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NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned, have investigated into the titles of the M/s. VHD Realty, a Partnership Firm, in respect of part of lands bearing Block No. 377 and Block No. 376 of village Kalali, in registration district and sub-district Vadodara, hereafter called “**the Project Lands**”. For such investigation, I have perused the Revenue records, title deeds, relating thereto and taken necessary search at the concerned office of the Sub-Registrar of Assurances, at Vadodara for the last 31 years, as also got a Public Notice, published in Gujarat Samachar daily, of 06/12/2019. I have issued Certificates of Clear Title dated 13/02/2020, certifying that the tiles of the Project Lands, are clear and marketable in the hands of the original owners of lands bearing Block No. 377 (Rajnikantbhai Jashbhai Patel, Jayaben Rajnikant Patel, Tushar Rajnikant Patel, and Manoj Rajnikant Patel) AND also lands bearing Block No. 376 (Partnership firm of Madhav Realty) of village Kalali, in registration district and sub-district Vadodara. A joint non-TP validation Plan comprised of Block Nos. 376, 377 and 348 of village Kalali has been approved by VMSS. Accordingly, the entire area of lands bearing Block No. 348 (6172 M²) has been set apart as reserved for public purpose. The Promoter, which is the partnership firm of **M/s. VHD Realty**, has agreed to purchase 3820.25 M² of this land parcel(Block 348) and has also purchased, the Project Lands, by sale Deeds dated 20/06/2020 registered under serial Nos. 3647 and 3646 respectively. Therefore in my opinion, subject to mutation Entry being cleared, and certified, the title of the VHD Realty, in respect of below described Project Land, is clear, marketable and free from encumbrance .

THE PROJECT LANDS

Open non-agricultural lands, being part of Block No. 377 (corresponding to old R.S. No. 481) and part of Block No.376 , (corresponding to old R.S. Nos. 479 and 480) of village Kalali, in registration district and sub-district Vadodara, as under:

Part of Block No. 377 of Kalali :

Eastern side admeasuring 5,229 sq. mts., (out of total area of 6,374 m²), of Block No. 377, corresponding to old R.S. No. 481, of village Kalali, in registration district and sub-district Vadodara, assessed at Rs. 7.56 and bounded as under :

East by Land bearing Block No. 408 of Kalali
West by Land bearing Block No. 376 and
part of lands of Block No. 377 (towards south)
North by Land bearing Block No. 408 of Kalali
South by Lands bearing Block Nos. 378 and
407 of Kalali

Part of Block No. 376 of Kalali :

