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ફોન : ૨૪૨૩૮૨૦
નિરામય કનૈયાલાલ પરીખ
બી.કોમ., એલ.એલ.બી.
એડવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬- મામાની પોળ,
રાવપુરા, વડોદરા - ૩૯૦ ૦૦૧.

Per Reg. A.D.

Date : 18.06.2015

ADDENDUM TO THE
TITLE CLEARANCE CERTIFICATES
DATED 2/5/2005 & 29/4/2011

Reg.: Non Agricultural lands bearing **R. S. No. 37** admeasuring 11432 Sq. Mts., **R. S. No. 39** admeasuring 12343 Sq. Mts., and **R. S. No. 43** admeasuring 15580 Sq. Mts. being combined **Final Plot No. 21** totally admeasuring 38397 Sq. Mts. in Draft T P Scheme No. 38 (Tarsali) of village sim of **Tarsali** of District and Registration Sub-District Vadodara

On 2/5/2005, I have given one Title Clearance Certificate regarding title of Non Agriculture land bearing R. S. No. 37, admeasuring 11432 Sq. Mts. and on 29/4/2011, I have given one Title Clearance Certificate regarding title of Non Agricultural lands bearing R. S. No. 39 and R. S. No. 43 admeasuring respectively 12343 Sq. Mts. and 15580 Sq. Mts. of village sim of Tarsali of District and Registration Sub-District Vadodara. In the said Certificates, I had discussed the entire history regarding title and ownership of these lands. After taking search with the office of Sub Registrar, Vadodara, the said Certificates were given and according to the said Certificates, the title of these lands was clear and/or marketable and free from encumbrances.

3) The land bearing R. S. No. 37 is purchased by Manish Kiritbhai Patel by a registered Sale Deed dated 27/5/2003 and registered with Sub Registrar Vadodara at Sr. No. 4146. Name of

Manish

Manish Kiritbhai Patel was entered in the Revenue Records vide entry no. 5480 dated 12/6/2003. Hence, Manish Kiritbhai Patel is the sole owner of this land.

4) The Title Clearance Certificate dated 29/4/2011 was given for lands bearing R. S. No. 39 & 43 of village Tarsali in continuation of my Title Clearance Certificate dated 23/6/2000. Manish Kiritbhai Patel purchased both these lands by Four (4) separate registered Sale Deeds, the details of which were given in Para-3 of Title Clearance Certificate dated 29/4/2011. Name of Manish Kiritbhai Patel was entered in the Revenue Records vide entries no 4885, 4886, 4884, and 4883 all dated 6/7/2000.

5) According to the Title Clearance Certificate dated 2/5/2005, the title of the land bearing R. S. No. 37 was clear and/or marketable and free from encumbrances. Similarly according to the Title Clearance Certificate dated 29/4/2011, the title of lands bearing R. S. No. 39 and 43 was clear and/or marketable and free from encumbrances.

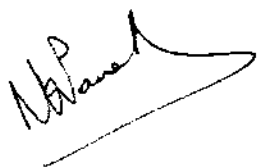
6) Manish Kiritbhai Patel had mortgaged land bearing R. S. No. 37 with Bank of Baroda, Jetalpur Branch by deposit of Title Deeds. Mortgage Deeds dated 24/3/2009, 23/11/2009, and 13/8/2010 were executed by Manish Kiritbhai Patel in favour of Bank of Baroda, Jetalpur Branch. The said Mortgage Deeds are registered with Sub Registrar Vadodara at registration no. 1832, 8942, and 8252 respectively. The loan taken from Bank of Baroda, Jetalpur Branch is fully repaid by Manish Kiritbhai Patel and Release Deeds dated 10/9/2012 and 25/9/2012 have been executed by Bank of Baroda in favour of Manish Kiritbhai Patel. The said Release Deeds are registered with Sub Registrar Vadodara at Sr. No. 7984 and 8264 on 10/9/2012 and 25/9/2012 respectively. Thus, charge of Bank of Baroda is released from this land.

