

TITLE CLEARANCE CERTIFICATE

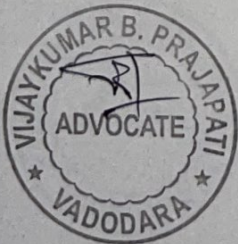
To,
Aditya Infrastructure,
1, Pancham Laxuria,
Sama Savli Road, Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Non Agricultural Land situated lying and being in
registration district sub district Vadodara being at Moje
Village Sama bearing Revenue Survey no. 471, T.P.
Scheme no. 2, F.P. no. 124 admeasuring 5,524 Sq. Meters.

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 471, T.P. Scheme no. 2, F.P. no. 124 admeasuring 5,524 Sq. Meters, hence I, **Vijaykumar B. Prajapati, Advocate**, do hereby give my opinion as to the Title details of which are as under:

1. I have been supplied with the following documents regarding the captioned property and I have gone through the same:

- a. A copy of the 7/12 extract for the year 1951-52 to 1959-60 of the said land.
- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.



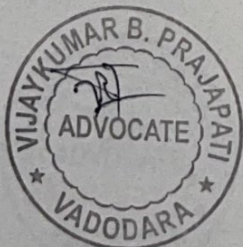
Office: FF/3, M. P. Complex, C-1/A, Vidhyavihar Society, Nr. Abhilasha Char Rasta,
New Sama Road, Vadodara - 390024. E-mail : advocatevp99@gmail.com, (M) 9898880711

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- c. A copy of the 7/12 extract for the year 1971-72 to 1988-1989 of the said land.
- d. A copy of the 7/12 extract for the year 1989-90 to 2005-2006 of the said land.
- e. A copy of the 7/12 extract for the year 2002-2003 to 2013-2014 of the said land.
- f. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- g. A copy of N.A. Order no. : N.A./S.R./ /2017, No. Jamin-D/Kalam-65/Vashi/4192 to 4200/2017, dtd.08/08/2017 of the said land.
- h. A copy of Sale deed no. 986, dtd.29/01/2010.
- i. A copy of Index-II of Sale deed no. 986, dtd.29/01/2010.
- j. A copy of Sale deed no. 4854, dtd.13/11/2020.
- k. A copy of Index-II of Sale deed no. 4854, dtd.13/11/2020.
- l. A copy of development permission sanctioned by Vadodara Mahanagar Palika vide raja chitthi no. Ward-7/23/2020-2021 on dtd.06/10/2020

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 471 was originally belongs to Shivabhai Umedbhai and due to family partition, the said land was transferred and mutated in the name of Fulabhai Naranbhai Amin and the mutation entry to

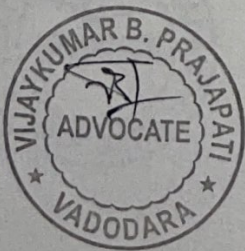


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that effect had been affected in revenue record vide entry no. 36 on dtd.26/05/1953.

- b. It further transpires from the record that Fulabhai Naranbhai Amin had sold the said land to Mohanbhai Mansukhbhai and the mutation entry to that effect had been affected in revenue record vide entry no. 1829 on dtd.12/09/1976.
- c. It further transpires from the revenue record that the name of Gopalbhai Mohanbhai, Ramanbhai Mohanbhai & Jayantibhai Mohanbhai were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry no. 6386 on dtd.03/04/1996.
- d. It further transpires from the record that Mohanbhai Mansukhbhai & others have sold the said land to Vitthalbhai Narandas Patel, Dasharathbhai Kashiram Patel, Trikambhai Laldas Patel, Amrutbhai Shivabhai Patel, Rakeshbhai Mangalbhai Patel, Maheshkumar Trikambhai Patel & Jitendrakumar Trikambhai Patel and the mutation entry to that effect had been affected in revenue record vide entry no. 6593 on dtd.10/06/1997.
- e. It further transpires from the record that Vitthalbhai Narandas Patel & others have sold the said land to Khimjibhai Haribhai Bhimani, Jashmatbhai Shamjibhai Bhimani & Mohanbhai Thakarshibhai Golaniya on dtd.21/06/2004 vide registered sale deed no. 4324 and the mutation entry to that effect had been



