

TITLE CLEARANCE CERTIFICATE

To,
M/s. Kahan Infra,
Bhagirath Party Plot,
Waghodiya Dabhoi ring road, Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Non Agricultural Land situated lying and being in
registration district sub district Vadodara being at Moje
Village Sama bearing Revenue Survey no. 508/3
(consolidated R.S. no. 508, 510, 511, 512, 513, 515/2, 523,
524), T.P. Scheme no. 2, F.P. no. 48 admeasuring 8,205
Sq. Meters.

Ref.: My Title Clearance Certificate dtd.31/01/2016.

I have issued a detailed Title Clearance Certificate in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 508/3 (consolidated R.S. no. 509, 510, 511, 512, 513, 515/2, 523, 524), T.P. Scheme no. 2, F.P. no. 48 admeasuring 8,205 Sq. Meters and I Certified the Title of Kartikbhai Jayantibhai Panchal & Jayantibhai Dalsikbhai Panchal Subject to: the rights in favour of Upendra Laxmanbhai Prajapati & others by virtue of Agreement to Sale dtd.20/10/2014 in respect of the said land as Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.



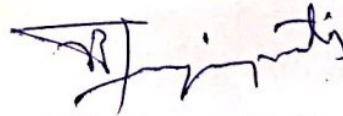
[2]

It further transpires from the record that Kartikbhai Jayantibhai Panchal & Jayantibhai Dalsukhbhai Panchal and Upendra Laxmanbhai Prajapati & others, being a confirming party have sold the said land to M/s. Kahan Infra, a partnership firm by registered Sale Deed no. 666 on dtd.15/02/2017.

I have also caused a further search to be made with the office of Sub Registrar at Vadodara for the year 2016-2018 as available record and I could not find any other charges or encumbrances having been registered with the Sub Registrar at Vadodara in respect of captioned land.

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 31/01/2016, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 508/3 (consolidated R.S. no. 509, 510, 511, 512, 513, 515/2, 523, 524), T.P. Scheme no. 2, F.P. no. 48 admeasuring 8,205 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 28th December 2018
Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]



Office: FF/3, M. P. Complex, C-1/A, Vidhyavihar Scociety, Nr. Abhilasha Char Rasta,
New Sama Road, Vadodara - 390024. E-mail : advocatevp99@gmail.com, (M) 9898880711

NON ENCUMBRANCE CERTIFICATE

This is to certify that, I **Vijaykumar B. Prajapati, Advocate**, undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property" which is owned by Kahan Infra, a partnership firm (hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance, charges and/or claims.

Schedule of the property

The Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 508/3 (consolidated R.S. no. 509, 510, 511, 512, 513, 515/2, 523, 524), T.P. Scheme no. 2, F.P. no. 48 admeasuring 8,205 Sq. Meters.

Date: 28th December 2018

Vadodara.



Vijaykumar B. Prajapati

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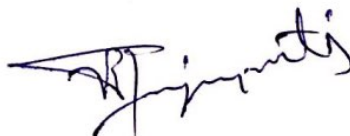
To whome so ever it may concern

I hereby solemnly declare that, I have experience of more than 10 years in land related matters, in which land title search report, issuing of "non encumbrance certificate" on the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 508/3 (consolidated R.S. no. 509, 510, 511, 512, 513, 515/2, 523, 524), T.P. Scheme no. 2, F.P. no. 48 admeasuring 8,205 Sq. Meters including right, title, interest or name of any party in or over land, and I have experience of 12 years in land related matters accordance to GUJ RERA Rules.

That, contents of above are true and correct, and nothing material has been cancelled by me there from.

Date: 28th November 2018

Vadodara.



Vijaykumar B. Prajapati

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