

JAYDEEPSING A. VAGHELA
ADVOCATE

Resi. A/55, Vishnukunj Society,
Behind Rajesh Tower,
Gotri Road, Vadodara.
(M) 9377823346

TITLE INVESTIGATION AND TITLE CLEARANCE CERTIFICATE IN RESPECT OF THE
LAND ADMEASURING 4937=00 SQ.MTR., (AS PER 7/12) LAND ADMEASURING
2980=00 SQ.MTR., (AS PER F.P. NUMBER) SITUATED AT BLOCK/S.NO. 829 PAIKE 2,
PROPOSED T.P. SCHEME NO. 43 (BAPOD), F.P. NO. 172 OF VILLAGE BAPOD
REGISTRATION DISTRICT VADODARA SUB-DISTRICT VADODARA.

Dear Sir,

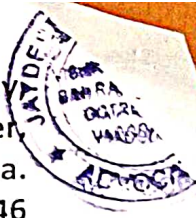
Shri Vasantlal Zaverdash Shah was the owner of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per F.P. number) situated at Block/S.No. 829 Paik 2, Proposed T.P. Scheme No. 43 (BAPOD) & F.P. No. 172 Vadodara Sub-District Vadodara. They had approached me along with the title of paper and request me to issue the title clearance certificate.

From the paper submitted before me and from my search. I found that the land admeasuring 1-43-66 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara belongs to Shri Surendrakumar Chimanlal Shah & Shri Rameshchandra Ramdayal Khare & as per distribution of the land, Land Admeasuring 0-71-83 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara came to Shri Surendrakumar Chimanlal Shah & entry to this effect was mutated in the revenue record vide entry No. 6037.

Now Shri Surendrakumar Chimanlal Shah become the owners of Total land admeasuring 7183=00 Sq.Mtr., i.e. lands admeasuring 12,805=00 Sq.Fts., of Plot No. 1/B (East side of Original Plot No. 1), Land admeasuring 54099 Sq.Fts., of Plot No. 2/B (East Side of Original Plot No. 2) & Land admeasuring 10413=50 Sq.Fts., ½ of Original Plot No. 3 of Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara.

The land owners Shri Surendrakumar Chimanlal Shah sold the land admeasuring 7183=00 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara to Shri Vasantlal Zaverdash Shah vide sale-deed No. 414 dtd. 23/01/2001 & entry to this effect was mutated in the revenue record vide entry No. 6141 dtd. 04/05/2001.





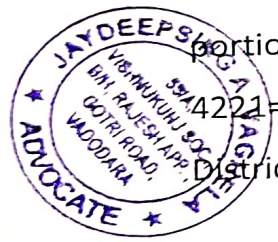
Shri Vasantlal Zaverdash Shah sold the $\frac{1}{2}$ of original land admeasuring 7183=00 Sq.Mtr., i.e. 3591.50 Sq.Mtr., (East side of Plot No.1/B, Plot No.2/B & Plot No.3) situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara to Shri Yatin Anandilal Shah vide sale-deed No.4595 dtd.03/08/2001 & entry to this effect was mutated in the revenue record vide entry No.6200 dtd.10/09/2001.

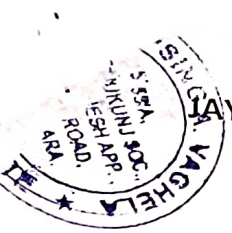
Now Shri Vasantlal Zaverdash Shah is the owners of the land admeasuring 3591=00 Sq.Mtr. situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara & Shri Yatin Anandilal Shah is the owners of land admeasuring 3591=50 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara. Some of the land acquired for road purpose & entry to this effect was mutated in the revenue record vide entry No.7433 dtd.09/02/2008.

Now Shri Vasantlal Zaverdash Shah is the owners of the half Portion of the land i.e. 2/B having a 50% of the Original Land admeasuring 4221=00 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara & Shri Yatin Anandilal Shah is the Owners of the half portion of the land i.e. 2/B having a 50% of the Original Land admeasuring 4221=00 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara.

The land admeasuring 4221=00 Sq.Mtr., situated at Block/S.No. 829 Paik 2 of village Bapod Registration District Vadodara Sub-District Vadodara goes to Proposed T.P.Scheme No.43 (Bapod) & allotted the F.P.Number 172 Paik & as per F.P.Number 172 Paik the land admeasuring change from 4221=00 Sq.Mtr., to land admeasuring 2980=00 Sq.Mtr.,.

