



TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. land of Village Mouje Bapod in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure (Aangan Sky View), has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Title Clearance Certificate issued by Nandkishor C. Shah (Advocate) of the above aforesaid land Dated : 12.09.2017.
2. Photocopy of Register Agreement to sale vide registration serial No.15544, dated : 21.12.2019, executed by Nitinbhai Ramanbhai





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Desai in favour of (1) Anilbhai Jayantibhai Shah (2) Mahendrabhai Jayantibhai Shah (3) Sureshchandra Jayantilal Shah (4) Maheshbhai Arvindbhai Kothari (5) Akshaybhai Arvindbhai Kothari (6) Nisarg Nileshbhai Sheth (7) Sunny Nileshbhai Sheth.

3. Photocopy of Register Agreement to sale vide registration serial No.1773, dated : 28.10.2015, executed by (1) Anant Kiritbhai Vyas (2) Amit Kiritbhai Vyas (3) Kiritbhai Chandrakant Vyas No.3 himself and No.1 & 2 through their Power of Attorney Holder Kiritbhai Chandrakant Vyas in favour of (1) Nisarg Nileshbhai Sheth (2) Sunny Nileshbhai Sheth.
4. Photocopy of Register sale deed vide registration serial No.1741, dated : 22.03.2007, executed by Shankarbhai Mahijibhai Rabari & Confirming Party (1) Shantilal Bapulal Shah (2) Kiranbhai Shantilal Shah (3) Harishbhai Shantilal Shah (4) Sureshkumar Manilal Shah in favour of (1) Sureshchandra Jayantilal Shah (2) Maheshbhai Arvindbhai Kothari (3) Akshaybhai Arvindbhai Kothari (4) Mahendrabhai Jayantibhai Shah.
5. Photocopy of Register sale deed vide registration serial No.7018, dated : 30.12.2006, executed by (1) Rameshchandra Chhaganlal Modi (2) Baldevsinh Jasubha Parmar (3) Gangaben Bhikhabhai Rabari Conffirming Party (1) Anant Kiritbhai Vyas (2) Amit Kiritbhai Vyas (3) Kiritbhai Chandrakantbhai Vyas No.3 him self & No.1 to No.2 through their Power Of Attorney Holder Kiritbhai Chandrakantbhai





- Vyas (4) Nitinbhai Ramanbhai Desai in favour of (1) Sureshchandra Jayantilal Shah (2) Maheshbhai Arvindbhai Kothari (3) Akshaybhai Arvindbhai Kothari (4) Mahendrabhai Jayantibhai Shah
6. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.7018/2006.
7. Photocopy of sale deed vide registration serial No.3581, dated : 29.05.2004, executed by Shankarbhai Mahijibhai Rabari in favour of Anilbhai Bholabhai Patel.
8. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.3581/2004.
9. Photocopy of sale deed vide registration serial No.3501, dated : 29.05.2007 (Old No.3512/2000), executed by Shankarbhai Mahijibhai Rabari in favour of (1) Rameshchandra Chaganlal Modi (2) Baldevsinh Jashubha Parmar (3) Anant Kiritbhai Vyas (4) Amit Kiritbhai Vyas (5) Kiritbhai Chandrakant Vyas (6) Nitinbhai Ramanbhai Desai (7) Smt. Gangaben Bhikhabhai Rabari.
10. Photocopy of Register sale deed of **Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. Paiki 4410.48 Sq.Mtr. land** vide registration serial No.3446, dated : 05.03.2021, executed by (1) Mahendrabhai Jayantibhai Shah (2) Akshaybhai Arvindbhai Kothari (3) Shah Sureshchandra Jayantilal (4) Nisarg Nileshbhai Sheth (5) Sunny Nileshbhai Sheth (6) Anilbhai



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Bholabhai Patel (7) Legal Heirs of Late. Maheshbhai Arvindbhai Kothari namely (7.1) Surekhaben Maheshbhai Kothari (7.2) Mansi Maheshbhai Kothari W/o. Harsh Rana (7.3) Mihica Maheshbhai Kothari W/o. Chintan Desai (7.4) Anishi Maheshbhai Kothari W/o. Riyaj Dhruv (7.5) Jaimin Maheshbhai Kothari in favour of Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure.

