

SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owners **AAMRAPALI DEVELOPERS Partner Vasubhai Chunibhai Patel** (Hereinafter referred as Owners) In respect of the below mentioned project of "**AAMRAPALI LUXURIA**" perusing revenue records title deeds relating thereto and taking necessary search from the concerned office of Sub - Registrar for last 33 years and published public advertisement in " GUJARAT SAMACHAR " daily newspaper on 31-05-2022 I have issued a Title Clearance Certificate dated 02/12/2022 in my opinion the title of the Owners in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

All piece and parcel with land of Non Agricultural Block No.68, Old Survey No.91, F.P. No. 30, T.P. No. 51 admeasuring 8195.00 Sq. Mtrs.And Block No.69, Old Survey No.94, F.P. No. 30, T.P. No. 51 admeasuring 8701.00 Sq. Mtrs. With Total admeasuring area of 16896.00 Sq.Mtrs. of which promoter will develop the project " Aamrapali Luxuria " on Land admeasuring area 16042.62 sq mtr. of Mouje village Kalali, Tal. Dist. Vadodara.

Date :-14/02/2023

Advocate sign :



Place : Vadodara.

Advocate name :S.R.Patel

SANAD NO : G /733/1986



SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

-:TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than 33 years in land matters relating to title of land with its search report and issuance of "No Encumbrance" certificate of land in which the owner of the land **AAMRAPALI DEVELOPERS, Vadodara** has the right/title/ interest in the property and I also have 33 years experience in land matters in accordance to RERA rules.

The contents of above are and correct and I have concealed nothing there from.

PROPERTY REF :-

All piece and parcel with land of Non Agricultural Block No.68, Old Survey No.91, F.P. No.30, T.P. No. 51 admeasuring 8195.00 Sq. Mtrs., of Mouje village Kalali, Tal. Dist. Vadodara. And All piece and parcel with land of Non Agricultural Block No.69, Old Survey No.94, F.P. No.30, T.P. No. 51 admeasuring 8701.00 Sq. Mtrs. With Total Admeasuring area 16896.00 Sq.Mtrs. of Mouje village Kalali, Tal. Dist. Vadodara.

Date :- 14/02/2023

Advocate sign :



Place : Vadodara.

Advocate name : S.R.Patel

SANAD NO : G /733/1986



SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

To;**AAMRAPALI DEVELOPERS****VADODARA****:-TO WHOM SO EVER IT MAY CONCERN:-**

Investigation of title in respect of Non Agricultural Block No.68, Old Survey No.91,F.P.No.30, T.P. No.51 of Mouje village Kalali, Tal. Dist. Vadodara. Included admeasuring 8195.00 Sq mtrs.

I have investigated the title of the said land and in my opinion the title of the said land is clear & marketable & free from encumbrances.

Date :- 02/12/2022

VADODARA


S.R.PATEL

ADVOCATE

SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

-: REPORT ON TITLE :-

This is to certify that, I have investigated and made a search in respect of the said property (more particularly as detailed in "**Part - I**" hereunder) since 33 years, which establishes the ownership and possession rights of the owners / occupiers in the subject property (more particularly as detailed in "**Part-II**") The following zerox copies of documents have been produced before me.

Part - I

<u>Sr. No.</u>	<u>Details</u>	<u>Date</u>
1.	Village Form No. 7/12 of NA Block No.68.	
2.	Village Form No.6.	
3.	Xerox copy of N.A. Order	23.05.2014
4.	Xerox copy of Reg. Sale Deed No.1976	09.02.2016
5.	Public Notice.	31.05.2022
6.	Xerox copy of Reg. Sale Deed No.18707	27.09.2022
7.	Search receipt No.202201600037194	13.10.2022
8.	Search receipt No.202201600042357	30.11.2022

Part - II

All piece and parcel with land of Non Agricultural Block No.68, Old Survey No.91, F.P.No.30, T.P.No.51 admeasuring 8195.00 Sq. Mtr., of Mouje village Kalali, Tal. Dist. Vadodara, bounded as under :-

East : Block / R.S.No. 52 and 53 Land
 West : Block / R.S.No. 69 Land
 North : Nadiyo Road
 South : Block / R.S.No. 67 and 70 land