Shri Vasantlal Zaverdash Shah sold the Land Admeasuring 1490=00 Sq.Mtr., (Undivided Share of Land Admeasuring 2980=00 Sq.Mtr.,) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (Bapod), F.P.No. 172 Paik of village Bapod Registration District Vadodara Sub-District Vadodara to VEDANT YATIN SHAH vide sale-deed No.1402 dtd.19/08/2015. VEDANT YATIN SHAH sold the Land





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Admeasuring 1490=00 Sq.Mtr., (Undivided Share of Land Admeasuring 2980=00 Sq.Mtr.,) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (Bapod), F.P.No. 172 Paik of village Bapod Registration District Vadodara Sub-District Vadodara to BIMAL VASANTLAL SHAH vide sale-deed No.346 dtd.18/03/2017 & YATIN ANADILAL SHAH signed the said sale-deed as confirming party.

Now BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH both are joint owners of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara.

BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH executed a development agreement in respect of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara & in favour of M/S.MADHUVAN DEVELOPERS & said development agreement registered vide Reg.No.12208 dtd.13/07/2023.

The search in the Sub-Registrar, Vadodara is carried on & as per the records available in Sub-Registrar, Vadodara for the year 1993 to dtd.10/07/2023 in respect of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. On verification of records in the office of Sub-Registrar, Vadodara in respect of the said property the records of some years were not available and not in a position to verify, hence whatever the records was available is verified by me. Therefore this title clearance certificate is issued subject to any quarry for non verified and not available records in respect of the said property.





I have verified the following documents.

- (1) Zerox Copy of Village Form No.7/12 of Block/S.No. 829 Paik 2 of village Bapod.
- (2) Zerox Copy of Village Form No.6 of Block/S.No. 829 Paik 2 of village Bapod.
- (3) Zerox Copy of Village Form No.8 A of Block/S.No. 829 Paik 2 of village Bapod.
- (4) Zerox Copy of Sale-Deed registered with the Sub-Registrar,Vadodara vide Reg.No. 4595 dtd.03/08/2001.
- (5) Zerox Copy of Sale-Deed registered with the Sub-Registrar,Vadodara vide Reg.No. 1402 dtd.19/08/2015.
- (6) Zerox Copy of Sale-Deed registered with the Sub-Registrar,Vadodara vide Reg.No. 346 dtd.18/03/2017.
- (7) Search Report of Sub-Registrar, Vadodara Vide Receipt No.9450 dtd.10/07/2023 for the Year 1993 to 1993.
- (8) Search Report of Sub-Registrar, Vadodara Vide Receipt No.4683 dtd.11/07/2023 for the Year 1994 to 2005.
- (9) Search Report of Sub-Registrar, Vadodara Vide Receipt No.8022023763304 dtd.08/07/2023 for the Year 2005 to 2012.
- (10) Search Report of Sub-Registrar, Vadodara Vide Receipt No.8022023763281 dtd.08/07/2023 for the Year 2012 to 2023.
- (11) Search Report of Sub-Registrar, Vadodara Vide Receipt No.8022023763261 dtd.08/07/2023 for the Year 2012 to dtd.08/07/2023.

Accordingly, the title of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) &

Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No.

829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-

District Vadodara is free from any encumbrances. The title of the Land

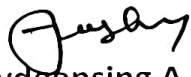
Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00

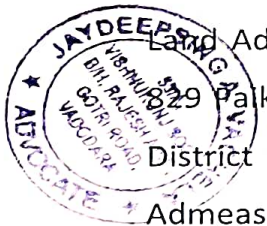
Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed

T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara is

Clear, Marketable and free from all encumbrances.

Date:01/08/2023.
Vadodara.


(Jaydeepsing A Vaghela)
Advocate.





JAYDEEPSING A. VAGHELA
ADVOCATE

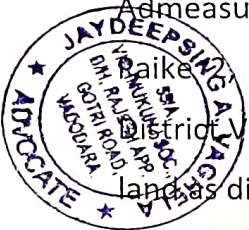
Resi. A/55, Vishnukunj Society,
Behind Rajesh Tower,
Gotri Road, Vadodara.
(M) 9377823346

CERTIFICATE

This is to certify that from the documents available to me, I am of the opinion that BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH are the Joint owners of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. And they have not transferred the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara either by way of Sale, Lease, Gift and Mortgage or otherwise and as such the title of the said land is Clean, Marketable and free from all encumbrances.