11. Photocopy of Register sale deed of **Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. Paiki 383.52 Sq.Mtr. land** vide registration serial No.3444, dated : 05.03.2021, executed by Desai Nitinbhai Ramanbhai and Confirming Party - (1) Mahendrabhai Jayantibhai Shah (2) Akshaybhai Arvindbhai Kothari (3) Shah Sureshchandra Jayantilal (4) Nisarg Nileshbhai Sheth (5) Sunny Nileshbhai Sheth (6) Anilbhai Bholabhai Patel (7) Legal Heirs of Late. Maheshbhai Arvindbhai Kothari namely (7.1) Surekhaben Maheshbhai Kothari (7.2) Mansi Maheshbhai Kothari W/o. Harsh Rana (7.3) Mihica Maheshbhai Kothari W/o. Chintan Desai (7.4) Anishi Maheshbhai Kothari W/o. Riyaj Dhruv (7.5) Jaimin Maheshbhai Kothari in favour of Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure.

12. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Record of Rights).



13. Photocopy of N.A. Order, passed by Collector, Vadodara vide Order No.N.A./S.R./613/2016-2017, No.Land/D/Section-65/Vashi/252 to 260/16, Dated : 17.01.2017.
14. Photocopy of Construction Permission vide No.Ward-9/HB-21/2020-2021, Dated : 04.12.2020 and Revised Construction Permission vide No.Ward-9/SHB-51/2020-2021, Dated : 15.02.2021 issued by Vadodara Mahanagar Palika.
15. Photocopy of Plan.

HISTORY OF THE SAID PROPERTY

Tracing of Title

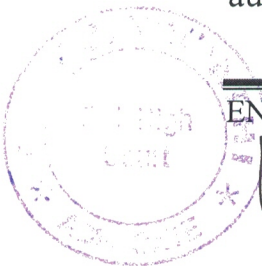
It appears that the land bearing **Block / Survey No.570, 570 Paiki, 570 Paiki 1**, was originally belonged to Shankarbhai Mahijibhai Rabari and his name has mutated in revenue record by mutation entry No.487, dated : 01.04.1960.

It further transpires from the revenue record that Shankarbhai Mahijibhai Rabari sold the **Block / Survey No.570 paiki 25% land** to Anilbhai Bholabhai Patel by registered sale deed vide registration serial No.3581, dated : 29.05.2004, and the mutation entry to that effect had been affected in revenue record vide entry No.6729, Dated : 03.06.2004 which was certified by the competent authority.

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It further transpires from the revenue record that Shankarbhai Mahijibhai Rabari sold the **Block / Survey No.570** to (1) Rameshchandra Chaganlal Modi (2) Baldevsinh Jashubha Parmar (3) Anant Kiritbhai Vyas (4) Amit Kiritbhai Vyas (5) Kiritbhai Chandrakant Vyas (6) Nitinbhai Ramanbhai Desai (7) Smt. Gangaben Bhikhabhai Rabari by registered sale deed vide registration serial No.3501, dated : 29.05.2007 (Old No.3512/2000) and the mutation entry to that effect had been affected in revenue record vide entry No.7375, Dated : 10.10.2007 which was certified by the competent authority on 18.08.2008.

It further transpires from the revenue record that (1) Rameshchandra Chhaganlal Modi (2) Baldevsinh Jasubha Parmar (3) Gangaben Bhikhabhai Rabari Confirming Party (1) Anant Kiritbhai Vyas (2) Amit Kiritbhai Vyas (3) Kiritbhai Chandrakantbhai Vyas No.3 himself & No.1 to No.2 through their Power of Attorney Holder Kiritbhai Chandrakantbhai Vyas (4) Nitinbhai Ramanbhai Desai sold the 2957.41 Sq.Mtr. land (29%) of **Block / Survey No.570** to (1) Sureshchandra Jayantilal Shah (2) Maheshbhai Arvindbhai Kothari (3) Akshaybhai Arvindbhai Kothari (4) Mahendrabhai Jayantibhai Shah by registered sale deed vide registration serial No.7018, dated : 30.12.2006, and the mutation entry to that effect had been affected in revenue record vide entry No.7681, Dated : 06.09.2008 which was certified by the competent authority on 14.10.2008.





