

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 land including right, title, interest or name of any party in or over land, and I have experience of 11 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: 27th March 2018

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

TITLE CLEARANCE CERTIFICATE

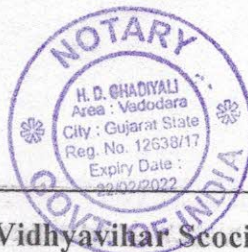
To,
Siddhi Vinayak Creation,
11, Sahyog Appartment,
New Sama Road, Vadodara.

**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 Undera, bearing R. S. no. 389 admeasuring 4,350
Sq. Meters paikie 1689.58 Sq. Meters.**

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Undera, bearing R. S. no. 389 admeasuring 4,350 Sq. Meters paikie 1689.58 Sq. Meters, hence I, **Vijaykumar B. Prajapati**, Advocate, do hereby give my opinion as to the Title details of which are as under:

1. I have been supplied with the following documents regarding the captioned property and I have gone through the same:

- a. A copy of the 7/12 extract for the year 1952-53 to 1960-61 of the said land.

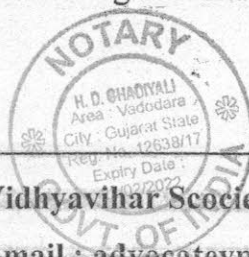


[2]

- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1985-86 of the said land.
- d. A copy of the 7/12 extract for the year 1986-87 to 1995-1996 of the said land.
- e. A copy of the 7/12 extract for the year 1996-1997 to 2004-05 of the said land.
- f. A copy of the 7/12 extract for the year 2004-05 to 2009-2010 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A bearing Khata no. 115 of the said land.
- i. A copy of Sale deed no. 2186, dtd.15/02/2010.
- j. A copy of N.A. Order no. N.A./S.R./50/2010-11, No. Jamin-D/Kalam-65/Vashi/5516/2010, dtd.29/07/2010 of the said land.
- k. A copy of Development permission sanctioned by VUDA vide permission no. UDA/Plan-2/Parvangi/40/2017, dtd.27/04/2017.
- l. Affidavit made by owners on dtd.26/03/2018.

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje Undera bearing Revenue Survey no. 389 was



[3]

originally belongs to Prabhashankar Pandya and on his demise, the said land was transferred and mutated in the name of his legal heir Ravishankar Prabhashankar Pandya by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 259.

b. It further transpires from the record that Ravishankar Prabhashankar Pandya died on dtd.01/03/1959 and on his demise the said land was transferred and mutated in the name of his legal heir Gaurishankar Ravishankar Pandya by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 728 on dtd.28/03/1959.

c. It further transpires from the record that Gaurishankar Ravishankar Pandya died on dtd.22/01/2000 and on his demise name of his legal heirs Madhuben Gaurishankar Pandya, Balkrushna Gaurishankar Pandya, Pravinbhai Gaurishankar Pandya, Ghanshyambhai Gaurishankar Pandya, Sakuntalaben Gaurishankar Pandya, Nayanaben Gaurishankar Pandya & Ilaben Gaurishankar Pandya were mutated in revenue record by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1978 on dtd.28/02/2000.

d. It further transpires from the record that Madhuben Gaurishankar Pandya & others have sold the said land to



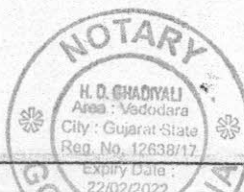
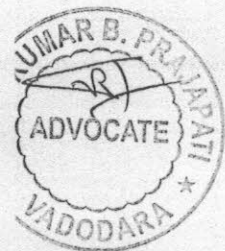
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Bhudarbhai Motibhai Prajapati, Sanjaybhai Bhudarbhai Katudiya, Rameshbhai Valjibhai Prajapati & Jagdishbhai Valjibhai Prajapati on dtd.15/02/2010 vide registered Sale Deed no. 2186 and the mutation entry to that effect had been affected in revenue record vide entry no. 2541 on dtd.05/03/2010.

- e. It also transpires that the Collector, Vadodara had passed an order to use the said land for non agriculture (Residential) purpose vide his Order no. : N.A./S.R./50/2010-2011, No.Jamin /D/Kalam-65/Vashi/5516/2010, dtd. 29/07/2010 and Vadodara Urban Development Authority had sanctioned Development Permission vide raja chithi no. UDA/Plan-2/Parvangi/40/2017, dtd.27/04/2017 of the said land.
- f. It also transpires that Bhudarbhai Motibhai Prajapati, Sanjaybhai Bhudarbhai Katudiya, Rameshbhai Valjibhai Prajapati & Jagdishbhai Valjibhai Prajapati have executed a development agreement in favour of Siddhi vinayak creation, a partnership firm on dtd.03/07/2012 registered before H. J. Zala, notary public vide registration no. 25730.

3. I have not issued a Public Notice for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land.

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1980 to 2017 as available record and I could not



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New Sama Road, Vadodara - 390024. E-mail : advocatevp99@gmail.com, (M) 9898880711

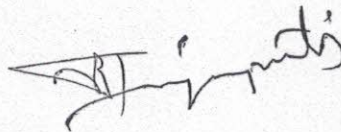
[5]

find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1980 to 2017 as available record from the office of Sub Registrar Vadodara and also after verifying the revenue records, I am of the opinion that the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Undera, bearing R. S. no. 389 admeasuring 4,350 Sq. Meters paikie 1689.58 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances subject to the rights of siddhi vinayak creation by virtue of development agreement dtd.03/07/2012.

Date: 26th March 2018

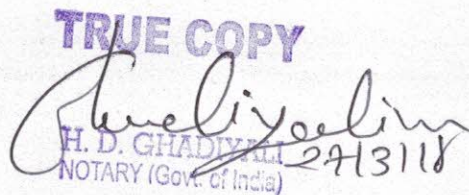
Vadodara.



Vijaykumar B. Prajapati

[Advocate]



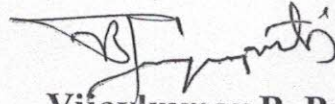
TRUE COPY

H. D. GHADIWANI
NOTARY (Govt. of India) 2413118

Non Encumbrance Certificate

This is to state that I am working as an Advocate of Bar Council of Gujarat since 9th July 2006 and holding Sanad No. G/1822/2006. I am practicing as an advocate, I have issued the **Title Clearance and Non Encumbrance Certificate** in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Undera, bearing R. S. no. 389 admeasuring 4,350 Sq. Meters paikee 1689.58 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances subject to the rights of siddhi vinayak creation by virtue of development agreement dtd.03/07/2012.

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