

TITLE CLEARANCE CERTIFICATE

To,
Creative Developers,
Omkar Avenue,
Premanand Kavi's Pole,
Wadi, Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Land situated lying and being in registration district sub
district Vadodara being at Moje Village Wadi bearing A
Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55
Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M.,
City Survey no. 138/1 admeasuring 122.91.11 Sq. M. &
City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total
admeasuring 229.93.57 Sq. Meters.

Ref.: My Title Clearance Certificate dtd.11/04/2019.

I have issued a detailed Title Clearance Certificate in respect of the Land situated lying and being in registration district sub district Vadodara being at moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total admeasuring 229.93.57 Sq. Meters, and I Certified the Title of Creative Developers, a partnership firm in respect of the captioned



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land as Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

I have also caused a further search to be made with the office of Sub Registrar at Vadodara for the year 2018-2021 as available record and I could not find any charges or encumbrances having been registered with the Sub Registrar at Vadodara in respect of captioned property.

Thus, looking to the above referred documents and further search with the office of Sub – Registrar at Vadodara as available record and in continuation of my Title Clearance Certificate dated 11th April, 2019, I am of the opinion that the Title of the Land situated lying and being in registration district sub district Vadodara being at moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total admeasuring 229.93.57 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 28th January 2021

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

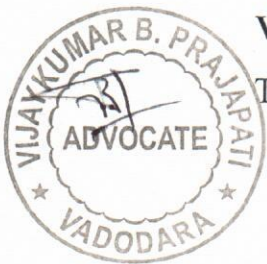
En. No. G/1822/2006

TITLE CLEARANCE CERTIFICATE

To,
Creative Developers,
Pranand Kavi's Pole,
Wadi, Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the Land situated lying and being in registration district sub district Vadodara being at Moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total admeasuring 229.93.57 Sq. Meters.

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Land situated lying and being in registration district sub district Vadodara being at moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total admeasuring 229.93.57 Sq. Meters, hence I, **Vijaykumar B. Prajapati, Advocate**, do hereby give my opinion as to the Title details of which are as under:



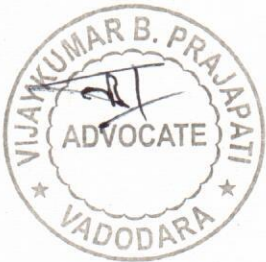
[2]

1. I have been supplied with the following documents regarding the captioned property and I have gone through the same:

- a. A copy of the Property Card of the said land.
- b. A copy of Sale deed no. 1808, dtd.11/04/1972.
- c. A copy of Sale deed no. 1809, dtd.11/04/1972.
- d. A copy of Sale deed no. 7490, dtd.21/09/2015.
- e. A copy of Index-II of Sale deed no. 7490, dtd.21/09/2015.
- f. A copy of Sale deed no. 1878, dtd.01/03/2019.
- g. A copy of Index-II of Sale deed no. 1878, dtd.01/03/2019.

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. was originally belongs to Balshankar Prabhashankar Vyas and by virtue of release deed no. 701, dtd.19/02/1971 the said land was transferred and mutated in the name of Bharatkumar Hariprasad Vyas, Kiritkumar Hariprasad Vyas, Anilkumar Hariprasad Vyas, Niranjankumar Hariprasad Vyas & Harshaben Hariprasad Vyas and the mutation

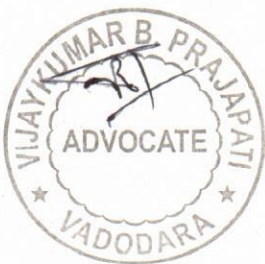


[3]

entry to that effect had been affected in revenue record vide entry no. 791, 794, 796 on dtd.09/11/1971.

- b. It further transpires from the record that Bharatkumar Hariprashad Vyas & others have sold said the land to Kiritkumar Ramniklal Vyas by registered Sale Deed no. 1808, 1809 on dtd.11/04/1972 and the mutation entry to that effect had been affected in revenue record vide entry no. 801, 843 on dtd.18/08/1972.
- c. It further transpires from the record that Kiritkumar Ramniklal Vyas had sold said the land to Pratimaben Bharatbhai Patel by registered Sale Deed no. 7490 on dtd.21/09/2015 and the mutation entry to that effect had been affected in revenue record vide entry no. 7618 on dtd.23/05/2016.
- d. It further transpires from the record that Pratimaben Bharatbhai Patel had sold said the land to Creative Developers, a partnership firm through its managing partner Rajesh Rashmikant Patel by registered Sale Deed no. 1878 on dtd.01/03/2019.
- e. Hence it is crystal clear that to Creative Developers, a partnership firm is the owners and in possession of the captioned land.

3. I have also issued a Public Notice dtd.04/12/2018 in Gujarat Samachar, Gujarati daily for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land. However, I have not received any objections or claims in response to the Public Notice till today.



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4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1988 to 2018 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.
5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1988 to 2018 as available record from the office of Sub Registrar Vadodara, after giving a public notice in Gujarat Samachar, Gujarati daily and also after verifying the revenue records, I am of the opinion that the Title of the Land situated lying and being in registration district sub district Vadodara being at moje Village Wadi bearing A Tikka no. 8/2, City Survey no. 51 admeasuring 48.49.55 Sq. M., City Survey no. 53 admeasuring 25.92.00 Sq. M., City Survey no. 138/1 admeasuring 122.91.11 Sq. M. & City Survey no. 138/2 admeasuring 32.60.91 Sq. M. total admeasuring 229.93.57 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 11th April 2019

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]