



To
Pragya Developers,
7-A, "Nisarg Bungalows",
Near Deep Chambers, Manjalpur,
Vadodara.

21st January, 2023

Sub: Report on Title Clearance Certificate in respect of immovable property being non-agricultural land of Block/Revenue Survey No.705, (Old R.S. No775/3, adm. 1214 Sq. Mts. as per 7/12 of Mouje Bhayali included in T.P. Scheme No.4, Final Plot No.96 adm. 848.00 Sq. Mts. which is situated in Mouje village Bhayali, Tal. District: Vadodara.

Sir,

01. That you had approached me and placed certain papers and documents for investigation of title in respect of captioned property/land and upon careful perusal of papers/documents supplied to me, an investigation was carried out into the title of the property, through **Shri Jayantilal V. Chavda, Advocate, Vadodara.** Based on his report as well as upon perusal of various documents in Xerox listed hereunder, I record my observations as under:

Sr. No.	Particulars	Date
01	Copies of revenue record.	
02	NA order.	
03	Dev. Agreement	15.07.2022
04	Rajachithhi.	09.09.2022
05.	Search and EC Report.	04.11.2022
06.	Public Notice.	03.05.2022
		08.04.2022

02. It reflects from Entry No.2560 that land of R.S. No. 775/3 of Bhayali was acquired by Bhaiji Arji as a Government Chakariat and his



- name was entered in the revenue record, as stated in the said entry.
03. It reflects from Entry No. 8044 dated 02.03.1992 that upon death of Bhaiji Arji on 08.09.1980, the names of his legal heirs viz. Mudiben wd/o. Bhaijibhai and Ambalal Bhaiji wer entered in the revenue record of subject land and other lands mentioned in side column by way of succession as stated in the said entry.
 04. It reflects from Entry No.13348 dated 01.04.2013 that name of Mudiben Bhaijibhai was deleted from the revenue record of subject land and other lands mentioned in side column as she died as stated in the said entry.
 05. The Collector, Vadodara has granted permission for non-agriculture use of the subject land, vide order No. 1118/19/18/036/2022 dated 15.07.2022 in the name of land owner Ambalal Bhaijibhai Vankar and accordingly, the new tenure land has been converted into NA land as per conditions mentioned in the said order.
 06. The aforesaid landowner Ambalal Bhaijibhai Vankar has executed a Development Agreement registered at Sr. No. 17888 dated 09.09.2022 in the office of Sub Registrar, Vadodara in favour of Pragnya Developers, a partnership firm through its Managing Partners and given rights for development over the subject land as per conditions mentioned in the said agreement.
 07. Vadodara Municipal Corporation has granted permission in favour of landowner Ambalal B. Vankar for making construction over the subject land vide Rajachithhi No. 003LD22230127 on dated 04.11.2022 and sanctioned layout plan as stated in the permission



and accordingly the developer has carried out construction for the scheme known as "Sai Solance" .

08. The search and EC report was taken on 03.05.2022 in the office of concerned Sub Registrar, through Shri Jayantilal V. Chavda, Advocate, Vadodara for 30 years, for the subject property in which no any adverse entry is found.
09. I had issued public notice date 08.04.2022 in Divya Bhaskar and Gujarat Samachar news papers inviting objections from the public in respect of subjected property. In response to the said notice no any objection/representations have been received within stipulated time limit.
10. That I have gone through the aforesaid papers, documents submitted/produced before me. The Search and EC Report was caused by me through **Shri Jayantilal V. Chavda, Advocate, Vadodara**. I give my opinion that the right, title and interest over the subject land is clear and marketable free from encumbrances in the hands of **Ambalal Bhaijibhai Vankar** subject to rights created in favour of Pragnya Developers, under Development Agreement as discussed above and usual mutation and declaration in the revenue record.

Thanking you,

Yours faithfully,

(PARESH R. SHAH)
ADVOCATE

Paresh R. Shah

Advocate

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21st January, 2023

ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned has investigated the title of the owner **Shri Ambalal Bhaijibhai Vankar** (hereinafter referred as Owner) in respect of the under mentioned property by pursuing the Title Deeds relating thereto and taking necessary searches and in my opinion the title of the Owner and developer Pragya Developers in respect of the property known as "Sai Solance" is clear, marketable and free from encumbrances charges and / or claims. Further I undersigned inform that I have an experience of more than 30 years & Enrolment No. : G-230/88 with Experience in Civil as well as revenue side matters, In view of that I have issued this certificate regarding the preparation of Title Report. Which is as under.

SCHEDULE OF PROPERTY

The Scheme known as "Sai Solance" constructed on the land adm. 700.32 sq.mtr of **Block/Revenue Survey No.705**, (Old R.S. No775/3, adm. 1214 Sq. Mts. as per 7/12 of Mouje Bhayali included in T.P. Scheme No.4, Final Plot No.96 adm. 848.00 Sq. Mts. **which is situated in Mouje village Bhayali, Tal. District: Vadodara.**

Date: 21.01.2023

Place: Vadodara

Advocate Sign :

Advocate Name: PARESH R. SHAH