



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

B.Com., LL.B

Advocate (Guj. High Court)

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Mo.: 99090 30474, E-mail : ajaytripathilegal@gmail.com

ENCUMBRANCE CERTIFICATE

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This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned by (1) Patel Rameshbhai Manibhai (2) Patel Vinodbhai Manibhai (3) Patel Jayantibhai Manibhai (4) Patel Jagdishbhai Manibhai and developed by Deetya Construction (hereinafter referred as owner). by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims (unsold).

SCHEDULE OF THE PROPERTY

The Non-Agricultural Open Land bearing Revenue Survey No.518, City Survey No. total admeasuring 4654.00 Sq.Mtrs., T.P. Scheme No.34, Final Plot No.108 of Village Mouje Jambuva in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State. Upon that land Deetya Construction had constructed various Residential and Commercial purpose under name and style as "Omkaar Heights"

Date : 29.09.2018.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi



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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of **“no encumbrance certificate”** on the **Non-Agricultural Open Land** bearing **Revenue Survey No.518, City Survey No. total admeasuring 4654.00 Sq.Mtrs., T.P. Scheme No.34, Final Plot No.108 of Village Mouje Jambuva in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State** for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

my experience of 14 years in land related matters accordance to GUJ RERA RULES.

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

Date : 29.09.2018.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi



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TITLE CLEARANCE CERTIFICATE

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TO WHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Revenue Survey No.518, City Survey No. total admeasuring 4654.00 Sq.Mtrs., T.P. Scheme No.34, Final Plot No.108 of Village Mouje Jambuva in the Registration District Vadodara and Sub-Registration District Vadodara.

Nilesh Rameshbhai Patel Partner of Deetya Construction, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
2. Photocopy of Property Card issued by City Survey Superintendent, Vadodara.
3. Photocopy of N.A. Order passed by District Collector of Vadodara vide No. N.A./S.R./208/2012-2013, No.LAND/D/SECTION-65/VASHI/8036/2012, Dated : 20.10.2012.



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4. Photocopy of Construction Permission / Rajachitthi No.Ward-12/HB-9/2017-2018, dated : 10.07.2017 issued by Vadodara Municipal Corporation.
5. Photocopy of Power of Attorney executed by Deetya Construction a Partnership Firm through its Partners – (1) Vinodbhai M. Patel (2) Rameshbhai N. Patel (3) Jagdish M. Patel (4) Bhupendra S. Patel (5) Mahendragir Rameshgir Goshwami (6) Mayur Rasikbhai Patel (7) Kanubhai Pashottambhai Patel (8) Jalpaben Chiragbhai Patel. in favour of Ditya Construction a Partnership Firm through its Partners – (1) Jayantibhai M. Patel (2) Nilesh Rameshbhai Patel, which is registered before Notary-Public.
6. Photocopy of Relinquishment Deed executed by (1) Patel Manjuben Manibhai (2) Patel Madhuben Manibhai in favour of (1) Patel Rameshbhai Manibhai (2) Patel Vinodbhai Manibhai (3) Patel Jayantibhai Manibhai (4) Patel Jagdishbhai Manibhai which is registered before sub-registrar, Vadodara vide registration serial No.538, Dated : 19.02.2018.
7. Photocopy of Development Agreement executed by (1) Patel Rameshbhai Manibhai (2) Patel Vinodbhai Manibhai (3) Patel Jayantibhai Manibhai (4) Patel Jagdishbhai Manibhai in favour of Deetya Construction which is registered before sub-registrar, Vadodara vide registration serial No.2093, Dated : 24.07.2018.





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HISTORY OF THE SAID PROPERTY

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that originally the above said aforesaid property was owned by Manibhai Rayjibhai Patel the entry to the said effect is mutated in Village Form No. 6 vide entry No.109.

Thereafter Manibhai Rayjibhai Patel giving consent letters, before the competent authority (1) Patel Rameshbhai Manibhai (2) Patel Manjuben Manibhai (3) Patel Vinodbhai Manibhai (4) Patel Madhuben Manibhai (5) Patel Jayantibhai Manibhai (6) Patel Jagdishbhai Manibhai has entered in the said land as a co-owner and this effect were given in the revenue record by mutation entry No.1454, which was certified by the competent authority.