TO WHOM SO EVER IT MAY BE CONCERN

I hear by solely, declared that, I have experience of more than 20 years in land related matters, in which land title search report, issued of "no encumbrances" certificate on the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara for Scheme land & units sold or agreed to be sold in the scheme land as discussed in detailed TRC of the Undersigned of even date.



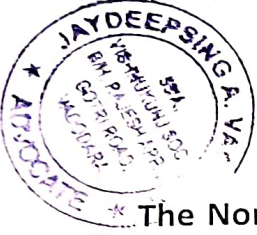
My Experience of 15 Years in land related matters accordance of GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date: 01/08/2023.
Vadodara.


(Jaydeep Singh A Vaghela)
Advocate.
(G/1854/2000)

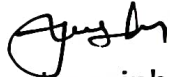
This is to certify that I, the undersigned, have investigated the title of the immovable property which more particularly described herein under "SCHEDULE OF THE PROPERTY", which is owned BY BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH & Developed by M/S.MADHUVAN DEVELOPERS a Partnership Firm by pursuing the Title Deed relating thereto and taking necessary searches I am of the opinion that the Title of the said property is clear, marketable & free from encumbrances charge and /or Claims (Unsold).

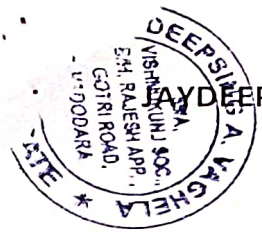


SCHEDULE OF THE PROPERTY

The Non-Agricultural Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara.

Date:01/08/2023.
Vadodara.


(Jaydeepsinh A Vaghela)
Advocate.
(G/1854/2000)



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ADVOCATE

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ENCUMBRANCES CERTIFICATE

Reg:-Investigation of title to the Non-Agricultural Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. Which is known as "MADHUBAN CLUB LIFE" being developed by Madhuban Developers. The non-agricultural land & above land in the name of BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH.



TO WHOM SO EVER IT MAY CONCERN

That my client BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH & M/S.MADHUBAN DEVELOPERS has asked for the Title Clearances Certificate & they had produce the following documents before me.

This is to certify that I have caused the necessary searches to be taken with the revenue record & the records of the Sub-Registrar, for the period of last 30 years. I have investigated title to the above non agricultural Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. I have found that BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH are the Joint-owners of the Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. So, the above mentioned Non-Agricultural land is clear & marketable title and free from all doubts. I further state the land above referred are free from Ganotia (Tenant).

DESCRIPTION OF THE PROPERTY

The Non-Agricultural Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara.

CERTIFICATE

This is to certify that the aforesaid Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara. My Opinion the title of owner in respect of the above mentioned property is absolutely clear and marketable title ,free from encumbrances ,charge or lien and interest.

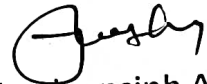
TO WHOM SO EVER IT MAY CONCERN

I Mr. Jaydeepsinh A Vaghela,(advocate) ,Age:-Adult, Occupation:-Advocate, Residing At A/55,Vishnukunj Society ,B/H.Rajesh Tower,Gotri Road,Vadodara hereby solemnly declare that I have experience of more than 15 years in land matters relating to title of land with its search report and issuance of "NO ENCUMBRANCES CERTIFICATE " of Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at, Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara in which the owner of the land has the right, title, interest in the property as discussed TCR Dtd.29/06/2023.

I also have 15 years' experience in land matters in accordance with GUJ RERA Act. I have given a Title Clearance Certificates dated on 30/1/2021 of above Land Admeasuring 4937=00 Sq.Mtr., (as per 7/12) & Land Admeasuring 2980=00 Sq.Mtr., (as per f.p.number) situated at Block/S.No. 829 Paik 2, Proposed T.P.Scheme No.43 (BAPOD) & F.P.No. 172 Vadodara Sub-District Vadodara belongs to BIMAL VASANTLAL SHAH & YATIN ANADILAL SHAH & said land developed through M/S.MADHUVAN DEVELOPERS.

The Contents of above are true and correct and I have concealed nothing there from.

Date:01/08/2023.
Vadodara.


(Jaydeepsinh A Vaghela)
Advocate.
(G/1854/2000)

