

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Hazar Road,
Vadodara. M) 9825618367.

Dr.18-07-2018.

TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than 10 years in Land related matters, in which land title search report, issuing of no "encumbrance" certificate on the land including right Title, Interest or name of any party in or over land, and my experience 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 from.

Date : 18.07.2018

Place : Vadodara.


Siddharth B. Joshi

Advocate
Gujarat High Court

SIDDHARTH B. JOSHI
ADVOCATE

Sankalp Complex, 2nd Floor,
Marimata Lane, Rajmahal Road,
VADODARA - 1.

MADHUVAN ASSOCIATES


PARTNER

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

Date: 18.07.2018.

To.
Madhuvan Associates
A Partnership Firm
Harni, Vadodara.

NON ENCUMBRANCE CERTIFICATE

Do hereby certify that, in which land title search report, issuing Title Clearance Certificate for which "no encumbrance" certificate is issue. I have issued Title Clearance Certificate in respect the property at Village Village Harni, Ta.Dist. Vadodara, Block/Revenue Survey No.134 admeasuring area about 3288 sq.mtrs cover under T.P Scheme no.1, Final Plot no.43 admeasuring area about 2301 sq.mtrs of old tenure land, till the date no encumbrances pending.

Date:18.07.2018.

Place: Vadodara.



MADHUVAN ASSOCIATES
PARTNER

Nilesh V. Makvana
Siddharth B. Joshi
Advocates
Gujarat High Court

SIDDHARTH B. JOSHI
ADVOCATE
Sankalp Complex, 2nd Floor,
Marimata Lane, Rajmahal Road,
VADODARA - 1.

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara, M) 9825618367.

Dt. 18-07-2018

To,
Madhuvan Associates
A Partnership Firm
Harni, Vadodara.

TITLE CLEARANCE CERTIFICATE

Subject: Investigation of Title of Property which is situated at Mouje Village Harni, Ta. Dist. Vadodara, Block/Revenue Survey No.134 admeasuring area about 3288 sq.mtrs cover under T.P Scheme no.1, Final Plot no.43 admeasuring area about 2301 sq.mtrs.

I have investigated the Title of Property which is the following document are handed over me by you for investigation in respect of the said property, on the basis of this documents I have given this opinion.

Photo copies of abstract of Village form no.7/12, 8-A, and records of rights Village Form no.6, N.A order, certified copy of VMSS Partition, and Maps of above metioned land and Title Clearance Certificate issued by Advocate Swapnil Haresh Shah in respect of the land of Village Harni.

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History

Originally the land owned by Jalamsinh Kabhaisinh after his death said land transferred in the name of Prabhatsinh Jalamsinh by virtue of Succession right, said

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entry mutated on dt.14.09.1954. Entry no.411 was for
TAGAVI bojo.

After demise of Prabhatsinh Jalamsinh, his share in the
captioned property was transferred to his legal heirs,
that his wife Lakhiben Prabhatsinh mutually distributed
said in the name of Khumansinh Prabhatsinh, Fatesinh
Prabhatsinh, Mansinh Prabhatsinh, Udesinh Prabhatsinh,
said entry mutated on dt.27.10.1967.

Then after entry no.2460 out of the heirs, Khumansinh
Prabhatsinh Parmar expired on dt.28.10.1991 and his legal
heirs; 1) Shantaben Khumansinh, 2) Kesarisinh Khumansinh,
3) Ranjitsinh Khumansinh received his share in the
captioned land by virtue of Succession rights, said entry
mutated ondt.24.04.1992.

Then after entry no.2463 out of the heirs, Mansinh
Prabhatsinh Parmar expired and his legal heirs; 1)
Surajben Mansinh, 2) Sushilaben Mansinh, 3) Ramilaben
Mansinh, 4) Rajendrasinh Mansinh received his share in
the captioned land by virtue of Succession rights, said
entry mutated ondt.27.05.1992.

Then after entry no.3126 out of the heirs, Fatesinh
Prabhatsinh Parmar expired on dt.03.05.1974 and his legal
heirs; 1) Ganpatsinh Fatesinh (only one) received his
share in the captioned land by virtue of Succession
rights, said entry mutated ondt.30.04.2002.

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Then after entry no.3344 out of the heirs, Udehsinh Prabhatsinh Parmar expired on dt.18.11.2001 and his legal heirs; 1) Miraben w/o.Udehsinh Parmar, 2) Ramansinh Udehsinh, 3) Maheshbhai Udehsinh, 4) Balvantsinh Udehsinh, 5) Vijaysinh Udehsinh received his share in captioned land by virtue of Succession rights, said entry mutated ondt.28.07.2004.

Then after entry no.3345 the heirs, late shri Udehsinh Prabhatsinh, late shri Khumansinh Parmar, late shri Fatehsinh Parmar and late shri Mansinh Parmar's Legal heirs get together and family arrangement that the mutual distribution between family members and they all are decided to get equal four part of the said land. So, they partition four equal 3288 sq.mtrs parts of the said land and after that partition the said 3288 sq.mtrs land distributed in the name of legal heirs of late Udesinh Parmar; i.e. 1) Parmar Miraben w/o Udesing Prabhatsing, 2) Parmar Ramansinh Udesing, 3) Parmar Mahendrasing Udesing, 4) Parmar Balvantsinh Udesing, 5) Parmar Vijaysinh Udesing.