Thereafter, (1) Patel Manjuben Manibhai & (2) Patel Madhuben Manibhai had waived their rights from the said schedule property / land in favour of (1) Patel Rameshbhai Manibhai (2) Patel Vinodbhai Manibhai (3) Patel Jayantibhai Manibhai (4) Patel Jagdishbhai Manibhai by Register Relinquishment Deed vide registration serial No.538, Dated : 19.02.2018. So, their names were deleted from the schedule property. The entry to the said effect was given in the City Survey Record. which was certified by the competent authority.





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It seems that the land owner Patel Rameshbhai Manibhai & Others has obtained the permission for converting the said land into non-agricultural purpose and the same was granted vide order No. N.A./S.R./208/2012-2013, No.LAND/D/SECTION-65/VASHI / 8036 / 2012, dated : 20.10.2012 passed from the District Collector Vadodara.

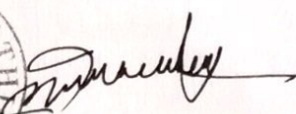
After that Land owners (1) Patel Rameshbhai Manibhai (2) Patel Vinodbhai Manibhai (3) Patel Jayantibhai Manibhai (4) Patel Jagdishbhai Manibhai has executed Development Agreement in favour of Deetya Construction which is Registered before sub-registrar, Vadodara vide registration serial No.2093, Dated : 24.07.2018.

It transpire from the record that thereafter the said Deetya Construction have planned a scheme of residential flats in the said land which is known as "Omkaar Heights" as per the approved map and revised construction permission given by the Vadodara Municipal Corporation vide Rajachitthi No.Ward-12/HB-9/2017-2018, dated : 10.07.2017.

SEARCH

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I have also taken a necessary search from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2018316005461, 2018016030902, 2018014026930, Dated : 11.09.2018 and no adverse entry is found to be registered before the sub registrar.



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Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, on the basis of above documents and certified entries I am of the opinion that the aforesaid discussed documents are in order and (1) **Patel Rameshbhai Manibhai** (2) **Patel Vinodbhai Manibhai** (3) **Patel Jayantibhai Manibhai** (4) **Patel Jagdishbhai Manibhai** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

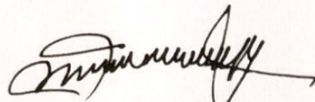
SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable property - Non Agricultural Land i.e. Revenue Survey No.518, City Survey No. total admeasuring 4654.00 Sq.Mtrs., T.P. Scheme No.34, Final Plot No.108 of Village Mouje Jambuva in the Registration District Vadodara and Sub-Registration District Vadodara.

Vadodara.
Date : 29.09.2018




AJAY TRIPATHI
Advocate



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Dated : 29.09.2018

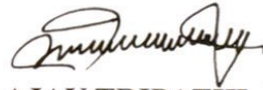
TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search for Non Agricultural Land bearing Revenue Survey No.518, City Survey No. total admeasuring 4654.00 Sq.Mtrs., T.P. Scheme No.34, Final Plot No.108 of Village Mouje Jambuva in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State for the last 15 years vide Receipt No.2018316005461, 2018016030902, 2018014026930, Dated : 11.09.2018. I have not found any adverse entry in the search report.

Vadodara
Date : 29.09.2018




AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued Sub-Registrar, Vadodara attached.

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં-518

Search in : JAMBWA/JAMBWA

પહોંચ નંબર: ૨૦૧૮૩૧૭૦૦૫૪૬૧ અરજી નંબર: ૨૭૭૧ અરજી વર્ષ: ૨૦૧૮

તા: ૧૧ માહે: સપ્ટેમ્બર સને: ૨૦૧૮

રજી કરનારનું નામ અજય ત્રિપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૦
નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી..... ૦
ટપાલ ખર્ચ..... ૦
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૧૪૫
શોધ અગર તપાસાણી.....
Year: ૨૦૧૨ ૨૦૧૬-૨૦૨૨
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭)..... ૦
નકલ ફી કોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૧૪૫

અંકે રૂપિયા એકસો પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(NARENDRASINH KAHALSANGBHAI JALIYA)

સબ રજીસ્ટ્રાર

વડોદરા - 6 માણેજા

IGR-NIC

2750670583651327539

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૪:૧૧:૪૯ pm