

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

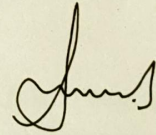
Investigation of title in respect of land bearing R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-Sevasi), F. P. No. 100 paiki, Sub-Plot No. 1, admeasuring 2519.40 Sq. Mtrs. paiki South -West side admeasuring 1261.52 Sq. Mtrs. N. A. land.

I have investigated the title of said land and found that title of said land is clear, marketable & free from encumbrances subject to registered development agreement dated 16-12-2021, registered at serial No. 12748 in favor of EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN.

Date: 29-12-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

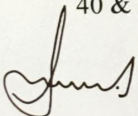
Investigation of title in respect of land bearing R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-Sevasi), F. P. No. 100 paiki, Sub-Plot No. 1, admeasuring 2519.40 Sq. Mtrs. paiki South -West side admeasuring 1261.52 Sq. Mtrs. N. A. land.

After the death of PATEL SHANKARBHAI VASANBHAI, name of his heir JASHBHAI SHANKARBHAI was entered in revenue record for R. S. No. 40 vide entry No. 1/19.

As per order in Case No. 0 dated 01-08-1957, name of PATEL RAVJIBHAI SHANKARBHAI was entered as protected tenant. The said change was entered in revenue record for R. S. No. 40 & others vide entry No. 177/1 dated 02-08-1957, certified on 04-11-1958.

As per partition of JASHBHAI SHANKARBHAI, land bearing R. S. No. 40 Acre 2 - 3 Gunthas land mutated in name of DHIRAJBEN wife of JASHBHAI SHANKARBHAI. The said change was entered in revenue record for said land vide entry No. 226 dated 14-09-1958, certified by revenue authority.

As per order of A. L. T. (MAMLATDAR) in Case No. 213 dated 12-01-1961, PATEL RAVJIBHAI SHANKARBHAI cultivate land personally & not as tenant under the provisions of Sec - 32 (g) of the Tenancy Act. Therefore, his name as tenant was deleted from second right column of revenue record. The said change was entered in revenue record for R. S. No. 40 & others vide entry No. 295 dated 16-02-1963, certified on 07-03-1963.



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Mutation entry No. 530/24 is not available.

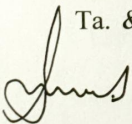
As per family partition deed, land bearing R. S. No. 40, Block No. 37 H. 0-83-97 mutated in name of PATEL TIKAYATKUMAR JASHBHAI. The said change was entered in revenue record for said land vide entry No. 999 dated 05-10-2006, certified by revenue authority.

With the consent of TIKAYATKUMAR JASHBHAI PATEL, names of his heirs (1) PATEL MINABEN TIKAYATBHAI & (2) PATEL MIKIBEN TIKAYATBHAI are entered in revenue record for Block No. 37 vide entry No. 1697 dated 14-02-2019.

(1) PATEL TIKAYATKUMAR JASHBHAI, (2) PATEL MINABEN TIKAYATKUMAR, (3) PATEL MIKIBEN TIKAYATKUMAR through her POA Holder PATEL TIKAYATKUMAR JASHBHAI have jointly executed registered Sale Deed dated 02-05-2019 registered at Serial No. 634 in favor of HARIYALI RONAK DESAI for R. S. No. 40, Block No. 37 H. 0-83-97 paiki Southern Side admeasuring 4198.50 Sq. Mtrs. land of village KHANPUR, Ta. & Dist. VADODARA. Name of purchaser is entered in revenue record for said land vide entry No. 1710 dated 02-05-2019, certified on 09-06-2019.

COLLECTOR, VADODARA vide his order No. 644/19/02/031/2019 dated 14-08-2019 granted N. A. permission in respect of R. S. No. 40, Block No. 37/ paiki 1 admeasuring 4199 Sq. Mtrs. land of village KHANPUR, Ta. & Dist. VADODARA. The said change is entered in revenue record for said land vide entry No. 1733 dated 14-08-2019, certified on 23-09-2019.

VADODARA URBAN DEVELOPMENT AUTHORITY has issued development permission No. UDA / PLAN-4 / PERMISSION / 14 / 2021 dated 30-10-2021 for R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-



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Sevasi), F. P. No. 100.paiki, Sub-Plot No. 1, admeasuring 2519.40 Sq. Mtrs. paiki South –West side admeasuring 1261.52 Sq. Mtrs. N. A. land.

HARIYALI RONAK DESAI has executed a registered development agreement dated 16-12-2021, registered at serial No. 12748 in favor of EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN for R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-Sevasi), F. P. No. 100 paiki, Sub-Plot No. 1, admeasuring 2519.40 Sq. Mtrs. paiki South –West side admeasuring 1261.52 Sq. Mtrs. N. A. land

As per building permission EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN have jointly planned to construct residential project in the name & style of “EMERALD SKY VIEW”.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 33 years from available record. I have also published public advertisement in “GUJARAT SAMACHAR” & “SANDESH” daily newspaper on 26-01-2019. I have not received any objection in response to the said notice. I have also issued title clearance certificate dated 27-02-2019 for R. S. No. 40, Block No. 37, H. 0-83-97 of village KHANPUR, Ta. & Dist. VADODARA. HARIYALI RONAK DESAI is owner of R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-Sevasi), F. P. No. 100 paiki, Sub-Plot No. 1, admeasuring 2519.40 Sq. Mtrs. paiki South –West side admeasuring 1261.52 Sq. Mtrs. N. A. land. As per my opinion the title of said land is

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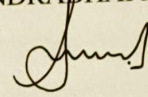
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Date: 29-12-2021

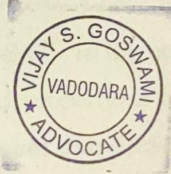
Advocate sign:



Place: Vadodara.

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner HARIYALI RONAK DESAI (Hereinafter referred as Owner) in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 30 years. I have also published public advertisement in “GUJARAT SAMACHAR” & “SANDESH” daily newspaper on 26-01-2019. I have issued a Title Clearance Certificate dated 27-02-2019 & 29-12-2021. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable **subject to registered development agreement dated 16-12-2021, registered at serial No. 12748 in favor of EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN**

As per building permission EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN have jointly planned to construct to construct residential project in the name & style of “EMERALD SKY VIEW”.

SCHEDULE OF PROPERTY

R. S. No. 40, Block No. 37 / 2, admeasuring 4199 Sq. Mtrs of village KHANPUR, Ta. & Dist. VADODARA included in T. P. Scheme No. 24-A (Khanpur-Sevasi), F. P. No. 100 paiki, Sub-Plot No. 1, admeasuring

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2519.40 Sq. Mtrs. paiki South –West side admeasuring 1261.52 Sq. Mtrs.

N. A. land bounded with four boundaries are as under:

East: F.P. No. 100/ part (South East),

West: F. P. No. 99/2,

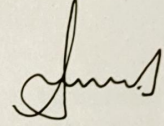
North: F.P. No. 100/ part (North part),

South: 12 Mtrs Road.

Date: 29-12-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

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I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 39 years experience in land matters in accordance to GUJ RERA rules.

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

As per building permission EMERALD INFRA- a partnership firm through its partners (1) HARIYALI RONAK DESAI (2) AAKASH PURSHOTTAM VAGHELA (3) KUNAL ANILKUMAR PATEL (4) ANKIT RAJENDRABHAI AMIN have jointly planned to construct to construct residential project in the name & style of "EMERALD SKY VIEW".

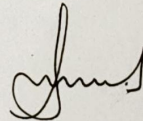
Property Ref:

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