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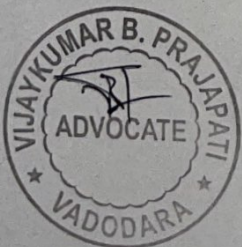
affected in revenue record vide entry no. 8542 on dtd.14/10/2015.

f. It further transpires from the record that Khimjibhai Haribhai Bhimani, Jashmatbhai Shamjibhai Bhimani & Mohanbhai Thakarshibhai Golaniya have sold the said land to Nileshbhai Ratanlal Sheth, Anilbhai Bholabhai Patel, Harishbhai Shantilal Shah & Bhavanbhai Rukhadbhai Bharwad on dtd.29/01/2010 vide registered sale deed no. 986 and the mutation entry to that effect had been affected in revenue record vide entry no. 9436 on dtd.25/02/2010.

g. It also further transpires from the record that the Collector, Vadodara had passed an order to use the captioned land for non agriculture purpose vide his Order no. : N.A./S.R./ /2017, no. Jamin-D/Kalam-65/Vashi/4192 to 4200 /2017, dtd.08/08/2017.

h. It further transpires from the record that Nileshbhai Ratanlal Sheth, Anilbhai Bholabhai Patel, Harishbhai Shantilal Shah & Bhavanbhai Rukhadbhai Bharwad have sold the said land to Aditya Infrastructure, a partnership firm through its managing partner Dharmesh Narottambhai Prajapati on dtd.13/11/2020 vide registered sale deed no. 4854 and the mutation entry to that effect had been affected in revenue record vide entry no. 11179 (Uncertified) on dtd.01/12/2020.

i. Hence it is crystal clear that Aditya Infrastructure, a partnership firm is the owners and in possession of the captioned land.

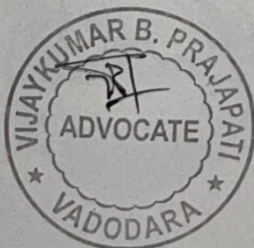


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3. I have not issued a Public Notice for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land.
4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1990 to 2020 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.
5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1990 to 2020 as available record from the office of Sub Registrar Vadodara and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 471, T.P. Scheme no. 2, F.P. no. 124 admeasuring 5,524 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 11th December 2020

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

En.No. G/1822/2006

NON ENCUMBRANCE CERTIFICATE

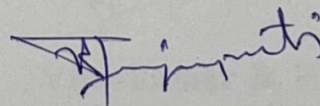
This is to certify that, I **Vijaykumar B. Prajapati**, Advocate, undersigned has investigated the title of the immovable property which is more particularity described in herein under in "Schedule of the property" which is owned by Aditya Infrastructure, a partnership firm (hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from all encumbrances, charges and/or claims.

Schedule of the property

The Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 471, T.P. Scheme no. 2, F.P. no. 124 admeasuring 5,524 Sq. Meters. The said land is developed by Promoters: Aditya Infrastructure through Dharmesh Narottambhai Prajapati and the project name is "Pancham Aristo".

Date: 11th December 2020

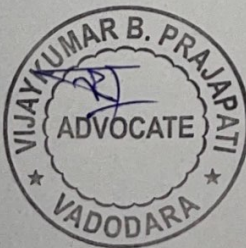
Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006



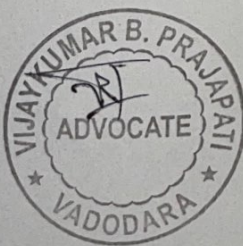
To whome so ever it may concern

I hereby solemnly declare that I am working as an Advocate of Bar Council of Gujarat since 9th July 2006 and holding Sanad No. G/1822/2006, I have experience of more than 10 years in land related matters, in which land title certificate, search report, issuing of "non encumbrance certificate" of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Sama bearing Revenue Survey no. 471, T.P. Scheme no. 2, F.P. no. 124 admeasuring 5,524 Sq. Meters including right, title, interest or name of any party in or over land, and I have experience of 14 years in land related matters in accordance to GUJ RERA Rules.

That, contents of above are true and correct, and nothing material has been cancelled by me there from.

Date: 11th December 2020

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

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