Manish

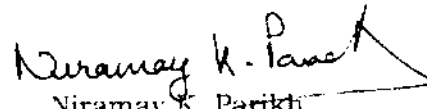
7) Shri. Manish Kiritbhai Patel has mortgaged lands bearing 39 & 43 of village Tarsali in favour of Kotak Mahindra Bank Ltd. by executing a Deed of Mortgage dated 22/6/2012. This Deed is registered with Sub Registrar Vadodara-2 at Sr. No. 5617 on the same day. Thus, a charge is created by Manish Kiritbhai Patel in favour of Kotak Mahindra Bank Ltd. for the lands bearing R. S. No. 39 & 43. Kotak Mahindra Bank Ltd. enhanced the credit limit and therefore, a Deed of Mortgage dated 27/9/2013 is executed by which further charge is created over these two lands bearing R. S. No. 39 & 43 and fresh charge is created over land bearing R. S. No. 37 in favour of Kotak Mahindra Bank Ltd. This Deed is registered with Sub Registrar Vadodara-2 at Sr. No. 4263. By executing this Deed, a charge is created by Manish Kiritbhai Patel in favour of Kotak Mahindra Bank Ltd. over all the three lands. Therefore, subject to charge of Kotak Mahindra Bank Ltd., this Certificate is given.

8) The lands bearing R. S. No. 37, R. S. No. 39 and R. S. No. 43 totally admeasuring 39355 Sq. Mts. is included in Draft Town Planning Scheme No. 38 (Tarsali) and in lieu of all these Three lands, a combined Final Plot No. 21 admeasuring 38397 Sq. Mts. has been allotted.

9) Search for the land bearing R. S. No. 37 is taken by deputing my man with the office of sub-registrar, Vadodara for the years 2005 till 15/4/2015 and thereafter upto 12/6/2015. For the lands bearing R. S. No. 39 and 43, the search is taken by deputing my man with the office of Sub Registrar Vadodara for the years 2011 till 12/6/2015. Search is taken from the available records. According to search report, no entry regarding any encumbrance is found, except the entries regarding Deeds of Mortgage executed in favour of Kotak Mahindra Bank Ltd.



10) Looking to the above discussion, documents, and my earlier Title Clearance Certificates dated 2/5/2005 & 29/4/2011, I am of the opinion and I hereby certify that the title of Non Agricultural lands bearing R. S. No. 37 admeasuring 11432 Sq. Mts., R. S. No. 39 admeasuring 12343 Sq. Mts., and R. S. No. 43 admeasuring 15580 Sq. Mts. being combined Final Plot No. 21 totally admeasuring 38397 Sq. Mts. in Draft T P Scheme No. 38 (Tarsali) of village sim of Tarsali of District and Registration Sub-District Vadodara, is clear and or/marketable and free from encumbrances, subject to the charge created in favour of Kotak Mahindra Bank Ltd.


Niramay K. Parikh
Advocate 18.06.2015

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"કલ્યાણ", ૩૬- મામાની પોળ,

રાવપુરા, વડોદરા - ૩૯૦ ૦૦૧.

Per Reg. A.D.

Date : 18 - 12 - 2015

TITLE CLEARANCE CERTIFICATE

Reg.: Non-Agricultural land bearing R. S. No. 35/2 Paiki admeasuring 1518 Sq. Mts. being Final Plot No. 19 in T P Scheme No. 38 admeasuring 911 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub-District Vadodara.

My opinion and certificate regarding the title of Non-Agricultural land bearing R. S. No. 35/2 Paiki admeasuring 1518 Sq. Mts. being Final Plot No. 19 in T P Scheme No. 38 admeasuring 911 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub-District Vadodara, is asked for. For that purpose with the Abstract of Village Form No. 7 & 12 since 1955-56, all entries in Form No. 6, Copy of Sale Deed dated 4/1/2005, N.A. Order, Zone Certificate, Form No. F under Town Planning Act, Building Permission, etc.

2) From the Revenue Records supplied to me, I found that land bearing R. S. No. 35/2 admeasuring Acre 1-20 Gunthas (Hect. 0-53-62 Sq. Mts.) was standing in the name of Becharbhai Madhavbhai. His name was entered in the Revenue Records vide entry no. 222 dated 1/9/1954. As per the said entry, this land alongwith other lands, came to the share of Patel Becharbhai Madhavbhai, in inheritance and in the partition amongst the family members.

3) As per entry no. 1761 dated 1/1/1976, a partition was effected between Becharbhai Madhavbhai and his sons and in the said partition, this land bearing R. S. No. 35/2 came to the

MP
Patel

share of Patel Somabhai Becharbhai. Name of Patel Somabhai Becharbhai was entered in the Revenue Records.

4) As per entry no. 3005 dated 21/8/1982, land admeasuring Hect. 0-27-32 Sq. Mts. was acquired under the Provisions of Land Acquisition Act for Diversion of National Highway No. 8 and therefore, the land admeasuring Hect. 0-26-30 Sq. Mts. remained with the land owner.