It further transpires from the revenue record that Shankarbhai Mahijibhai Rabari & Confirming Party (1) Shantilal Bapulal Shah (2) Kiranbhai Shantilal Shah (3) Harishbhai Shantilal Shah (4) Sureshkumar Manilal Shah sold the 879 Sq.Mtr. land of **Block / Survey No.570** to (1) Sureshchandra Jayantilal Shah (2) Maheshbhai Arvindbhai Kothari (3) Akshaybhai Arvindbhai Kothari (4) Mahendrabhai Jayantibhai Shah by registered sale deed vide registration serial No.1741, dated : 22.03.2007, and the mutation entry to that effect had been affected in revenue record vide entry No.7646, Dated : 006.09.2008 which was certified by the competent authority on 19.01.2009.

It further transpires from the revenue record that (1) Anant Kiritbhai Vyas (2) Amit Kiritbhai Vyas (3) Kiritbhai Chandrakant Vyas No.3 himself and No.1 & 2 through their Power of Attorney Holder Kiritbhai Chandrakant Vyas sold the 2158.11 Sq.Mtr. land of **Block / Survey No.570** to (1) Nisarg Nileshbhai Sheth (2) Sunny Nileshbhai Sheth by registered sale deed vide registration serial No.1773, dated : 28.10.2015, and the mutation entry to that effect had been affected in revenue record vide entry No.9342, Dated : 07.11.2015 which was certified by the competent authority on 11.12.2015.



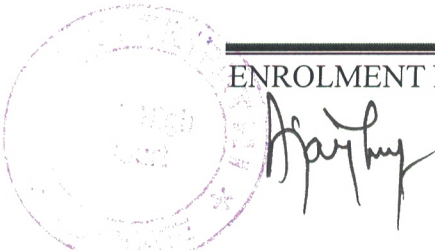


It is necessary to mention here that one Kanubhai Memabhai Rabari filed RCS No.1426/2015 for the Specific performance of the Agreement to Sale bearing R.S. No.562, 586, 569, 570, 606, 605, 560, 602, 603, 590, 589, 591, 563 and 584 which is withdrawn on dated : 03.09.2016. One more suit was filed by Jashiben M. Rabari and Others bearing RCS No.729/201 which is dismissed by the Hon'ble Court on dated : 07.11.2015.

The Government has introduce in Moje Village Bapod, Tal. & Dist. Vadodara New Town Planning Scheme No.43 (Bapod) and after finalization of Town Planning Scheme No.43 (Bapod), Block / Survey No.570, 570 Paiki, 570 Paiki 1, was given Final Plot No.27.

Thereafter, the Block / Survey No.570, T.P. Scheme No.43 (Bapod), Final Plot No.27, is converted into Non-Agricultural Purpose of the order No.N.A./S.R./613/2016-2017, No.Land/D/Section-65/Vashi/252 to 260/16, Dated : 17.01.2017 of District Collector, Vadodara and said order mutated in revenue record vide mutation entry No.9493, dated : 13.02.2017.

Hence it is crystal clear that (1) Mahendrabhai Jayantibhai Shah (2) Kothari Maheshbhai Arvindbhai (3) Akshaybhai Arvindbhai Kothari (4) Shah Sureshchandra Jayantilal (5) Desai Nitinbhai Ramanbhai (6) Nisarg





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Nileshbhai Sheth (7) Sunny Nileshbhai Sheth are the owner and in possession of the captioned land i.e. Block / Survey No.570, of Moje Village Bapod, Tal. and Dist. Vadodara and (1) Shah Sureshchandra Jayantilal (2) Kothari Maheshbhai Arvindbhai (3) Akshaybhai Arvindbhai Kothari (4) Mahendrabhai Jayantibhai Shah are the owner and in possession of the captioned land i.e. Block / Survey No.570/Paiki 1, of Moje Village Bapod, Tal. and Dist. Vadodara and Patel Anilbhai Bholabhai are the owner and in possession of the captioned land i.e. Block / Survey No.570 Paiki, of Moje Village Bapod, Tal. and Dist. Vadodara.

