



**AJAY TRIPATHI &
ASSOCIATES**
It's a low firm



राष्ट्रमेव जयते

Ajay B. Tripathi

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Advocate (Guj. High Court)

Office : 1st Floor, 103/A, Akshar Plaza,
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Mo.: 99090 30474, E-mail : ajaytripathilegal@gmail.com

TO WHOM SO EVER IT MAY CONCERN

I, Ajaykumar B. Tripathi 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 of name of any party in or over land, and I have experience of 12 years in land related matters accordance to GUJ RERA RULES.

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

Date : 03.10.2017.

Place: Vadodara

Advocate Sign:

Advocate Name: Ajaykumar B. Tripathi





TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

*Subject : Title Clearance Certificate in respect of the immovable Non
Agricultural Land i.e. Revenue Survey No.100, admeasuring
3716.00 Sq. Mtrs. and pro-rata undivided share of Common Plot,
Common Road Land admeasuring 1241.00 Sq.Mtrs. total
admeasuring 4957.00 Sq.Mtrs. of Village Mouje Atladara in the
Registration District Vadodara and Sub-Registration District
Vadodara State of Gujarat.*

Sangitaben Recharad Fransis Proprietor of Trivani Developers has
approached me for collecting a Title Clearance Certificate and submitted
necessary papers and documents to me. I have investigated the matters
and my legal opinion is based on papers, Revenue Records and
documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance
Certificate of the above said property.

1. Photocopy of Register sale deed vide registration serial No.8604,
dated : 18.10.2006, executed by (1) Parasantben W/o. Bhikhabhai
Lalubhai (2) Shantaben Bhikhabhai (3) Mohanbhai Bhikhabhai (4)
Vajesang Bhikhabhai (5) Khodabhai Bhikhabhai (6) Ranjanben





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- Bhikhabhai (7) Narmdaben W/o. Melabhai (8) Anopbhai Melabhai (9) Mansang Melabhai (10) Fatesang Melabhai (11) Pushpaben Melabhai and Confirming Party (1) Hemantkumar Prafulbhai Contractor (2) Smt. Ambaben Prafulbhai Contractor (3) Vallabhbhai Zaverbhai Italiya (4) Bhartiben Vallabhbhai Italiya in favour of Sangitaben Recharad Fransis Owner & Proprietor of Trivani Developers.
2. Photocopy of Index-II & Lodgment Receipt of the above sale deed No. 8604/2006.
 3. Photocopy of Registered Consent deed vide registration serial No.8141, dated : 07.09.2007, executed by Legal heirs of Late. Chanchalben D/o. Lalubhai - (1) Ambalalbhai Nagar (2) Ravjibhaibhai Nagar in favour of Sangitaben Recharad Fransis Owner & Proprietor of Trivani Developers.
 4. Photocopy of Index-II & Lodgment Receipt of the above Consent deed No. 8141/2007.
 5. Photocopy of Registered Consent deed vide registration serial No.10541, dated : 26.09.2008, executed by Legal heirs of Late. Heeraben D/o. Lalubhai W/o. Ishvarbhai Khodabhai Parmar - (1) Ashokbhai Ishvarbhai Parmar (2) Ranjeetbhai Ishvarbhai Parmar (3) Sureshbhai Ishvarbhai Parmar in favour of Sangitaben Recharad Fransis Owner & Proprietor of Trivani Developers.
 6. Photocopy of Index-II & Lodgment Receipt of the above Consent deed No. 10541/2008.





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7. Photocopy of Registered Consent deed vide registration serial No.5861, dated : 03.05.2010, executed by Legal heirs of Late. Chanchalben D/o. Lallubhai namely-Santaben Nagarbhai Parmar W/o. Anupsinh Zala Makwana in favour of Sangitaben Rechar Fransis Owner & Proprietor of Trivani Developers.
8. Photocopy of Index-II & Lodgment Receipt of the above sale deed No. 5861/2010.
9. Photocopy of N.A. Order passed by District Collector of Vadodara for non-agricultural purpose vide order No. N.A. / S.R. / 103 / 2000-2001, No.LAND – D / Vashi / 2832 / 2001, Dated : 20.11.2001 & Revised N.A. Order passed by District Collector of Vadodara for non-agricultural purpose vide order No. N.A. / S.R. / Saratbhang / 76 / 2009-2010, No.LAND / Section-66 / Vashi / 410 / 2010, Dated : 25.05.2010.
10. Photocopy of Lay-out Plan.
11. Photocopy of Registered Agreement to sale deed vide registration serial No.5704, dated : 19.06.2007, executed by (1) Ashokbhai Ishwarbhai Parmar (2) Ranjitbhai Ishwarbhai Parmar (3) Sureshbhai Ishwarbhai Parmar in favour of Satishbhai Rambhai Parmar
12. Photocopy of Registered Cancellation Agreement to sale deed vide registration serial No.10540, dated : 26.09.2008, executed by Satishbhai Ramanbhai Parmar in favour of (1) Ashokbhai Ishwarbhai Parmar (2) Ranjitbhai Ishwarbhai Parmar (3) Sureshbhai Ishwarbhai Parmar.



