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TITLE CLEARANCE CERTIFICATE

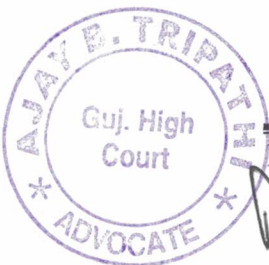
TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing (1) Block / Survey No.58, admeasuring 8903 Sq.Mtrs. and (2) Block / Survey No.61, admeasuring 4654 Sq.Mtrs. Total admeasuring 13557 Sq.Mtr., T.P. Scheme No.28, Final Plot No.32, Old Final Plot No.29, admeasuring 8134 Sq.Mtr. of Village Mouje Atladara in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Bhavinbhai Kartikbhai Patel Partner of Sunrise Developers (Red Coral 52), 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.170, Dated : 02.02.2019, executed by (1) Raysang Pujabhai Chauhan (2) Chauhan Gajraben Raysang (3) Chauhan Mafatbhai Raysang (4) Chauhan Laxmiben Raysang W/o. Vipulbhai Solanki (5) Chauhan Manjulaben Raysang (6) Chauhan Manjulaben Mafatbhai (7) Chauhan Gitaben



ENROLMENT NO.G/1762/2004

**AJAY TRIPATHI &
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सत्यमेव जयते

Mafatbhai W/o. Bharatbhai Padhiyar (8) Chauhan Kalavatiben Mafatbhai W/o. Hasmukhbhai Parmar (9) Chauhan Vijaybhai Mafatbhai (10) Chauhan Navinbhai Mafatbhai in favour of (1) Hasmukhbhai Jashbhai Patel (2) Navnitbhai Jashbhai Patel (3) Dhavalkumar Jayantibhai Patel (4) Tejaskumar Bhupendrabhai Patel (5) Mahendrabhai Tribhovandas Patel (6) Sandipkumar Ashwinbhai Patel (7) Kishor Dharamsibhai Prajapati (8) Rameshbhai Pitambarbhai Turakhiya (9) Vinodbhai Pitambarbhai Turakhiya.

2. Photocopy of Lodgment Receipt of the above sale deed No.170/2019.
3. Photocopy of Register Sale Deed vide registration serial No.7928, Dated : 06.08.2020, executed by Sandipkumar Ashwinbhai Patel in favour of Smt. Nikita Jigneshbhai Turakhiya.
4. Photocopy of Lodgment Receipt of the above sale deed No.7928/2020.
5. Photocopy of Register Development Agreement vide registration serial No.11631, Dated : 05.07.2021, executed by (1) Hasmukhbhai Jashbhai Patel through his Power of Attorney Holder Navnitbhai Jashbhai Patel (2) Navnitbhai Jashbhai Patel (3) Dhavalkumar Jayantibhai Patel (4) Tejaskumar Bhupendrabhai Patel (5) Mahendrabhai Tribhovandas Patel (6) Sandipkumar Ashwinbhai Patel (7) Kishor Dharamsibhai Prajapati (8) Rameshbhai Pitambarbhai Turakhiya (9) Vinodbhai Pitambarbhai Turakhiya (10) Nikita Jigneshbhai Turakhiya in favour of Sunrise Developers a Partnership Firm through its Managing Partner Bhavinbhai Kartikbhai Patel.



ENROLMENT NO.G/1762/2004



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Ajay B. Tripathi

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6. Photocopy of N.A. Order of Block No.58, passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.960/19/18/014/2019, Dated : 18.09.2019.
7. Photocopy of N.A. Order of Block No.61, passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.961/19/18/014/2019, Dated : 18.09.2019.
8. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
9. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakkpatrak).
10. Photocopy of Lay-out plan of above said land.
11. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.
12. Photocopy of Construction Permission vide No.003BP21220015, Dated : 06.04.2021 issued by Vadodara Mahanagar Palika.

HISTORY OF THE SAID PROPERTY

Tracing of Title

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 transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Atladra bearing Revenue Survey No.58 was originally belongs to Punjabhai Ishwarbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Raysing Punjabhai by virtue of succession and the mutation entry to that



ENROLMENT NO.G/1762/2004

[Signature]

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सत्यमेव जयते

effect had been affected in revenue record vide entry No.310 in the year of 1952.

It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Atladra bearing Revenue Survey No.61 was originally belongs to Punjabhai Ishwarbhai **from the Year of 1952 till 2018** and on his demise the said land was transferred and mutated in the name of his legal heirs Raysing Punjabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry No.313 in the year of 1952.

It further transpires from the revenue record that the name of Chauhan Gajaraben Raysang, Chauhan Mafatbhai Raysang, Chauhan Laxmiben Raysang & Chauhan Manjulaben Raysang were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry No.4088 on dtd. 12/04/2018.

It further transpires from the revenue record that the name of Chauhan Manjulaben Mafatbhai, Chauhan Geetaben Mafatbhai, Chauhan Kalavatiben Mafatbhai, Chauhan Vijaybhai Mafatbhai & Chauhan Navinbhai Mafatbhai were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry No.4089 on dtd. 12/04/2018.



