

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
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E-mail:advocatepandya@yahoo.com

To,

dt. 23-12-2021

Maruti Buildcon, A Partnership firm.

Project: Maruti Nandan

Kalol.

SUB:-Title clearance certificate in respect of unsold units in Project: Maruti Nandan in non agriculture land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs paiki 6377.61 Sq.mtrs on Western Side in village Kalol, In Registration District Panchmahal, Sub-District Kalol.

Sir,

With reference to above referred subject, I state that Maruti Buildcon, has approached me for obtaining Title Clearance Certificate for the captioned property. As desired by him records of the office of Sub-Registrar Baroda have been verified for the period from 2008 till 17-12-2021, vide search receipt no. 8022021129054; for the same we have been issued EC report by office of sub-registrar, Kalol, Panchmahal. On the basis of the record available I got search done and this report is being issued. I have also perused following documents pertaining to this property.



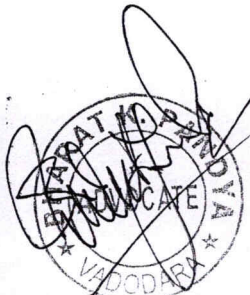
FOR MARUTI BUILDCON

PARTNER

- (1) I have perused Copy of extract of village form No. 7/12, 8-A and 6 of land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs paiki 6377.61 Sq.mtrs on Western Side in village Kalol, Panchmahal. As per that, name of Maruti Buildcon, A Partnership firm is recorded and land is shown to be non agriculture land.
- (2) I have also perused copy of the order No. 142/17/8/069/2019 dt. 22-07-2019 issued by Collector, Panchmahal, as per said order permission to use land for non agriculture purpose was granted subject to conditions as mentioned therein.
- (3) I have also perused copy of the Development Permission / Raja Chitthi No. KNP/17-07-2019/1258682/01/000016 dt. 14-08-2019 issued by Kalol (P) Municipality, Kalol.
- (4) I have also perused deed of admission cum retirement dt. 05-08-2019 of the partnership firm i.e. Maruti Buildcon".
- (5) I have perused copy of the sale deed 10-10-2019 and registered on dt. 21-10-2019, Regn No. 1245 executed by and between Maruti Buildcon, A Partnership firm through its partners Mr. Parth Mansukhbhai Ukani being the purchasers

FOR MARUTI BUILDCON 2

PARTNER

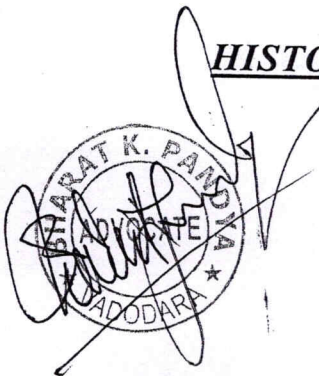


i.e. party of the first part and Mrs. Jashodaben Maganbhai Patel, Sureshbhai Maganbhai Patel, Ashokkumar Maganbhai Patel, Nareshbhai alias Narendrabhai Maganbhai Patel, Pritiben Hasmukhbhai Patel D/o. Hasmukhbhai Patel and W/o. Maulikkumar Patel, Nishaben D/o. Hasmukhbhai Patel W/o. Brijeshbhai Patel, Karan Hasmukhbhai Patel, Bhanumatiben Hasmukhbhai Patel being the vendors i.e. party of the second part. For the land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs paiki 6377.61 Sq.mtrs on Western Side in village Kalol, In Registration District Panchmahal, Sub-District Kalol.

(6)I have also perused copy of the Index-II for registration of above referred sale deed, as per that same is executed on 10-10-2019 and registered on dt. 21-10-2019, Regn No. 1245.

(7)I have also perused copy of the title clearance certificate Dt. 21-11-2019 issued by Mr. Jitendrasinh L. Solanki, Advocate, Halol.

HISTORY OF PROPERTY IN BRIEF.



FOR MARUTI BUILDCON

3

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That, the entire original land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs in village Kalol, In Registration District Panchmahal, Sub-District Kalol was initially name of Mohanlal Muljibhai as vahivatkarta of Mahalaxi Mata and on the basis of his application to record name of Ambashankar Vishwanath Joshi and Maganlal Bhurabhai, their names were recorded in revenue record vide entry no. 1027, dt. 01-06-1935. Thereafter name of Somabhai Hemabhai was recorded as protected tenant of the said land and same was effected in revenue record vide entry No. 1914, dt. 13-04-1949. Thereafter, said land was cultivated by Dhirajram Nathji and as per the order passed in RTS dt. 04-08-1950 his name was recorded in revenue record as protected tenant vide entry No. 1960, dt. 09-09-1950. Thereafter due to demise of Maganlal Bhurabhai on 09-11-1952 names of his legal heirs i.e. Ambalal Maganlal and Amrutlal Maganlal were recorded in revenue record vide entry No. 2013, dt. 12-09-1953. Thereafter, due to demise of Ambashankar Vishwanath Joshi on 15-05-1944 name of his legal heir Someshwar Vishwanath Joshi was mutated in revenue record vide entry No. 2014, dt. 12-09-1953. Thereafter due to implementation of Personal Inam Abolition Act, and entry to that effect was recorded in revenue record vide entry No. 2026, dt. 08-12-1953. Similar entry with reference to the akar on the basis of the Personal Inam Abolition Act was recorded vide entry No. 2100, dt. 02-06-1956. During the period of 1955-56, names of those agriculturist who where in possession of the land, their names were

