

PATHIK M. SHAH

(B.A.LL.B.)

ADVOCATE

B/1, "Laxmikunj",
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Ellorapark, Vadodara-23.

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પથિક એમ. શાહ

(બી.એ.એલ.એલ.બી.)

એડવોકેટ

બી/૧, "લક્ષ્મીકુંજ",
ચિત્રકુટ પાર્ક સોસા.
આમ્રકુંજ રોડ, ઇલોરાપાર્ક,
વડોદરા-૨૩.

મો : ૯૯૯૮૨ ૯૩૬૭૩

By Reg. A.D.

Date :

:- TO WHOM 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 "no encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience is of 11 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 there from.

Date: 29/08/2022

Advocate Sign:

Place: **VADODARA**

Advocate name: **Pathik M Shah**

Enrolment No. G/382/2011

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By Reg. A.D.

Date :

Date: 29th August, 2022

To,
Hezal Developers
202, Profit Centre,
Nr. Yugdharma Store,
Kala Ghoda, Sayajigunj,
Vadodara.

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the Immovable Property which is more particularly described herein under "Schedule Property", which is developed by Hezal Developers and owned by Amit Devendrabhai Tailor. By perusing the Title Deeds relating thereto and taking necessary 30 years searches, I am of the opinion that the title of the owner in respect of the said land, there seems, no encumbrance on the said Property. Therefore, it is concluded that the Title of the Schedule Property is clear, marketable, free from reasonable doubts.

Schedule of Property

All that piece and parcel of the Properties bearing **City Survey No. 165** admeasuring 61.43 Sq. Mts. out of total land admeasuring 93.64.66 Sq. Mts. and **City Survey No. 168/2** admeasuring 81.662 Sq. Mts. of **Vadodara Kasba** situated in Raopura Area Mahavir Swami- Siddheshwar Mahadev Pole in City of Vadodara in Registration District and Sub-District Vadodara.

Scheme Name: Kiaan Residency

Pathik M. Shah
Advocate
Enrolment No. G/382/2011

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અમ્રકુંજ રોડ, ઇલોરાપાર્ક,
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મો : ૯૯૯૮૨ ૯૩૬૭૩

By Reg. A.D.

Date : 29/08/2022

TITLE CLEARANCE CERTIFICATE

Reg.: Properties bearing **City Survey No. 165** admeasuring 61.43 Sq. Mts. out of total land admeasuring 93.64.66 Sq. Mts. and **City Survey No. 168/2** admeasuring 81.662 Sq. Mts. of **Vadodara Kasba** situated in Raopura Area Mahavir Swami-Siddheshwar Mahadev Pole in City of Vadodara in Registration District and Sub-District Vadodara.

My opinion and certificate regarding title of Properties bearing **City Survey No. 165** admeasuring 61.43 Sq. Mts. out of total land admeasuring 93.64.66 Sq. Mts. and **City Survey No. 168/2** admeasuring 81.662 Sq. Mts., Tika no. B/21/2 of **Vadodara Kasba** situated in Raopura Area, Mahavir Swami- Siddheshwar Mahadev Pole in City of Vadodara in Registration District and Sub-District_Vadodara is asked for. For that purpose, I have been supplied with photocopies of Property Register Cards, Building Permission, Approved Plan, Revised Building Permission, copies of sale deeds dated 7/7/2021 and 20/1/2021, etc.

History of Property bearing City Survey no. 165

2) From the documents supplied to me, I found that land bearing City Survey no. 165, Tika no. B/21/2 was owned by Kantilal Chhotalal Shah and others as per the order of inquiry officer in the year 1954. Kantilal Chhotala Shah and others sold the said property to Ansuya Gauri Wd/o Pandya Harinarayan Motilal by a registered Sale Deed no. 231 dated 2/2/1957. Name of Ansuya Gauri Wd/o Pandya Harinarayan Motilal was mutated in the property card vide Entry no. 80, dated 8/10/1991.

3) Ansuya Gauri Wd/o Pandya Harinarayan Motilal died on 2/1/1992. During her lifetime she executed one Will dated 27/9/1985. This Will is registered with the office of Sub Registrar Vadodara at Sr. no. 6690. As per her Will she bequeathed the said property to Narendraprasad Harinarayan Pandya. Name of Narendraprasad

Harinarayan Pandya was mutated in the property card vide Entry no. 287, dated 10/2/1995.

4) Thereafter, Harinarayan Pandya sold the said property bearing City Survey no. 165 admeasuring 93.64.66 Sq. Mts to Dwarkesh Kulvantari Pandya by a registered Sale Deed dated 26/8/1993. This Sale Deed is registered with the office of Sub-Registrar Vadodara-1 at Sr. no. 13948. Name of Dwarkesh Kulvantari Pandya was mutated in the property card vide Entry no. 288 dated 16/02/1995.

5) Dwarkesh Kulvantrai Pandya died leaving behind his heirs 1) Jayshree Dwarkesh Pandya, 2) Yesha Dwarkesh Pandya and 3) Rut Dwarkesh Pandya. Names of his heirs were mutated in the property card vide Entry no. 9888, dated 29/4/2021.

6) 1) Jayshree Dwarkesh Pandya, 2) Yesha Dwarkesh Pandya and 3) Rut Dwarkesh Pandya sold the property bearing City Survey no. 165, admeasuring 61.43 Sq. Mts. situated on Western Side out of total land admeasuring 93.64.46 Sq. Mts. by a registered Sale Deed dated 7/7/2021 to Amit Devendrabhai Tailor. This Sale Deed is registered with the office of Sub-Registrar Vadodara-1 at Sr. no. 4786 on the same day. Name of Amit Devendrabhai Tailor is mutated in the property card vide Entry no. 10134 dated 27/8/2021.

