Dharaben Dharmeshbhai Patel, (10) Urviben Brijeshbhai Patel. And in the said Reg. Supplementary Agreement to Sale Sandipbhai Ravjibhai Patel deleted as he is not willing to purchase the said land.

That the owners of the land bearing Survey/Block no.101, admeasuring 7110 Sq. Mtrs. Survey/Block no.102/2, admeasuring 1855 Sq. Mtrs. & Survey/Block no.106/2 paiki 2, admeasuring 1222 Sq. Mtrs. of mouje: Manjalpur i.e. Rasikbhai Rambhai Patel, Dineshbhai Harmanbhai Patel & Jashbhai Harmanbhai Patel have executed Supplementary Agreement to Sale in favour of (1) Vipulbhai Purshottamdas Thakkar, (2) Vishakhaben Vipulbhai Thakkar, (3) Munjal Vipulbhai Thakkar, (4) Vipulbhai Purshottamdas Thakkar (HUF), (5) Chaitanya Rasikbhai Patel, (6) Sudhaben Rasikbhai Patel, (7) Jaymin Jagdishbhai Patel, (8) Mahendrabhai Gordhanbhai Patel, (9) Dharaben Dharmeshbhai Patel, (10) Urviben Brijeshbhai Patel, which was notarised before Advocate K.S. Tai vide Regd. no.5834 on 20/10/2016. And in the said Reg. Supplementary Agreement to Sale Sandipbhai Ravjibhai Patel deleted as he is not willing to purchase the said land.

Later on above said Reg. Agreement to Sale no.5491 dtd.19/04/2008 was cancelled by Reg. Agreement to Sale Cancellation Deed no.6063 dtd. (30/06/2020) 01/07/2020.

Later on above said Reg. Supplementary Agreement to Sale no.15314 dtd. (19/10/2016) 25/10/2016 was cancelled by Reg. Supplementary Agreement to Sale Cancellation Deed no.6065 dtd. (30/06/2020) 01/07/2020.

Later on above said Supplementary Agreement to Sale dtd. 20/10/2016 was cancelled by Supplementary Agreement to Sale Cancellation Deed dtd. 30/06/2020, which was notarised before Advocate A. T. Solanki vide Reg. no.6037 on dtd.30/06/2020.

10. That the co-owner of the land bearing Survey/Block no.101, admeasuring 7110 Sq. Mtrs. Survey/Block no.102/2, admeasuring 1855



- Sq. Mtrs. & Survey/Block no.106/2 paiki 2, admeasuring 1222 Sq. Mtrs. of mouje: Manjalpur i.e. Patel Vinodbhai Rambhai had executed Relinquishment Deed and relinquish his right in favour of Patel Rasikbhai Rambhai. Effect to that entry no.9408 was posted on 30/05/2011. Which was certified on 09/09/2011.
11. That the Collector of Vadodara had issued N.A. order vide no.N.A./S.R./722/2016, no.Jamin-D/Kalam-65/Vashi/7716 to 7723/2016 dtd.10/10/2016, for the land bearing Survey/Block no.101, 102/2 & 106/2 paiki 2. Effect to that entry no.9707 was posted on 18/10/2016. Which was certified on 13/12/2016.
 12. That the District Inspector Land Record Vadodara have issued order vide no. K.J.P.S.R. no.14/18-19 dtd.09/05/2018, stating and declare that the land bearing Survey/Block no.102/1, admeasuring Hq.0-10-00 Are. Sq. Mtrs. occupied by Patel Biharibhai Mohanbhai & Others and land bearing Survey/Block no.102/2, admeasuring Hq.0-18-55 Are. Sq. Mtrs. occupied by Patel Rasikbhai Rambhai & Others. Effect to that entry no.9777 was posted on 21/05/2018. Which was certified on 02/07/2018.
 13. That Vadodara Municipal Corporation had issued Development Permission/Raja Chitthi vide no. Ward/4/241/2019-20 dtd.29/02/2020 for Survey/Block no.101, 102/2 & 106/2 paiki 2, having proposed T.P. Scheme no.29 (Manjalpur), Final Plot no.9+24 of mouje: Manjalpur.
 14. That the owners of the land bearing Survey/Block no.101, 102/2 & 106/2 paiki 2, total admeasuring 10187 Sq. Mtrs. having proposed T.P. Scheme no.29 (Manjalpur), Final Plot no.9+24, as per final plot admeasuring 6112 Sq. Mtrs. paiki Part-2 Western side 3056 Sq. Mtrs. Non Agricultural land of mouje: Manjalpur i.e. (1) Rasikbhai Rambhai Patel, (2) Dineshbhai Harmanbhai Patel & (3) Jashbhai Harmanbhai Patel have executed Reg. Sale Deed no.6068 dtd. 30/06/2020 in favour of Keshavam Infrastructure a partnership firm through its partner Munjal Vipulbhai Thakkar.