PART- III

1. That the land bearing Non Agricultural Block No.68, Old Survey No.91, F.P.No.30, T.P.No. 51 admeasuring 8195.00 Sq. Mtr., of Mouje village Kalali, Tal. Dist. Vadodara were originally belonging to Patel Vallabhbhai Zaverbhai.
2. That the said owner- Patel Vallabhbhai Zaverbhaoi died and his legal heir Patel Madhavbhai Vallabhbhai entered into revenue record.
3. Revised shape based on Government Order No. SRS 1559 (Vadodara) dated 30/3/1960.
4. Thereafter the Patel Madhavbhai Vallabhbhai died on 16.05.1972 and his legal heir Bhupendrabhai Madhavbhai Guardian of Patel Rasikbhai alias Ravindrabhai Madhavbhai Patel Minor, the said entry is recorded into revenue record.
5. That the orders of Deputy Collector and Deputy Secretary, Vadodara, releasing urban land for cultivation under Section-20 of the Urban Land Ceiling Act, vide Order No. ULC-A.R.A-2077/1/UC-79 to No. ULC- A.R.A. 2017/15 UC-79 and No. ULC-A.R.A. 2077-30 UC-79 to 108/79 dated 22/6/79 total-79 orders recorded on the basis of orders.
6. That the Patel Rasikbhai alias Ravindrabhai Madhavbhai have executed Partition Deed duly Notarised the said entry was cancelled by revenue authority.
7. Thereafter the said owner Rasikbhai alias Ravindrabhai Madhavbhai Patel has sold the property being R.S. No.91, Block No.68 duly Registered Sale Deed in favour of Bipinchandra Jamnadas Shah 40%, Anilbhai Ugarchand Shah 40% & Rushabh Kamleshbhai Shah 20% vide Sr. No.6046 on dated 02.06.2011 the said entry was recroded by revenue authority.



8. Thereafter the said landowners Bipinchandra Jamnadas Shah, Anilbhai Ugarchand Shah and Rushabh Kamleshbhai Shahna entered Sneh daughter of Amitbhai Shah and wife of Rushabh Kamleshbhai Shah, as living legal heirs in the revenue records by consent.

9. Thereafter the said owners- Bipinchandra Jamnadas Shah, Anilbhai Ugarchand Shah, Rushabh Kamleshbhai Shahna and Sneh daughter of Amitbhai Shah and wife of Rushabh Kamleshbhai Shah have sold property being Block No.68 in favour of Bharatbhai Chandrakantbhai Patel & Nayna Bharat Patel duly registered sale deed.

10. The Collector, Vadodara has granted the permission for Non-Agricultural use of the said land particularly for the purpose of Residential use vide his Order Dtd. 23.05.2014 being No. NASR/37/2014-15, No. Land-D/Sec-65/Vashi/2755 to 2763/14.

11. Thereafter the Vadodara Urban Development Authority given Construction Permission vide No.UDA/Plan-1/Permission/15/2014 dated 15.07.2014.

12. Thereafter the said owners- Bharatbhai Chandrakantbhai Patel & Nayna Bharat Patel have sold property being NA Block No.68 in favour of (1) Patel Kushal Harshadbhai, (2) Chandan Arjundas Gyanchandani, (3) Subhash Biharilal Bhagat (HUF), (4) Vinodbhai Biharilal Patel (HUF), (5) Jayantibhai Shamalbhai Patel, (6) Mahesh Arjan Velani vide Reg. Sale Deed No.1976 dated 09.02.2016.

13. It is pertinent to note that the said Patel Kushal Harshadbhai had 25% share land agreed to sold the subject property to Kuntal Nareshbhai Gandhi through an Agreement to sell, which was duly registered before the Sub-Registrar, Vadodara on 18.07.2020 vide Registration Entry No. 6965. However, the said Agreement to sell Dtd. 01.09.2012 has been cancelled by the said parties through a registered Cancellation Deed Dtd. 22.07.2022, vide Registration Entry No. 14737.



14. That the public notice was issued in Gujarat Samachar news paper on dtd. 31.05.2022 but nobody has raised any objection regarding any claim over the said land till date.

15. Thereafter the said owners- (1) Patel Kushal Harshadbhai, (2) Chandan Arjundas Gyanchandani, (3) Subhash Biharilal Bhagat (HUF), (4) Vinodbhai Biharilal Patel (HUF), (5) Jayantibhai Shamalbhai Patel, (6) Mahesh Arjan Velani have sold property being NA Block No.68 in favour of Aamrapali Developers Partner Vashubhai Chunibhai Patel vide Reg. Sale Deed No.18707 dated 27.09.2022.