History of Property bearing City Survey no. 168/2

7) From the documents supplied to me, I found that land bearing City Survey no. 168/2, Tika no. B/21/2 was owned by Maneklal Mulchand Shah and Motilal Mulchand Shah as per the order of inquiry officer in the year 1954. After the death of Motilal Mulchand Shah namesh of Surajben Wd/o Motilal Mulchand and Kamlaben were mutated in the property card.

8) Name Maneklal Mulchand Shah was deleted from the property card in the year 1960. Thereafter, Surajben Wd/o Motilal Mulchand and Kamlaben gave an application to the City Survey office to delete their name and enter the names of 1) Shah Navneetlal Motilal, 2) Shah Natvarlal Motilal and 3) Shah Pravinchandra Motilal. Therefore, names of these three persons were entered in the property card.

9) Natvarlal Motilal Shah died on 16/12/1991 leaving behind his heirs 1) Jyotsanaben Natvarlal Shah, 2) Tejas Natvarlal Shah and 3)

Hiralben Natvarlal Shah. Names of his heirs were mutated in the property card vide Entry no. 4090 dated 2/1/2013. Thereafter, Tejas Natvarlal Shah and Hiral Natvarlal Shah released and relinquished their right, title and interest in favour of their mother Jyotsanaben Natvarlal Shah and therefore names of Tejas Natvarlal Shah and Hiral Natvarlal Shah were deleted from the property card vide Entry no. 4168 dated 15/2/2013.

10) Navneetlal Motilal Shah died on 9/2/2015 leaving behind his heirs 1) Ritaben Navneetlal Shah, 2) Shefali Navneetlal Shah and 3) Samir Navneetlal Shah. Names of his heirs were mutated in the property card vide Entry no. 6224 dated 2/6/2016.

11) Jyotsanaben Natvarlal Shah died on 29/11/2016 leaving behind her heirs 1) Tejas Natvarlal Shah and 2) Hiral Natvarlal Shah. Names of her heirs were entered in the property card vide Entry no. 7739 dated 12/7/2018.

12) 1)Pravinbhai Motilal Shah, 2) Tejas Natvarlal Shah, 3) Hiral Natvarlal Shah, 4) Ritaben Navneetlal Shah, 5) Samir Navneetlal Shah and 6) Shefali Navneetlal Shah sold the property bearing City Survey no. 168/2 admeasuring 81.662 Sq. Mts. to to Amit Devendrabhai Tailor by a registered Sale Deed dated 20/1/2021. This Sale Deed is registered with the office of Sub-Registrar Vadodara-1 at Sr. no. 591 on 28/1/2021. Name of Amit Devendrabhai Tailor is mutated in the property card vide Entry no. 10252 dated 22/10/2021. This Entry will be certified in due course.

13) Thus, Amit Devendrabhai Tailor became the owner of property bearing City Survey no. 165 admeasuring 61.43 Sq. Mts situated on Western Side out of the total land admeasuring 93.64.46 Sq. Mts. and the property bearing City Survey no. 168/2 admeasuring 81.662 Sq. Mts.

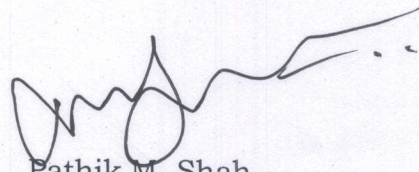
14) The land owner have obtained a Development Permission No. VMC/25-08-2021/2010565/01/035364 dated 25/10/2021 from Vadodara Municipal Corporation. Thereafter, the land owner have obtained a Revised Development Permission No. Ward-7 (Navin)/Appartment/35/2022-2023 dated 17/8/2022 from Vadodara Municipal Corporation. As per the said Development Permission and approved plan they are permitted to construct Ground Floor Parking, First Floor- 3 flats, Second Floor – 3 flats, Third Floor – 3 Flats, Fourth

Floor – 3 flats, Fifth Floor – 3 flats and Terrace+ Stare Cabin and Lift Machine Room.

15) Public notice was given in Divya Bhaskar daily dated 16/11/2021, inviting objections regarding title of this land and in response thereof, and till date I have not received any objection from anybody.

16) Search with the office of Sub Registrar is taken by deputing my man for the years 1991 till 17/11/2021. And Thereafter, from 2021 till 29/8/2022. According to the search report, Index registers for the years 1991 to 2005 are in torn off condition and not properly maintained and the registers after computerization of the records are also not properly maintained and therefore, search is taken from the available records. As per the search report, no entry is found pertaining to any encumbrance over this Property.

17) Looking to the above discussion and documents, I am of the opinion and I hereby certify that Properties bearing **City Survey No. 165** admeasuring 61.43 Sq. Mts. out of total land admeasuring 93.64.66 Sq. Mts. and **City Survey No. 168/2** admeasuring 81.662 Sq. Mts. of **Vadodara Kasba** situated in Raopura Area Mahavir Swami- Siddheshwar Mahadev Pole in City of Vadodara in Registration District and Sub-District Vadodara, are clear and/or marketable and free from encumbrances in the hands of land owner **Amit Devendrabhai Tailor**.



Pathik M. Shah

Advocate

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