5) As per entry no. 4160 dated 28/10/1995, name of Patel Taljabhai Madhavbhai was entered in the Revenue Records. As per said entry, the Hissa Durasti (correction) was made and this land bearing R. S. No. 35/2 was given to the share of Patel Taljabhai Madhavbhai (brother of Patel Becharbhai Madhavbhai).

6) Land admeasuring Hect. 0-05-46 Sq. Mts. was acquired under the Provisions of Land Acquisition Act for widening of NH-8 and therefore, land admeasuring Hect. 0 20-84 Sq. Mts. remained with the land owner. Entry no. 4225 dated 6/4/1996 was passed to this effect.

7) Vide entry no. 5052 dated 28/2/2001, names of heirs of Patel Taljabhai Madhavbhai, i.e. 1) Patel Umedbhai Taljabhai, 2) Patel Shantaben Taljabhai, 3) Patel Kashiben Taljabhai, 4) Patel Manubhai Taljabhai, 5) Patel Somiben Taljabhai, and 6) Patel Chunibhai Taljabhai were entered in the Revenue Records.

8) 1) Patel Umedbhai Taljabhai, 2) Patel Manubhai Taljabhai, 3) Patel Chunibhai Taljabhai, 4) Patel Kashiben Taljabhai, 5) Patel Shantaben Taljabhai, and 6) Patel Somiben Taljabhai, sold land admeasuring 1518 Sq. Mts. out of land admeasuring 2084 Sq. Mts. situated on Northern side to Manish Kiritbhai Patel by a registered Sale Deed dated 4/1/2005. This Sale Deed is

Attested

registered with Sub Registrar Vadodara at Sr. No. 92 on 6/1/2005. Name of Manish Kiritbhai Patel was entered in the Revenue Records vide entry no. 5779 dated 7/1/2005. Thus, Manish Kiritbhai Patel became the owner of 1518 Sq. Mts. situated at Northern portion of land bearing R. S. No. 35/2 Paiki.

9) I have been supplied with a copy of Order of Collector Vadodara passed in Case No. Rev/NA/SR/143/2010-2011 and LND-D/Sec-65/Vashi/3338/2011 dated 18/6/2011 by which this land bearing R. S. No. 35/2 Paiki admeasuring 1518 Sq. Mts. was permitted for Non-Agriculture use.

10) This land was included in Town Planning Scheme No. 38 (Tarsali) and in lieu of land admeasuring 1518 Sq. Mts. a Final Plot No. 19 admeasuring 911 Sq. Mts. has been allotted.

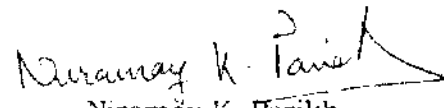
11) As per the Zone Certificate issued by VUDA, this land falls in Residential Zone.

12) I have been supplied with the Building Permission No. Ward-12/L-59/2015-2016 dated 11/8/2015 issued by Vadodara Mahanagar Seva Sadan. The said permission is given in the name of Manish Kiritbhai Patel and is a combined permission of lands bearing R. S. No. 35/2, 36, 37, 39, and 43. A Scheme of Residential Apartment named as Mangla Green is organized in all these lands.

13) Search with the office of Sub Registrar, Vadodara was taken by deputing my man on 16/6/2015 for the years 1985 till June 2015 and thereafter on 11/12/2015 for the year 2015 and have not found any entry regarding any encumbrance. The search has been taken from the available registers.

Manish

14) Looking to the above discussion and documents, I am of the opinion and I hereby certify that the title of Non-Agricultural land bearing R. S. No. 35/2 Paiki admeasuring 1518 Sq. Mts. being Final Plot No. 19 in T P Scheme No. 38 admeasuring 911 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub-District Vadodara, is clear and/or marketable and free from encumbrances.


Niramay K. Parikh
Advocate 18-12-2015

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નિરામય કનૈયાલાલ પરીખ

બી.કોમ., એલ.એલ.બી.

એડવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬ - મામાની પોળ,
રાવપુરા, વડોદરા - ૩૯૦ ૦૦૧.

Per Reg. A.D.

Date : 18-12-2015

TITLE CLEARANCE CERTIFICATE

Reg.: Non-Agricultural land bearing R. S. No. 36 admeasuring 3440 Sq. Mts. being Final Plot No. 20 in T P Scheme No. 38 admeasuring 2064 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub-District Vadodara.