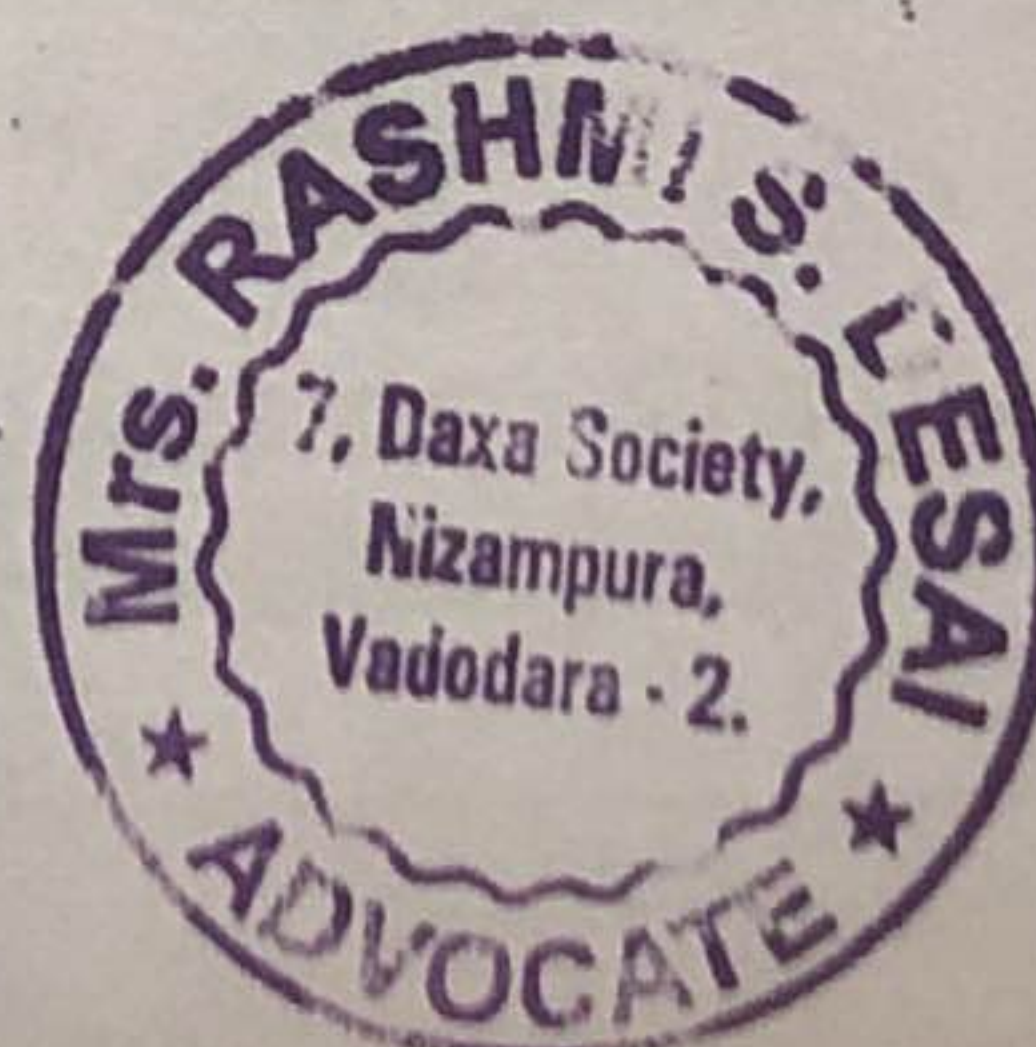
A strip of land admeasuring 57.84 M² of the North-Eastern portion (hereafter called **"the Strip Land"**) and an undivided undemarcated area of 443.51 M² (hereafter called **"the Road Land"**) ie. a total of 501.35 M² out of total land area of 6,677 m² of Block No. 376, corresponding to old R.S. Nos. 479 and 480, of village Kalali, in registration district and sub-district Vadodara, and bounded as under :

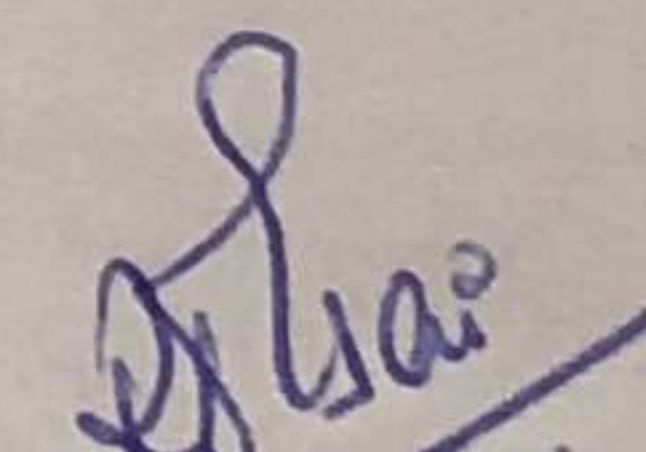
57.84 M² of North-Eastern portion (Strip Land)
443.51 M² of undivided, undemarcated area
of land being part of Said Block No.376 for common
approach road (road land)

501.35 M² Total Area of land from Block No. 376

Directions	Strip Land	Road Land
East	Part of Block No .377 of village Kalali	Block No. 408 of Kalali
West	Remaining part of Block No. 376 of village Kalali	Remaining part of Block No. 376 of Kalali
North	Road Land	18 mts. Naliya road
South	Block No. 377 of Kalali	Part of Block No. 376 and 377 of Kalali.

Date : 03/07/2020
Place Vadodara




Mrs. Rashmi Desai
B. Sc. LL.M.; Advocate
SANAD No. : GJ/399/77