16. I have also caused the search to be made in respect of the said property for the last 33 years i.e. from 1990 onwards with the Sub-gistrar Baroda and found no adverse entry against the ownership of the said property.

Part - IV

On search by inspection of the documents produced before me maintained by the office of Registrar, Sub- Registrar, since 33 years till date, it is found that the said property is free from all encumbrances, clear and marketable noted in public records in respect of the said both property as mention in part two.

Date :- 02.12.2022

Place :- Vadodara



(Shirish.R. Patel)

Advocate & Notary

SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

To;

**AAMRAPALI DEVELOPERS
VADODARA**

:-TO WHOM SO EVER IT MAY CONCERN:-

Investigation of title in respect of Non Agricultural Block No.69, Old Survey No.94, F.P.No.30, T.P.No.51 of Mouje village Kalali, Tal. Dist. Vadodara. Included admeasuring 8701.00 Sq.Mtrs.

I have investigated the title of the said land and in my opinion the title of the said land is clear & marketable & free from encumbrances.

Date :- 02/12/2022

VADODARA



S.R.PATEL

ADVOCATE





SHIRISH R. PATEL

(ADVOCATE & NOTARY)

Office: 210-211, Ashwamegh Complex, Siyabaug Main Road, Rajmahal Road, Vadodara

Mobile : 9825030715

E-mail :- shirish1511@gmail.com

-: REPORT ON TITLE :-

This is to certify that, I have investigated and made a search in respect of the said property (more particularly as detailed in "**Part – I**" hereunder) since 33 years, which establishes the ownership and possession rights of the owners / occupiers in the subject property (more particularly as detailed in "**Part-II**") The following zerox copies of documents have been produced before me.

Part – I

<u>Sr. No.</u>	<u>Details</u>	<u>Date</u>
1.	Village Form No. 7/12 of NA Block No.69.	
2.	Village Form No.6.	
3.	Xerox copy of N.A. Order	23.05.2014
4.	Xerox copy of Reg. Sale Deed No.1979	09.02.2016
5.	Public Notice.	31.05.2022
6.	Xerox copy of Reg. Sale Deed No.18710	27.09.2022
7.	Search receipt No.202201600037192	13.10.2022
8.	Search receipt No.202201600042358	30.11.2022

Part – II

All piece and parcel with land of Non Agricultural Block No.69, Old Survey No.94,F.P.No.30,T.P.No. 51 admeasuring 8701.00 Sq. Mtr.Khata.No.370, of Mouje village Kalali, Tal. Dist. Vadodara, bounded as under :-

East : Block / R.S.No. 68 Land
 West : Block / R.S.No. 88 and 89 Land
 North : Road
 South : Block / R.S.No. 70 Land



PART- III

1. That the land bearing Non Agricultural Block No.69, Old Survey No.94, F.P.No.30,T.P.No.51 admeasuring 8701.00 Sq. Mtr., of Mouje village Kalali, Tal. Dist. Vadodara were originally belonging to Patel Gordhanbhai Hirabhai.
2. That the said owner- Patel Gordhanbhai Hirabhai died and her legal heirs Patel Vallabhbhai Gordhanbhai entered into revenue record.
3. Revised shape based on Government Order No. SRS 1559 (Vadodara) dated 30/3/1960.
4. Thereafter the Vallabhbhai Gordhanbhai & Manubhai Gordhanbhai has divided by oral agreement of the land, the said entry is recorded into revenue record.
5. That the orders of Deputy Collector and Deputy Secretary, Vadodara, releasing urban land for cultivation under Section-20 of the Urban Land Ceiling Act, vide Order No. ULC-A.R.A-2077/1/UC-79 to No. ULC- A.R.A. 2017/15 UC-79 and No. ULC-A.R.A. 2077-30 UC-79 to 108/79 dated 22/6/79 total-79 orders recorded on the basis of orders.
6. That the said owner-Patel Manubhai GordhanbhaiManubhai Patel has legal heirs (1) Patel Shantaben Manubhai, (2) Patel Indiraben Manubhai, (3) PatelRamilaben Manubhai, (4) Patel Pushpaben Manubhai, (5) PatelHasmukhbhai Manubhai are names entered into revenue record.
7. Thereafter the Patel Shantaben Manubhai has died on 02.03.2002 and his name deleted into revenue record.
8. Thereafte the Manubhai Gordhanbhai Patel died on 17.04.2008 and Patel Shantaben Manubhai has died on 02.03.2002 their legal heirs (1) Indiraben Manubhai Patel wife of Kantibhai Patel, (2) Ramilaben Manubhai Patel wife of Virendrabhai Patel, (3) Pushpaben Manubhai Patel wife of Jagdishbhai Patel, (4) Hasmukhbhai Manubhai Patel entered into revenue record.