Thereafte Kothari Maheshbhai Arvindbhai died on 06.12.2020 and his legal heirs namely (1) Surekhaben Maheshbhai Kothari (2) Mansi Maheshbhai Kothari W/o. Harsh Rana (3) Mihica Maheshbhai Kothari W/o. Chintan Desai (4) Anishi Maheshbhai Kothari W/o. Riyaj Dhruv (5) Jaimin Maheshbhai Kothari has mutated in the revenue record vide mutation entry No.9952 & 9957, Dated : 07.01.2021.

It further transpires from the revenue record that (1) Mahendrabhai Jayantibhai Shah (2) Akshaybhai Arvindbhai Kothari (3) Shah Sureshchandra Jayantilal (4) Nisarg Nileshbhai Sheth (5) Sunny Nileshbhai Sheth (6) Anilbhai Bholabhai Patel (7) Legal Heirs of Late. Maheshbhai Arvindbhai Kothari namely (7.1) Surekhaben Maheshbhai

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Kothari (7.2) Mansi Maheshbhai Kothari W/o. Harsh Rana (7.3) Mihica Maheshbhai Kothari W/o. Chintan Desai (7.4) Anishi Maheshbhai Kothari W/o. Riyaj Dhruv (7.5) Jaimin Maheshbhai Kothari sold the **Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. Paiki 4410.48 Sq.Mtr. land** to Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure by registered sale deed vide registration serial No.3446, dated : 05.03.2021 and the mutation entry to that effect had been affected in revenue record vide entry No.10003, Dated : 05.04.2021 which was certified by the competent authority on 11.05.2021.

It further transpires from the revenue record that Desai Nitinbhai Ramanbhai and Confirming Party - (1) Mahendrabhai Jayantibhai Shah (2) Akshaybhai Arvindbhai Kothari (3) Shah Sureshchandra Jayantilal (4) Nisarg Nileshbhai Sheth (5) Sunny Nileshbhai Sheth (6) Anilbhai Bholabhai Patel (7) Legal Heirs of Late. Maheshbhai Arvindbhai Kothari namely (7.1) Surekhaben Maheshbhai Kothari (7.2) Mansi Maheshbhai Kothari W/o. Harsh Rana (7.3) Mihica Maheshbhai Kothari W/o. Chintan Desai (7.4) Anishi Maheshbhai Kothari W/o. Riyaj Dhruv (7.5) Jaimin Maheshbhai Kothari sold the **Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. Paiki 383.52 Sq.Mtr.**



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land to Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure by registered sale deed vide registration serial No.3444, dated : 05.03.2021 and the mutation entry to that effect had been affected in revenue record vide entry No.10004, Dated : 05.04.2021 which was certified by the competent authority on 11.05.2021

It transpire from the record that thereafter Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure have planned scheme in the said land which is know as “**Aangan Sky View**” as per the approved map and construction permission given by the Vadodara Mahanagar Palika Vide No.Ward-9/HB-21/2020-2021, Dated : 04.12.2020 and Revised Construction Permission vide No.Ward-9/SHB-51/2020-2021, Dated : 15.02.2021.

SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) of available revenue and registration record from the Office of the Sub-Registrar, Vadodara for last 30 years vide Receipt No.2019015020032, 2019315030985, 2019015020034, 201931503098, Dated : 26.12.2019 & Receipt No.2019015020212, Dated : 30.12.2019 & 2019014035581, 2019015020275, 2019014035583, Dated : 31.12.2019 & Receipt No.2021315007550, Dated : 23.03.2021.



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Ajay B. Tripathi

B.Com., LL.B.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

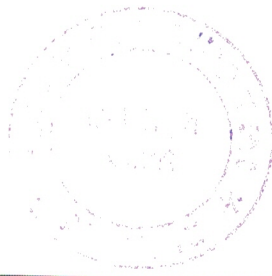
I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Sandipbhai Pravinbhai Prajapati Partner of Aangan Infrastructure (Aangan Sky View)** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

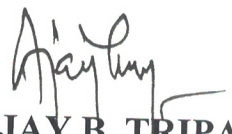
SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Non Agricultural Land bearing Block / Survey No.570, 570 Paiki, 570 Paiki 1, admeasuring 7993 Sq.Mtr., T.P. Scheme No.43 (Bapod), Final Plot No.27 admeasuring 4794 Sq.Mtrs. land of Village Mouje Bapod in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Vadodara
Date : 06.04.2021




AJAY B. TRIPATHI
Advocate