FOR MARUTI BUILDCON

PARTNER

ordered to be recorded in second charge and entry for the same was recorded in revenue record vide entry No. 2133, dt. 13-09-1956. Thereafter, entry with reference to the land being Vechan Mukht as per Sec. 32G of Tenancy Act, was recorded in revenue record vide entry No. 2807, dt. 12-09-1962. On the basis of the certificate issued as per the provisions of Sec. 88 (E) of Tenancy Act, and permission with reference to provisions of Sec. 88(B) same was effected in revenue record vide entry no. 4312, dt. 20-04-1970. The tenant of the land Dhiraj Nathji had paid the sale consideration of Rs.1425/- and as per the Certificate to that effect his name was recorded in revenue record and name of Mahalaxmi Mata vahivatकर्ता Mr. Maganlal Someshwar Joshi was ordered to be removed and entry for the same was recorded in revenue record with reference to Sec. 43 of Tenancy Act, vide entry No. 4444, dt. 11-10-1971. Thereafter, said the then owners Dhirajram Nathjibhai Sold said land to Maganbhai Becharbhai Patel vide sale deed dt. 11-06-1985 and on the basis of the same he became owner of the said land and his name was mutated in revenue record vide entry no. 6621, dt. 21-04-1986. Thereafter, due to demise of Maganbhai Becharbhai Patel on 24-08-2006 and Hasmukhbhai Maganbhai on 20-07-2001 names of their legal heirs i.e. Jashodaben Maganbhai Patel, Sureshbhai Maganbhai Patel, Ashokkumar Maganbhai Patel, Nareshbhai Maganbhai Patel, Bhanumatiben Hasmukhbhai, Pritiben Hasmukhbhai, Nishaben Hasmukhbhai and Karan Hasmukhbhai were recorded in revenue record vide entry no. 12061. Dt. 18-10-2006. Thereafter, said the then owners had taken



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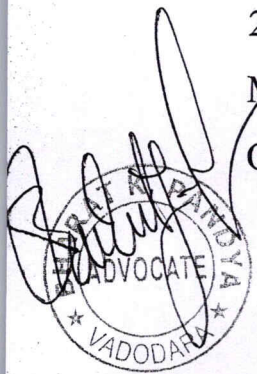
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loan Baroda Gujarat Gramin Bank Ltd. And their charge was recorded in revenue record vide entry No. 12411, dt. 27-12-2007. On repayment of the said loan on the basis of the No due certificate issued by Baroda Gujarat Gramin Bank their charge was removed from revenue record vide entry no. 14094, dt. 14-10-2011. On attaining age of majority by Nishaben Hasmukhbhai Patel "Minor" as referred earlier was ordered to be removed and same was recorded in revenue record vide entry No. 14438 dt. 22-05-2012. Thereafter, resurvey of the record of village Kalol was done and entry to that effect was recoded in revenue record vide entry no. 16581, dt. 30-06-2018. Said land was of new and restricted tenure and the collector had granted permission for releasing restriction of Sec. 43 of Tenancy Act and entry for the necessary order and its implementation was recorded in revenue record vide entry No. 16813, dt. 17-06-2019. Said land was agriculture land and necessary permission to use land for non agriculture purpose was granted by collector, Panchmahal vide order No. 142/17/8/069/2019 dt. 22-07-2019 issued by Collector, Panchmahal and entry for the same was recorded in revenue record vide entry No. 16849, dt. 29-07-2019. As per record Name of Karan Hasmukhbhai Patel was recorded as "Minor" but due to him attaining age of majority word "Minor" was deleted from the record and entry for the same was recorded in revenue record vide entry No. 16866, dt. 21-09-2019. Thereafter, said the then owners i.e. Jashodaben Maganbhai Patel and others sold land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs



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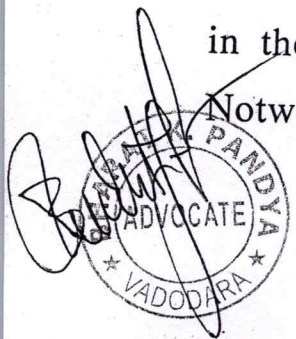
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paiki 6377.61 Sq.mtrs on Western Side in village Kalol, In Registration District Panchmahal, Sub-District Kalol to Maruti Buildcon, A Partnership firm vide sale deed dt. 10-10-2019, registered on 21-10-2019 at Regn No. 1245 and on the basis on the basis of the same, Maruti Buildcon, A Partnership firm became owners of the said property and their name is also mutated in revenue record vide entry No. 16905, dt. 15-11-2019.