9. The Collector, Vadodara has granted the permission for Non-Agricultural use of the said land particularly for the purpose of Residential use vide his Order Dtd. 01.03.2014 being No. NA/SR/990/2013-14, No. Land-D/Sec-65/Vashi/1342 to 1350/14.

10. Thereafter the Vadodara Urban Development Authority given Construction Permission vide No.UDA/Plan-1/Permission/15/2014 dated 15.07.2014.

11. It is pertinent to note that the said (1) Indiraben Manubhai Patel wife of Kantibhai Patel, (2) Ramilaben Manubhai Patel wife of Virendrabhai Patel, (3) Pushpaben Manubhai Patel wife of Jagdishbhai Patel No.1 to 3 through its POA Hasmukhbhai Manubhai Patel, (4) Hasmukhbhai Manubhai Patel land agreed to sold the subject property to (1) Bharat Chandrakantbhai Patel, (2) Nayna Bharat Patel through a an Agreement to sell. However, the said Agreement to sell has been cancelled by the said parties through a registered Cancellation Deed Dtd. 19.01.2015, vide Registration Entry No. 783.

12. It is pertinent to note that the said (1) Indiraben Manubhai Patel wife of Kantibhai Patel, (2) Ramilaben Manubhai Patel wife of Virendrabhai Patel, (3) Pushpaben Manubhai Patel wife of Jagdishbhai Patel No.1 to 3 through its POA Hasmukhbhai Manubhai Patel, (4) Hasmukhbhai Manubhai Patel land agreed to sold the subject property to (1) Chandan Arjundas Gyanchandani, (2) Patel Kushal Harshadbhai, (3) Subhash Biharilal Bhagat (HUF), (4) Jayantibhai Shamalbhai Patel through a an Agreement to sell, which was duly registered before the Sub-Registrar, Vadodara on 19.01.2015 vide Registration Entry No. 784.

13. Thereafter the said owners (1) Indiraben Manubhai Patel wife of Kantibhai Patel, (2) Ramilaben Manubhai Patel wife of Virendrabhai Patel, (3) Pushpaben Manubhai Patel wife of Jagdishbhai Patel No.1 to 3 through its POA Hasmukhbhai Manubhai Patel, (4) Hasmukhbhai Manubhai Patel have sold property being NA Block No.69 in favour of (1) Chandan Arjundas Gyanchandani, (2) Patel Kushal Harshadbhai, (3)

Subhash Biharilal Bhagat (HUF), (4) Jayantibhai Shamalbhai Patel, (5) Mahesh Arjan Velani vide Reg. Sale Deed No.1979 dated 09.02.2016.

14. That the public notice was issued in Gujarat Samachar news paper on dtd. 31.05.2022 but nobody has raised any objection regarding any claim over the said land till date.

15. Thereafter the said owners (1) Chandan Arjundas Gyanchandani, (2) Patel Kushal Harshadbhai, (3) Subhash Biharilal Bhagat (HUF), (4) Jayantibhai Shamalbhai Patel, (5) Mahesh Arjan Velani have sold property being NA Block No.69 in favour of Aamrapali Developers Partner Vashubhai Chunibhai Patel vide Reg. Sale Deed No.18710 dated 27.09.2022.

16. I have also caused the search to be made in respect of the said property for the last 33 years i.e. from 1990 onwards with the Sub-Registrar Baroda and found no adverse entry against the ownership of the said property.

Part - IV

On search by inspection of the documents produced before me maintained by the office of Registrar, Sub- Registrar, since 15 years till date, it is found that the said property is free from all encumbrances, clear and marketable noted in public records in respect of the said both property as mention in part two.

Date :- 02/12/2022
Place :- Vadodara


(Shirish.R. Patel)
Advocate & Notary

