



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

B.Com., LL.B.

Advocate (Guj. High Court)

Office : 1st Floor, 103/A, Akshar Plaza,
Ghelani Petrol Pump, Beside Goverdhan Nath Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.
Mo.: 99090 30474, E-mail : ajaytripathilegal@gmail.com

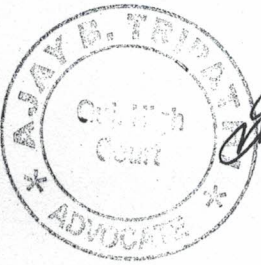
TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of Southern Side Non Agricultural Land admeasuring 1239.50 Sq.Mtr. out of land admeasuring 2479.00 Sq.Mtr. (as per 7/12 land admeasuring 3541.00 Sq.Mtr.) situated in land bearing Block No.65, R.S. No.79 paiki, T.P. Scheme No.2, Final Plot No.73, of Village Mouje Bhayali in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State.

Girishbhai Kanjibhai Prajapati Partner of M/s. Maadhav Enterprise, 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.



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For MAADHAV Enterprise

Prajapati Gile
Partner



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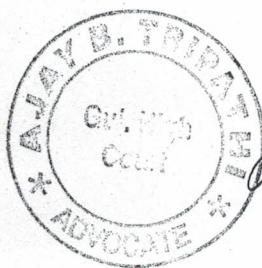
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1. Photocopy of Registered sale deed for Southern Side Non Agricultural Land admeasuring 1239.50 Sq.Mtr. vide registration serial No.15115, dated : 21.09.2017, executed by (1) Shah Ashwinbhai Manubhai (2) Shah Jigarbhai Ashwinbhai (3) Shah Viralbhai Ashwinbhai in favour of M/s. Maadhav Enterprise a Partnership Firm through its managing Partner Girishbhai Kanjibhai Prajapati.
2. Photocopy of Index II and Lodgment Receipt of Sale Deed No.15115/2017.
3. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
4. Photocopy of Order No.Tenancy/A/S.R./271-13/2014, Dated : 17.11.2014.
5. Photocopy of N.A. Order passed by District Collector of Vadodara vide No. Tatkal/N.A./S.R./62/2014-15, No.LAND/D/SECTION-65/VASHI / 887 to 895 / 15, dated : 05.02.2015.
6. Photocopy of Revised Development Permission vide No.UDA/Plan-6/Permission/80/2016, Dated : 08.03.2017 issued by Vadodara Urban Development Authority.
7. Photocopy of Revised Development Permission / Rajachitthi vide No.UDA/PLAN-6/Permission/107/2017, dated : 30.10.2017 issued by Vadodara Urban Development Authority (VUDA).
8. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
9. Photocopy of Lay-out plan of above said land.
10. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.
11. Photocopy of Title Clearance Certificate issued by Mukesh B. Shah (Advocate), Dated : 13.02.2016.



[Signature]

For MAADHAV Enterprise

Prajapati Chk.
Partner

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12. Photocopy of Title Clearance Certificate issued by Trushar M. Dalwadi
(Advocate), Dated : 31.07.2017.

HISTORY OF THE SAID PROPERTY

That, the land was owned by Jijibhai Ajibhai. After his death the said land was transferred in the name of his legal heirs Ishwarbhai Jijibhai vide mutation entry No.1/59. Thereafter, the name of Jayantibhai Ishwarbhai was mutated in revenue record and the name of Ishwarbhai Jijibhai was deleted in revenue records vide mutation entry No.5776, Dated : 13.12.1978. Thereafter the said land was transferred in the name Ashwinbhai Manubhai Shah being agricultural tenant pursuant by virtue of the order passed by the Mamlatdar Agricultural land Tribunal in Tenancy Case No.6147/89, Dated : 01.01.1991 and said order mutated in revenue record vide mutation entry No.8994, Dated : 21.07.1992. Subsequently, entered the names of Nainaben Ashwinbhai Shah, Jigarbhai Ashwinbhai Shah and Viral Ashwinbhai Shah were mutated in revenue records as joint owners of the said land with Ashwinbhai Manubhai Shah vide mutation entry No.13428, Dated : 01.06.2013. Thereafter, Nainaben Ashwinbhai Shah expired on 21.08.2013 and her name is deleted from the revenue record vide mutation entry No.13568, Dated : 27.09.2013. Thus by virtue of the same said land is owned by (1) Shah Ashwinbhai Manubhai (2) Shah Jigarbhai Ashwinbhai (3) Shah Viralbhai Ashwinbhai. The said land was converted in the old tenure land by virtue of the Order No.Tenancy/A/S.R./271-13/2014, Dated : 17.11.2014 of Collector, Vadodara and mutated in revenue record vide mutation entry No.14067, Dated : 19.12.2014. Thereafter, the said