My opinion and certificate regarding the title of Non-Agricultural land bearing R. S. No. 36 admeasuring 3440 Sq. Mts. being Final Plot No. 20 in T P Scheme No. 38 admeasuring 2064 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub-District Vadodara, is asked for. For that purpose with the Abstract of Village Form No. 7 & 12 since 1955-56, all entries in Form No. 6, Copy of Sale Deed dated 11/10/2005, N.A. Order, Zone Certificate, Form No. F under Town Planning Act, Building Permission, etc.

2) From the Revenue Records supplied to me, I found that land bearing R. S. No. 36 admeasuring Acre 1-12 Gunthas (Hect. 0-52-61 Sq. Mts.) was standing in the name of Bhailalbhai Gordhanbhai Patel. His name was entered in the Revenue Records vide entry no. 238. As per the said entry, on the death of Patel Gordhanbhai Shankarbhai, this land alongwith other lands, came to Patel Bhailalbhai Gordhanbhai, in inheritance.

3) As per entry no. 3005 dated 21/8/1982, land admeasuring Hect. 0-18-21 Sq. Mts. was acquired under the Provisions of Land Acquisition Act for Diversion of National Highway No. 8 and

Attested

therefore, the land admeasuring Hect. 0-34 40 Sq. Mts. remained with the land owner.

4) As per entry no. 5931 dated 25/1/2006, Patel Bhailalbhai Gordhanbhai died on 3/8/2000, therefore names of his heirs i.e. 1) Patel Sushilaben-D/o Bhailalbhai Gordhanbhai, 2) Patel Bhogilalbhai Bhailalbhai, and 3) heirs of deceased Patel Naginbhai Bhailalbhai 3/1) Patel Hansaben-Wd/o Naginbhai, 3/2) Patel Rajendrabhai Naginbhai, 3/3) Patel Hemaben-D/o Naginbhai, & 3/4) Patel Vijaybhai Naginbhai, were entered in the Revenue Records.

5) Hansaben-Wd/o Naginbhai Bhailalbhai Patel for self and as Power of Attorney Holder of 1) Smt. Sushilaben-D/o Bhailalbhai Patel, 2) Bhogilalbhai Bhailalbhai Patel, 3) Rajendrabhai Naginbhai Patel, 4) Hemaben-D/o Naginbhai Patel, and 5) Vijaybhai Naginbhai Patel sold this land bearing R. S. No. 36 admeasuring Hect. 0-34-40 Sq. Mts. to Manish Kiritbhai Patel by a registered Sale Deed dated 11/10/2005. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 5661 on 20/10/2005. Name of Manish Kiritbhai Patel was entered in the Revenue Records vide entry no. 5953 dated 25/1/2006. Thus, Manish Kiritbhai Patel became the owner of 3440 Sq. Mts. of land bearing R. S. No. 36.

6) I have been supplied with a copy of Order of Collector Vadodara passed in Case No. Rev/NA/SR/143/2010-2011 and LND-D/Sec-65/Vashi/3338/2011 dated 18/6/2011 by which this land bearing R. S. No. 36 Paki admeasuring 3440 Sq. Mts. was permitted for Non Agriculture use.

7) This land was included in Town Planning Scheme No. 38 (Tarsali) and in lieu of land admeasuring 3440 Sq. Mts. a Final Plot No. 20 admeasuring 2064 Sq. Mts. has been allotted.

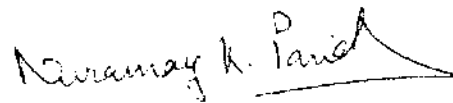
8) As per the Zone Certificate issued by VUDA, this land falls in Residential Zone.

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9) I have been supplied with the Building Permission No. Ward-12/L-59/2015-2016 dated 11/8/2015 issued by Vadodara Mahanagar Seva Sadan. The said permission is given in the name of Manish Kiritbhai Patel and is a combined permission of lands bearing R. S. No. 35/2, 36, 37, 39, and 43. A Scheme of Residential Apartment named as Mangla Green is organized in all these lands.

10) Search with the office of Sub Registrar, Vadodara was taken by deputing my man on 16/6/2015 for the years 1985 till June 2015 and thereafter on 11/12/2015 for the year 2015 and have not found any entry regarding any encumbrance. The search has been taken from the available registers

11) Looking to the above discussion and documents, I am of the opinion and I hereby certify that the title of Non-Agricultural land bearing R. S. No. 36 admeasuring 3440 Sq. Mts. being Final Plot No. 20 in T P Scheme No. 38 admeasuring 2064 Sq. Mts. of village Tarsali Taluka & District Vadodara, Registration District and Sub District Vadodara, is clear and/or marketable and free from encumbrances



Niramay K. Parikh

Advocate

18-12-2015