[Signature]



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13. Photocopy of Rajachitthi No. Ward/6/L-376/2000-2001, dated 13.02.2001 & Revised Construction Permission given by the Vadodara Mahanagar Sevasadan vide Rajachitthi No. Ward/6/L-183/2008-2009, dated 03.03.2009.

14. Photocopy of Title Clearance Certificate issued by Sanjay G. Mistry, Advocate, Dated : 09.03.2009 & 16.02.2015.

HISTORY OF THE SAID PROPERTY

I have been supplied with the photocopy of Village Forms No. 7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that originally the above said aforesaid property was owned by (1) Parasanben W/o. Bhikhabhai Lalubhai (2) Shardaben Bhikhabhai (3) Mohanbhai Bhikhabhai (4) Vajesang Bhikhabhai (5) Khodabhai Bhikhabhai (6) Ranjanben Bhikhabhai (7) Narmdaben W/o. Melabhai (8) Anopbhai Melabhai (9) Mansang Melabhai (10) Fatesang Melabhai (11) Pushpaben Melabhai.

Thereafter, Land Owners has converted the said land admeasuring 5853 Sq.Mtrs. into non-agricultural purpose vide order No. N.A. / S.R. / 103 / 2000-2001, No.LAND - D / Vashi / 2832 / 2001, Dated : 20.11.2001 & Revised N.A. Order passed by District Collector of Vadodara for non-agricultural purpose vide order No. N.A. / S.R. / Saratbhang / 76 / 2009-2010, No.LAND / Section-66 / Vashi / 410 / 2010, Dated : 25.05.2010.



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It transpire from the record that landowners - Parasanben W/o. Bhikhabhai Lalubhai & others executed Agreement to Sale in favour of (1) Hemantkumar Prafulbhai Contractor (2) Smt. Ambaben Prafulbhai Contractor (3) Vallabhbhai Zaverbhai Italiya (4) Bhartiben Vallabhbhai Italiya on dated : 16.07.1996.

It transpire from the record that landowner - (1) Parasanben W/o. Bhikhabhai Lalubhai (2) Shardaben Bhikhabhai (3) Mohanbhai Bhikhabhai (4) Vajesang Bhikhabhai (5) Khodabhai Bhikhabhai (6) Ranjanben Bhikhabhai (7) Narmdaben W/o. Melabhai (8) Anopbhai Melabhai (9) Mansang Melabhai (10) Fatesang Melabhai (11) Pushpaben Melabhai and Confirming Party (1) Hemantkumar Prafulbhai Contractor (2) Smt. Ambaben Prafulbhai Contractor (3) Vallabhbhai Zaverbhai Italiya (4) Bhartiben Vallabhbhai Italiya sold the said land to Sangitaben Rechar Fransis Owner & Proprietor of Trivani Developers by registered sale deed vide registration serial No.8604, dated : 18.10.2006. The entry to this effect is duly mutated in the City Survey record vide mutation entry No.4795, Dated : 18.04.2009.

It transpire from the record that thereafter Trivani Developers have planned scheme in the said land which is know as "AMBICA AVENUE" as per the approved map and construction permission given by the Vadodara Mahanagar Palika Vide No.Ward/6/L-183/2008-2009, dated 03.03.2009 and sold to the interested Parties. This Title Clearance Certificate is issued for the entire project namely "AMBICA AVENUE" for unsold area.



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SEARCH

I have also taken a necessary search from the Office of the Sub-Registrar, Vadodara for last 15 Years vide Receipt No.2017016029791, Dated : 22.09.2017 and no adverse entry is found to be registered before the sub registrar.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and Sangitaben Recharad Fransis Owner & Proprietor of Trivani Developers having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.





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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land
i.e. Revenue Survey No.100, admeasuring 3716.00 Sq. Mtrs. and pro-
rata undivided share of Common Plot, Common Road Land
admeasuring 1241.00 Sq.Mtrs. total admeasuring 4957.00 Sq.Mtrs. of
Village Mouje Atladara in the Registration District Vadodara and
Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 03.10.2017




AJAY TRIPATHI
Advocate



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Dated : 03.10.2017

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search for Non Agricultural Land i.e. Revenue Survey No.100, admeasuring 3716.00 Sq. Mtrs. and pro-rata undivided share of Common Plot, Common Road Land admeasuring 1241.00 Sq.Mtrs. total admeasuring 4957.00 Sq.Mtrs. of Village Mouje Atladara in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat for the last 15 years vide Receipts No.2017016029791, Dated : 22.09.2017. I have not found any adverse entry in the search report.

Vadodara
Date : 03.10.2017




AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued Sub-Registrar, Vadodara, attached.