ENROLMENT NO.G/1762/2004

**AJAY TRIPATHI &
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It further transpires from the record that Gajaraben Raysan Chauhan & others have sold the said land to Hasmukhbhai Jashbhai Patel, Navnitbhai Jashbhai Patel, Davalkumar Jayantibhai Patel, Tejashkumar Bhupendrabhai Patel, Mahendrabhai Tribhovandas Patel, Sandipkumar Ashvinbhai Patel, Kishor Dharamshibhai Prajapati, Rameshbhai Pitambarbhai Turakhiya & Vinodbhai Pitambarbhai Turkiya on dtd. 02/02/2019 vide registered sale deed No.170 and the mutation entry to that effect had been affected in revenue record vide entry No.4132 on dtd.02/02/2019.

It also further transpires from the record that the Collector, Vadodara had passed an order to use the captioned land for non agriculture purpose vide his Order No.961/19/18/014/2019 & Order No.960/19/18/014/2019, dtd. 18/09/2019 and the mutation entry to that effect had been affected in revenue record vide entry No.4183 on dtd. 18/09/2019.

It further transpires from the record that Sandipkumar Ashvinbhai Patel had sold the said land paikee 488 Sq.Mtr. land to Nikita Jigneshbhai Turakhiya on dtd.06/08/2018 vide registered sale deed No.9728 and the mutation entry to that effect had been affected in revenue record vide entry No.4241 on dtd. 08/10/2020.

Hence it is crystal clear that (1) Hasmukhbhai Jashbhai Patel (2) Navnitbhai Jashbhai Patel (3) Dhavalkumar Jayantibhai Patel (4) Tejaskumar Bhupendrabhai Patel (5) Mahendrabhai Tribhovandas Patel (6) Sandipkumar Ashwinbhai Patel (7) Kishor Dharamsibhai Prajapati (8) Rameshbhai

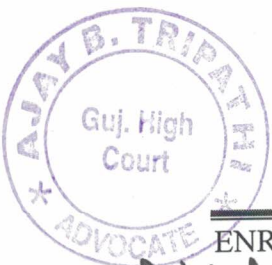


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Pitambarbhai Turakhiya (9) Vinodbhai Pitambarbhai Turakhiya (10) Nikita Jigneshbhai Turakhiya are the owners and in possession of the captioned land.

It appears form the record that (1) Hasmukhbhai Jashbhai Patel through his Power of Attorney Holder Navnitbhai Jashbhai Patel (2) Navnitbhai Jashbhai Patel (3) Dhavalkumar Jayantibhai Patel (4) Tejaskumar Bhupendrabhai Patel (5) Mahendrabhai Tribhovandas Patel (6) Sandipkumar Ashwinbhai Patel (7) Kishor Dharamsibhai Prajapati (8) Rameshbhai Pitambarbhai Turakhiya (9) Vinodbhai Pitambarbhai Turakhiya (10) Nikita Jigneshbhai Turakhiya executed Register Development Agreement vide registration serial No.11631, Dated : 05.07.2021 in favour Sunrise Developers a Partnership Firm through its Managing Partner Bhavinbhai Kartikbhai Patel for (1) Block / Survey No.58, admeasuring 8903 Sq.Mtrs. and (2) Block / Survey No.61, admeasuring 4654 Sq.Mtrs. Total admeasuring 13557 Sq.Mtr., T.P. Scheme No.28, Final Plot No.32, Old Final Plot No.29, admeasuring 8134 Sq.Mtr. of Village Mouje Atladara, Tal. & Dist.Vadodara.

It transpire from the record that thereafter Sunrise Developers have planned scheme in the said land which is know as “**Red Coral 52**” as per the approved map and construction permission given by the Vadodara Municipal Corporation Vide No.003BP21220015, Dated : 06.04.2021.



ENROLMENT NO.G/1762/2004

**AJAY TRIPATHI &
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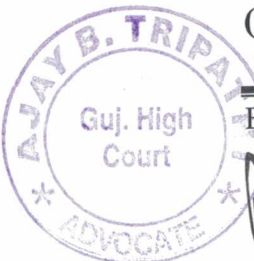
I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2021016022876, 2021318002640 & 2021014016141, Dated : 17.07.2021 and no adverse entry is found to be registered before the sub registrar.

Moreover I have also invited objection from the public at large by publishing a public notice in the daily newspaper "Gujarat Samachar" on dated : 26.02.2020 and I do not received any objection till date.

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 (1) Hasmukhbhai Jashbhai Patel through his Power of Attorney Holder Navnitbhai Jashbhai Patel (2) Navnitbhai Jashbhai Patel (3) Dhavalkumar Jayantibhai Patel (4) Tejaskumar Bhupendrabhai Patel (5) Mahendrabhai Tribhovandas Patel (6) Sandipkumar Ashwinbhai Patel (7) Kishor Dharamsibhai Prajapati (8) Rameshbhai Pitambarbhai Turakhiya (9) Vinodbhai Pitambarbhai Turakhiya (10) Nikita Jigneshbhai Turakhiya



ENROLMENT NO.G/1762/2004

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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.

SCHEDULE**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that piece and parcel of the immovable Non Agricultural Land bearing (1) Block / Survey No.58, admeasuring 8903 Sq.Mtrs. and (2) Block / Survey No.61, admeasuring 4654 Sq.Mtrs. Total admeasuring 13557 Sq.Mtr., T.P. Scheme No.28, Final Plot No.32, Old Final Plot No.29, admeasuring 8134 Sq.Mtr. of Village Mouje Atladara in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 30.09.2021
AJAY TRIPATHI
Advocate