

Date : 30 - 09 - 2020

TITLE CLEARANCE CERTIFICATE

Reg.: Non-Agricultural Land bearing R.S.no.696 admeasuring 5362 Sq. Mts. being **F. P. No. 11/2** admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of Gorwa, Taluka and District Vadodara and Registration District and Sub-District Vadodara

My opinion and certificate regarding title of Non-Agricultural Land bearing R.S.no.696 admeasuring 5362 Sq. Mts. being F. P. No. 11/2 admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of Gorwa, Taluka and District Vadodara and Registration District and Sub-District Vadodara, is asked for. For that purpose, I have been supplied with abstract of village Form No. 7/12 from 1951-52, all entries of Form No. 6, Form No.8-A, copy of Sale Deed dated 17/12/1970, Copy of relinquishment deed dated 20/11/2017, City Survey Property Card, NA Order, F Form under T P Act, Zone Certificate, etc.

2) From the documents supplied to me, and more particularly from the Revenue Records, I found that the land bearing R. S. No. 696 admeasuring Acre 1-13 Gunths was standing in the name of Himantsinh Gulabsinh. The said name was mutated in the Revenue Records vide entry no. 564 dated 01/09/1954. As per the said entry, Himantsinh Gulabsinh purchased this land from Moti Shridhar on 25/06/1935.

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3) As per entry no 2041 dated 18/04/1966, Himantsinh Gulabsinh died on 09/03/1966 and therefore names of his heirs 1) Abdulbhai Udaesinh 2) Takhaben D/o Himantsinh Gulabsinh and 3) Saduben D/o Himantsinh Gulabsinh were entered in the Revenue Records.

4) 1) Abdulbhai Udaesinh 2) Takhaben D/o Himantsinh Gulabsinh and 3) Saduben D/o Himantsinh Gulabsinh sold this land bearing R.S.no.696 admeasuring Acre 1- 13 Guthas to Patel Chandubhai Paragbhai by a Registered Sale Deed dated 17/12/1970. This Sale Deed is Registered by Sub Registrar Vadodara at serial no.5608 on the same day. Name of Purchaser Patel Chandubhai Paragbhai was entered in the revenue records vide entry no.2731 dated 27/05/1975.

5) As per entry no.5960 dated 28/03/1990, Chandubhai Paragbhai Patel died on 08/02/1990 living behind him his 14 heirs. Names of the heirs i.e. 1) Jayaben Wd/o Chandubhai Patel, 2) Naginbhai Chandubhai Patel, 3) Chandrkantbhai Chandubhai Patel, 4) Prafulbhai Chandubhai Patel, 5) Pravinaben D/o Chandubhai Patel, 6) Jagrutiben Naginbhai Patel, 7) Parulben Naginbhai Patel, 8) Sangitaben Naginbhai Patel, 9) Parmanand Naginbhai Patel, 10) Miteshbhai Chandrkant Patel, 11) Ektaben Chandrkant Patel, 12) Jiteshbhai Chandrkant Patel, 13) Hiteshbhai Prafulbhai Patel, and 14) Nanitaben Prafulbhai Patel, are entered in the revenue records vide this entry.

6) As per entry no.10676 dated 03/11/2012, Jayaben Wd/o Chandubhai Paragbhai Patel died on 09/01/1992 and therefore her name was deleted from the revenue records.

7) Thereafter the land owners obtained the permission no. Rev/NA/SR/279/2012-2013 and LND-D/Sec-65/VASHI/1949/13 dated 24/06/2013 for using this land for Non agriculture purposes from collector Vadodara. I have

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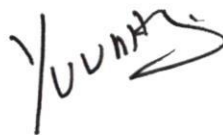
been supplied with the copy of the said permission and this permission is given for using this land for commercial purposes.

8) 1) Chandrakantbhai Chandubhai Patel 2) Miteshbhai Chandrakantbhai Patel, 3) Ektaben Chandrakantbhai Patel, 4) Jigneshbhai Chandrakantbhai Patel and 5) Pravinaben D/o Chandubhai Paragbhai Patel released and relinquished their right title and interest from this land in favour of 1) Naginbhai Chandubhai Patel, 2) Jagrutiben Naginbhai Patel, 3) Parulben Naginbhai Patel, 4) Sangitaben Naginbhai Patel, 5) Parmanandbhai Naginbhai Patel, 6) Prafulbhai Chandubhai Patel, 7) Hiteshbhai Prafulbhai Patel and 8) Nanitaben Prafulbhai Patel by a registered release deed dated 20/11/2017. This release deed is registered with Sub Registrar-4 at serial no.11271 on the same day.

9) I have been supplied with a property register card bearing city survey no.4311 standing in the names of all the owners. Entry no.1649 regarding the release deed and deletion of names of the executants is also passed on 22/02/2019. Thus, at present following are the owners of this land. 1) Patel Naginbhai Chandubhai, 2) Patel Prafulbhai Chandubhai, 3) Patel Jagrutiben Naginbhai, 4) Patel Parulben Naginbhai, 5) Patel Sangitaben Naginbhai, 6) Patel Parmanand Naginbhai, 7) Patel Hiteshbhai Prafulbhai, and 8) Patel Nanitaben Prafulbhai.

10) I have been supplied with Form-F issued under The Gujarat Town Planning and Urban Development Act. As per the said form a Final Plot No.11/2 admeasuring 5058 Sq.Mtrs is allotted in lieu of R.S.no.696 admeasuring 5362 Sq.Mtrs.