Thus, as per revenue record said captioned land stands in name of Maruti Buildcon, A Partnership firm through its partners Mr. Parth Mansukhbhai Ukani.

ENCUMBRANCES:

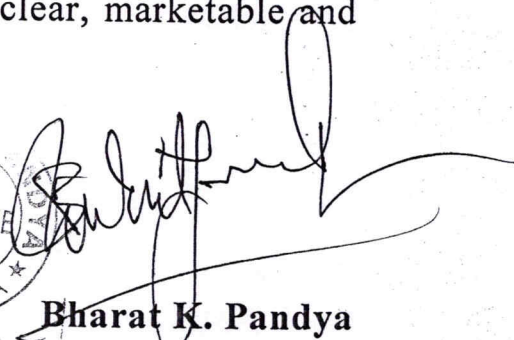
I have caused necessary search from the record of the office of Sub-Registrar, Kalol through search clerk with reference to EC report issued by office of sub-registrar, Kalol, on the basis of the record available and search taken from the record of the office of Sub-Registrar, Kalol. As per documents produced before us and record of the office of sub-registrar, Kalol, the said entire land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs paiki 6377.61 Sq.mtrs on Western Side in village Kalol, In Registration District Panchmahal, Sub-District Kalol has been developed and transaction with reference to individual units in the said land is done in favour of different persons. Therefore, Notwithstanding anything mentioned herein, the present title clearance



certificate is issued for unsold and untransacted / non transacted nits
in the said entire land.

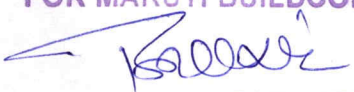
C E R T I F I C A T E

Thus on the basis of the documents mentioned hereinabove and search taken from the record of the office of Sub-Registrar, Kalol and public notice as mentioned hereinabove, I hereby certify that Maruti Buildcon, A Partnership firm through its partners Mr. Parth Mansukhbhai Ukani are the owners of unsold units in Project: Maruti Nandan in non agriculture land bearing Block/Survey No. 464, Old Survey No. 96 having total area admeasuring 11590 Sq.mtrs paiki 6377.61 Sq.mtrs on Western Side in village Kalol, In Registration District Panchmahal, Sub-District Kalol and as such title of the unsold and non transacted units in the said property is clear, marketable and free from all encumbrances.


Bharat K. Pandya
Advocate

Encl: Search Receipt.

FOR MARUTI BUILDCON


PARTNER

RECEIPT

UIN ID DEN	8022021129054	BARCODE		Printed On	17/12/2021 09:43:11
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Department	Superintendent of Stamps And Inspector General Of Registration	Payer Details			
Details		TAX ID (If Any)			
Office Name	S.R.O - KAALOL	Full Name	Bharat K. Pandya		
Location	PANCHMAHAL	Address	203, Kailash Complex, Nr. Mahadev Temple, Productivity Road, Alkapuri, Vadodara		
Year	2021-2022 One time				

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
211217380664800	Registration Fee (0030-03-104-00)	250.00	255.00	57000013551003017122154019	17/12/2021	SBI EPAY
	Stamp Duty (0030-02- 102-01)	5.00				

Total Amount :- 255.00

Total Amount In Words :- Rupees Two Hundred Fifty Five Only

Remarks (If Any)	
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FOR MARUTI BUILDCON


PARTNER

મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (C)

Search in : Bharat K. Pandya અરજી નંબર : 802202112905 મ નું નામ : KALOL મિલકતનો પ્રકાર: Non-Agricult

Search Year : 2008 - 2021 મિલકતનું વર્ણન: Block No : 464

દસ્તાવેજની આ શોધ S.R.O - KAALOL મા 14 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધમા તા 20-12-2021 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
બાનાખત (કબજા વગર) રૂ.1400000.00	રેવન્યુ/બ્લોક નંબર. નવો 464 જેનો જુનો રે સ નંબર.96 છે ક્ષેત્રફળ 1-15-90 હે.આરે. ચો.મી.એટલે કે. 11-590 ચો.મી છે તે પૈકી પશ્ચિમ ભાગ ની 63-77 ચો.મી વાળી બીનખેતીની જમીન.			; M/S MARUTI BUILDCON " એ નામની ભાગીદારી પેઢી તરફ અને વતી તેના વહીવટ કરતા ભાગીદાર શ્રી પાર્થ મનસુખભાઈ ઉકાણી	શ્રી ભાવિકુમાર હર્ષદભાઈ કાકા શ્રીમતી મનીષાબેન ભાવિકુમાર કાકા	01-06-2020 01-06-2020	437	

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20211217380664800 તા 17-12-2021 થી મળેલ છે.

Search by : સબ-રજીસ્ટ્રાર MALIWAD SANJAYKUMAR VIJAYBHAI

FOR MARUTI BUILDCON
PARTNER