15. For the Title Clearance for the above detail property I have given public notice dated 05/03/2020 in the "Sandesh" News Paper and no person has claimed and objected the Title of the property.
16. Also for the above detail property I have made a Search before sub-registrar office at Vadodara for a period of 1990 to 2020 vide search fee, Receipt No.: 2020014006787, 2020016008378 dtd.06/03/2020. And annexed here with and I have not found any objectionable entries for above detail property.

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 property is in the name and ownership of Keshavam Infrastructure a partnership firm through its partner Munjal Vipulbhai Thakkar by virtue of Reg. Sale Deed no.6068 dtd. 30/06/2020 and there is no encumbrances on the said land.

CERTIFICATE :-

THIS IS TO CERTIFY that, Keshavam Infrastructure a partnership firm through its partner Munjal Vipulbhai Thakkar is the owner of the Property bearing Survey/Block no.101, Survey/Block no.102/2 & Survey/Block no.106/2 paiki 2, total admeasuring 10187 Sq. Mtrs. having proposed T.P. Scheme no.29 (Manjalpur), F.P. no.9+24, as per final plot admeasuring 6112 Sq. Mtrs. paiki Part-2 Western Side 3056 Sq. Mtrs. Non Agricultural land of mouje : Manjalpur Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara. And title of the said property is CLEAR, MARKATABLE AND FREE FROM REASONABLE DOUBTS AND ALL ENCUMBRANCES.



Date : 09/07/2020
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

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Public notice dated.05/03/2020 in the "Sandesh" News Papers

જાહેર નોટીસ

આથી જાહેર જનતાને જાહેર કરીએ છીએ કે, રજીસ્ટ્રેશન કીસ્કીટ વડોદરાના મોજે માંજલપુર, તા. વડોદરા શહેર (દક્ષિણ) જી. વડોદરાની સીમના રે. સ. નં. ૧૦૧, ૧૦૨/૨ તથા ૧૦૬/૨ પેટી ૨ વાળી જમીન, જેનું ૭/૧૨ નાં ઉતારા મુજબનું ક્ષેત્રફળ: ૧૦૧૮૭.૦૦ ચો. મી. વાળી બિનખેતીની જમીન જેનો સમાવેશ મુસદ્દા રૂપ નગરચોજના નં. ૨૯ (માંજલપુર) માં થતાં કાઈનલ પ્લોટ નં. ૯ + ૨૪ મળેલ છે, જે કાઈનલ પ્લોટ મુજબનું ક્ષેત્રફળ : ૬૧૧૨ ચો. મી. એટલે કે ૬૫૭૮૯.૫૭ ચો. ફુટ બિનખેતીની જમીન/મીલકતનાં માલીકો (૧) પટેલ રસીકભાઈ રામભાઈ (૨) પટેલ દિનેશભાઈ હરમાનભાઈ (૩) પટેલ જશભાઈ હરમાનભાઈનાઓએ સદરજું મીલકત સ્વતંત્ર માલીકીની હોવાનું જણાવી અમારી પાસે ટાઈટલ કલીચરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. આથી સદરજું મીલકત અંગે કોઈપણ વ્યક્તિ કે સંસ્થાનો, કોઈપણ જાતનો લાગ, ભાગ, હક્ક, હિત, સંબંધ કે દાવો અલાખો કે લીચન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દિન-૭ માં નીચેના સરનામે લેખીત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરજું મીલકત ચોખ્ખા ટાઈટલ વાળી કલીચર અને માર્કિટ પ્રલ છે તેમ ગણી અમો ટાઈટલ કલીચરન્સ સર્ટીફિકેટ આપી દઈશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં જેની નોંધ લેશો.

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

તા. : ૦૪/૦૩/૨૦૨૦
સ્થળ : વડોદરા

અસીલની સુચના અને ફરમાશથી
સ્નેહલ કનુભાઈ શાહ
(એડવોકેટ એન્ડ નોટરી)

ઓફિસ : ૨૨૦ / ૨૨૧, "ગ્લેસીયર" કોમ્પ્લેક્સ, પીઝાબેલની બાજુમાં, જેતલપુર રોડ,
અલકાપુરી, વડોદરા - ૭. ફોન નં. : ૬૬૨૨૨૧૮, ૬૬૨૨૨૧૯, ૨૩૫૧૭૩૭