11) This land of village Gorwa is included in the definition of Disturbed Area as defined under The Gujarat Prohibition of



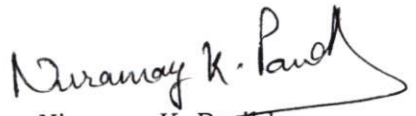
Transfer of Immovable Property and Provision for Protection of Tents from Eviction from Premises in Disturbed Areas Act, 1991 (Disturbed Areas Act). As per the provision of the said Act before transferring this property or any part thereof the permission of the Competent Authority is required. Therefore, subject to this provision this Certificate is given.

12) Public notice inviting objections regarding title of this land was published in Gujarat Samachar daily dated 21/08/2020, and till date I have not received any objection from anybody.

13) Search is taken by deputing my man with the office of Sub Registrar, Vadodara for the years 1990 till 29/8/2020. As per the search report, index registers for the village Gorwa are in torn off condition and not properly maintained. Similarly, after computerization, the index registers are not properly maintained and all are not available. Therefore from the available records, the search is taken. As per the search report, no adverse entry is found.

14) Looking to the above discussion and documents, I am of the opinion and I hereby certify that title of Non-Agricultural Land bearing R.S.no.696 admeasuring 5362 Sq. Mts. being F. P. No. 11/2 admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of Gorwa, Taluka and District Vadodara and Registration District and Sub-District Vadodara, is clear and/or marketable and free from encumbrances, subject to permission under the Disturbed Areas Act.

Date:- 30/09/2020


Niramay K. Parikh
Advocate



Date : 03 - 01 -2021

ADDENDUM TO THE
TITLE CLEARANCE CERTIFICATE
DATED 30/09/2020

Reg.: Non-Agricultural Land bearing R. S. No. 696 admeasuring 5362 Sq. Mts. being **F. P. No. 11/2** admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of **Gorwa**, Taluka and District Vadodara and Registration District and Sub-District Vadodara

Scheme Named : Park Heaven

On, 30/09/2020, I have given one Title Clearance Certificate regarding Non-Agricultural Land bearing R.S.No.696 admeasuring 5362 Sq. Mts. being F. P. No. 11/2 admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of Gorwa, Taluka and District Vadodara and Registration District and Sub-District Vadodara. The said Certificate was given after verifying the Revenue Records, Sale Deeds, City Survey Property Card, NA Order, Zone Certificate, etc. In the said Certificate, I had discussed the entire history regarding ownership and title of the said Property. The said Certificate was given after taking search from 1990 till 29/08/2020, i.e. for 30 years and publishing the Notice inviting the objections in the news paper. According to the said Certificate, the title of the said land was clear and/or marketable and free from encumbrances, subject to permission under the Disturbed Areas Act.

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2) After I gave the said Certificate, the land owners (1) Patel Naginbhai Chandubhai, (2) Patel Prafulbhai Chandubhai, (3) Patel Jagrutiben Naginbhai, (4) Patel Parulben Naginbhai, (5) Patel Sangeetaben Naginbhai, (6) Patel Parmanand Naginbhai, for self as well as, as the Power of Attorney Holder of No. 1, 3, 4, & 5, (7) Patel Nanitaben Prafulbhai, (8) Patel Hiteshbhai Prafulbhai for self & as the Power of Attorney Holder of No. 2 & 7, have entered into one Development Agreement dated 26/10/2020 with M/s. Park Heaven, a Partnership firm of 1) Yuvraj Kumar Gajendrasinh Zala and 2) Ankur Sureshchandra Agrawal. This Development Agreement is registered with Sub Registrar Vadodara-4 at Sr. No. 8204 on 04/11/2020. By this Development Agreement the land owners have given this land for development of a Scheme named Park Heaven in this land.

3) I have been supplied with a copy of a Development Permission No. Ward-10/HB-33/2020-2021 dated 29/12/2020. I have been also supplied with a True copy of Approved Plan. As per the Development Permission and the Approved Plan, total 4 (Four) Towers have been planned to construct in this land. As per the Development Permission and the Approved Plan, there will be 22 Shops and 39 Residential Flats in Tower A, 19 Shops and 86 Residential Flats in Tower B & C, and 8 Shops and 42 Residential Flats in Tower D.

4) As required under the Development Permission, the No Objection Certificate dated 03/11/2020, of Airport Authority of India is also obtained for this Scheme.

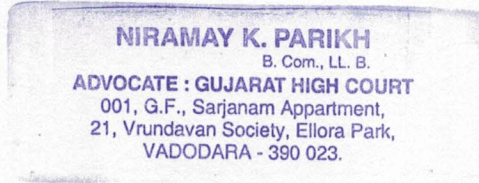
5) For the purposes of latest and up-to-date Certificate regarding title of this Property, search is taken on 01/01/2021 and according to the search report, no adverse entry is found. While issuing the earlier Certificate dated

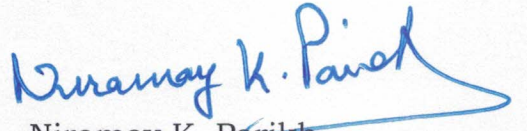
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30/09/2020, the search was taken from 1990 till 29/08/2020 and for issuance of this Certificate, the search is taken upto 01/01/2021 and therefore, the search is taken for more than 30 years.

6) Looking to the above discussion, documents and my earlier Title Clearance Certificate dated 30/09/2020, I am of the opinion and I hereby certify that title of Non-Agricultural Land bearing R.S.No.696 admeasuring 5362 Sq. Mts. being F. P. No. 11/2 admeasuring 5058 Sq. Mts. of T.P. Scheme No. 55/B, bearing City Survey No. 4311 of village sim of Gorwa, Taluka and District Vadodara and Registration District and Sub-District Vadodara, is clear and/or marketable and free from encumbrances, subject to permission under the Disturbed Areas Act and the rights of M/s. Park Heaven, a Partnership firm, created under the Development Agreement dated 26/10/2020.

Date:- 03/01/2021




Niramay K. Parikh
Advocate