For MAADHAV Enterprise

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Pragapathi G. K.
Partner



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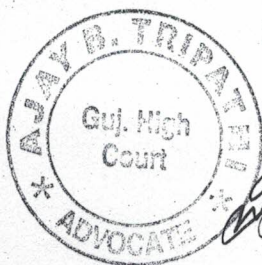
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land is converted into Non-Agricultural residential use of the order No. Tatkal/N.A./S.R./62/2014-15, No.LAND/D/SECTION-65/VASHI / 887 to 895 / 15, dated : 05.02.2015 of Collector, Vadodara and said order mutated in revenue records vide mutation entry No.14246, Dated : 10.04.2015. Thereafter, the said owner i.e. (1) Shah Ashwinbhai Manubhai (2) Shah Jigarbhai Ashwinbhai (3) Shah Viralbhai Ashwinbhai sold the Southern side land admeasuring 1239.50 Sq.Mtr. out of land admeasuring 2479.00 Sq.Mtr. (as per 7/12 land admeasuring 3541.00 Sq.Mtr.) to M/s. Maadhav Enterprise a Partnership Firm through its managing Partner Girishbhai Kanjibhai Prajapati vide registration serial No.15115, dated : 21.09.2017

It transpire from the record that thereafter the said M/s. Maadhav Enterprise have planned a scheme in the said land which is known as "MAADHAV ELITE" as per the approved map and revised construction permission given by the Vadodara Urban Development Authority (VUDA) vide Rajachitthi No.UDA/PLAN-6/Permission/107/2017, dated : 30.10.2017.

SEARCH

I have also taken a necessary search from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2017016030719, dated : 29.09.2017 and no adverse entry is found to be registered before the sub registrar.



[Signature]

For MAADHAV Enterprise

Prajapati, G.K.

Partner

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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, on the basis of above documents and certified entries I am of the opinion that the aforesaid discussed documents are in order and **M/s. Maadhav Enterprise a Partnership Firm through its managing Partner Girishbhai Kanjibhai Prajapati** 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 encumbrance.



For MAADHAV Enterprise
Prajapati, C. K.
Partner



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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of Southern Side Non Agricultural Land admeasuring 1239.50 Sq.Mtr. out of land admeasuring 2479.00 Sq.Mtr. (as per 7/12 land admeasuring 3541.00 Sq.Mtr.) situated in land bearing Block No.65, R.S. No.79 paiki, T.P. Scheme No.2, Final Plot No.73, of Village Mouje Bhayali in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State.

Vadodara.
Date : 03.11.2017



AJAY TRIPATHI
Advocate

For MAADHAV Enterprise
Pragati G. K.
Partner



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Mo.: 99090 30474, E-mail : ajaytripathilegal@gmail.com



Dated : 03.11.2017

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search for Non Agricultural Land admeasuring 1239.50 Sq.Mtr. out of land admeasuring 2479.00 Sq.Mtr. (as per 7/12 land admeasuring 3541.00 Sq.Mtr.) situated in land bearing Block No.65, R.S. No.79 paiki, T.P. Scheme No.2, Final Plot No.73, of Village Mouje Bhayali in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State for the last 30 years vide Receipts No.2017016030719, dated : 29.09.2017. I have not found any adverse entry in the search report.

Vadodara
Date : 03.11.2017




AJAY TRIPATHI
Advocate

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

For MAADHAV Enterprise

Pratap C. K.
Partner

અરજી પહોંચ

મેલકતનું વર્ણન રે સ ન: 79 પેકી બ્લોક નં 65 ટીપી 2 એફ પી 73

Search in : ભાયલી/BHAYALI

પહોંચ નંબર: ૨૦૧૭૦૧૬૦૩૦૭૧૯ અરજી નંબર: ૧૩૨૮૯ અરજી વર્ષ: ૨૦૧૭

તા: ૨૯ માહે: સપ્ટેમ્બર સને: ૨૦૧૭

રજુ કરનારનું નામ અજય ત્રીપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦
શોધ અગર તપાસણી..... Year : ૨૦૦૩ ૨૦૧૭ ૧૮૫
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલીયો..... ૦
ઈન્ડેક્સ-૨ ફી
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૮૫

અંકે રૂપીયા એકસો પંચચાસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(R.M.RATHOD)

સબ રજીસ્ટ્રાર

Akota

IGR-NIC

-5185444203378149818

૨૯/૯/૨૦૧૭

૪:૪૪:૪૦ pm

For MAADHAV Enterprise

Rajesh G. K.

Partner

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇંસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2003

મિલકત પરના બોજા અંગેનું પત્રક

2017

Search in અજય ત્રીપાઠી ગામ નું નામ : BHAYALI
અરજી નંબર : ૧૩૨૮૯

મિલકતનું વર્ણન રે સ નં: 79 ચૈક્રી બ્લોક નં 65 ટીપી 2 એફ પી 73

દસ્તાવેજની આ શોધ એસ.આર.ઓ - Akota મા -14 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
શ્રી. For MAADHAV Enterprises Pratap Singh Partner			NO DATA AVAILABLE			

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Akota



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TO WHOM SO EVER IT MAY CONCERN

I, 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 thereform.

Date : 03.11.2017.

Place: Vadodara

Advocate Sign: 

Advocate Name: Ajaykumar B. Tripathi



For MAADHAV Enterprise

Poojapati G. K.

Partner