Then after out of the said land the owner of the 3288 sq.mtrs Ganpatsinh Fatesinh sold out his portion land and executed register saledeed vide no.5603 in favor of Patel Navinbhai Jasbhai and Patel Jayshriben Jasbhai, said entry mutated on dt.02.11.2004.

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Then after out of the said land portin of 3288 sq.mtrs which is covered under T.P Scheme no.1 and given Final Plot no.44 admeasuring area 2301 sq.mtrs conversion with agricultural land into non-agriculatural land vide order of Collector, Vadodara no.revi/n.a./s.r./117/2012-13, no.land/D/Sec-65/vashi/19539/2013 on dt.04.01.2013. Such entry mutated on dt.06.04.2013.

Entry no.4807 for succession entry of late shri parmar shantaben khumansinh but rejected by concern authority.

Then after entry no.4954 of the record, late shri Shantaben Khumansinh expired on dt.22.08.2004 and his legal heirs: 1) Bhikhiben Kesarisinh Parmar, 2) Bairajben Kesarisinh Parmar, 3) Dipaksinh Kesarisinh Parmar, 4) Kailashben Kesarisinh Parmar, 5) Shakuben Mansinh Waghela, 6) Ajit Mansinh Waghela, 7) Rekhaben Mansinh Waghela, 8) Kiritsinh Mansinh Waghela entered by virtue of Succession rights, said entry mutated ondt.25.03.2014.

Then after entry no.5040 of the records, 1) Shakuben alias Sarojben Mansinh Waghela, 2) Ajit Mansinh Waghela, 3) Rekhaben Mansinh Waghela, 4) Kiritsinh Mansinh Waghela waived his rights in favor of Ranjitsinh Khumansinh Parmar and others by registered relinquished deed vide reg.no.1082 on dt.30.07.2014, said entry mutated on dt.17.09.2014.

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Then after entry no.5182 Parmar Ranjitsinh Khumansinh in their present entered his legal heir's names but said entry was rejected by concern authority, said entry mutated ondt.27.04.2015.

As per entry no.5459, out of the said land owners late shri Parmar Miraben w/o Udehsinh Prabhatsinh expired and his names deleted from the revenue records, said entry mutated ondt.23.03.2017. Then after entry no.5461 for correction of names Parmar Mahendrasinh Udaysinh instead of Parmar Maheshbhai Udaysinh.

Then after entry no.5480 of the records shows that out of the said whole revenue survey no.134 T.P.Scheme no.1, Final Plot no.43 land owners Parmar Maheshbhai Udesinh, Parmar Ramansinh Udesinh, Parmar Balvantsinh Udesinh, Parmar Vijaysinh Udesinh jointly executed registered saledeed in favor of Kishorbhai Dharamsibhai Prajapati and Jigarbhai Pankajbhai Shah vide reg.serial no.659/2017 on dt.18.05.2017, said entry mutated on dt.18.05.2017.

As per the Town Planning Scheme Harni no.1 his final scheme order said land covered under the Final Plot no.43 and admeasuring area about 2301 sq.mtrs.

After that Kishorbhai Dharamsibhai Prajapati and Jigarbhai Pankajbhai Shah wanted to convert said land from agricultural land to non agricultural land and apply in the office of collector, vadodara after scrutinized

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collector, vadodara issued order of non agricultural vice order no.n.a./s.r./928/2017-18, no. land/d/sec-65/vashi/2822 to 2935/2018 on dt.28-05-2018.

After that Kishorbhai Dharamsibhai Prajapati and Jigarbhai Pankajbhai Shah wanted to develop the said land and executed development in favor of Madhuvan Associates a - partnership firm before notary Vijay D.Panchal vide his reg.serial no.14534 on dt.13-06-2017.

Now, as per the channel of the revenue records shows that Kishorbhai Dharamsibhai Prajapati and Jigarbhai Pankajbhai Shah is the absolute joint owner of the said caption land and the above land owners became absolute owners of the subject title property is received by virtue of registered saledeed, which in our possession and they executed development agreement in favor of Madhuvan Associates a - partnership firm.

I have not published public notice in daily news paper for receiving the objection in respect of the said land only on the base of search and documents provided by you given this opinion.

I have conducted necessary search in the office of sub-registrar at Vadodara for the year 2005 to 2018 on dated 18/07/2018 receipt no.11527, 1516 but could not find any objected relate entry of the said land, wherein he has found that the records of many years are torn/

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incomplete, some of the pages are not found to see and some of the pages are loose. Hence, whatever the records are available, have been verified.

FINAL REPORT

I hereby certify that I have verified the photo copies of documents of the title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in the order of present owners having clear, valid and marketable title over the property described here under the schedule.

Looking to the above documents and search made in the office of sub-registrar at Vadodara, I am of the opinion that the Property situated at Mouje Village Harni, Ta. Dist. Vadodara, Block/Revenue Survey No. 134 admeasuring area about 3288 sq.mtrs cover under T.P Scheme no.1, Final Plot no.43 admeasuring area about 2301 sq.mtrs of non- agricultural tenure land, which is the **CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES** (having Development Agreement in favor of Madhuvan Associates)

Date: 18.07.2018.

Place: Vadodara.

MADHUVAN ASSOCIATES
PARTNER

Nilesh V. Makvana
Siddharth B. Joshi

Advocates

Gujarat High Court

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