

Date : 09/05/2015

TITLE CLEARANCE CERTIFICATE

Subject : Title report of non-agriculture plot No. 3 admeasuring 288.528 Sq. Mt. out of total plot admeasuring 4806.96 Sq.Mt. area develop on land bearing revenue survey No. 33/paiki, bearing city survey No. 756/A of Village Akota, Ta. & Dist. Vadodara.

I have been approached for latest and up-to-date Title Clearance Certificate in respect of the property referred as above.

Section : A NAME OF THE PRESENT HOLDER

The property is owned by M/S Shree Tirupati Infrastructure a partnership firm but subject to the development rights of M/S Silvar Samanvay Developer

Section : B FULL DESCRIPTI OF THE PROPERTY

All peace and parcel of property being non-agriculture plot No. 3 admeasuring 288.528 Sq. Mt. out of total plot admeasuring 4806.96 Sq.Mt. area develop on land bearing revenue



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survey No. 33/paiki, bearing city survey No. 756/A of Village Akota, Ta. & Dist. Vadodara, lying and being in the Registration District VADODARA & Sub-District VADODARA.

Section : C TRACING OF TITLE

I have paid search fees vide receipt No. 2015016013182 for the year 1995 to 2014 for the inspecting public records.

1. Originally non agriculture land bearing R. S. No. 33/paiki is owned by M/S Pashabhai Patel and Co. Pvt. Ltd by virtue of registered sale deed No.. 1338 dated 28-04-1959, and vide mutation entry No. 350 dated 24-07-1959 prior to the year 1960
2. Thereafter land admeasuring 3224 Sq. Mt. of R. S. No. 33/paiki had been purchased by M/S Construction Equipment Company Pvt. Ltd. from M/S Pashabhai Patel and Co. Pvt. Ltd, vide registered sale deed No. 4172 dated 04-11-1963.

That name of purchaser M/S Construction equipment Company Pvt. Ltd. was entered in the revenue record vides mutation entry No. 666 dated 10-02-1964.

3. Thereafter M/S Construction Equipment Company Pvt. Ltd. had changed its name to M/S Hindustan Earthmovers Private Ltd. according to the provision of Companies Act. Such fact was



recorded in the revenue record vide mutation entry No. 1098 dated 14-3-1971.

4. Thereafter on application of ULC Act, competent Authority and Additional collector, vadodara vide his order No. ULC/D No. 6790/U 3/1996-97 dated 24-02-1997 and amended order dated 27-03-1997 has held that the such land in excess land and the provision of Urban Land Ceiling and regulation Act, 1976 will not attract to such land.
5. Thereafter owners had obtained revise non agriculture permission from Distruct Collector, Vadodara for the residential cum commercial purpose use vide N. A. Order No. NA/VASHI/155/1998 dated 26-02-1988.
6. Thereafter a construction permission was obtained from Vadodara Municipal Corporation (VMC) for the development of such land vide rajachithhi No. S-6/Ward/L-86/1997-98 dated 07-01-1997. Then after a revise construction was also obtained bearing revise rajachitthi No. S/6/Ward/L-52/1998-99 dated 20-07-1998 from VMC, and thereafter again obtained revise construction permission dated 21-06-2004.
7. Thereafter according to the approved lay-out plan Owner had divided such land in to different plots.



8. Thereafter an agreement for the purchase of plot No. 3 admeasuring 2883.58 Sq. Mt. had been executed by owner M/S M/S Hindustan Earthmovers Private Ltd. in favor of purchaser M/S Aditi Construction.
9. Construction permission for the construction of high-rise complex was obtained from Vadodara Municipal Corporation vide rajachithi No. HB/20/2012-13 dated 20-10-2012.
10. Thereafter a memorandum of understanding was executed between M/S Tirupati Infrastructure and M/S Aditi Construction and M/S Hindustan Earthmovers Private Ltd., wherein it is agreed mutually by all party that Such plot No. 3 will be purchase by M/S Tirupati Infrastructure from M/S Hindustan Earthmovers Private Ltd. and which is confirmed by M/S Aditi Construction. And according to such Plot No. 3 had been purchased by M/S Tirupati Infrastructure through partner Rajesh N. Shah from owner M/S Hindustan Earthmovers Pvt. Ltd. through its chairman Mr. Jayesh J. Dave who is presented through his POA Girish R. Patel, and such sale deed is confirm by confirming party M/S Aditi Cnstruction through its partners Jayesh J. Dave through his POA holder Girish R. Patel, by executing registered sale deed before sub-registrar Vadodara, bearing registration No. 7935 dated 06-09-2006.



That by virtue of above referred sale transaction name of M/S Tirupati Infrastructure a partnership firm and its partner Prashant B. Shah, Rajesh N. Shah, yogesh V. Patel and Savita C. YAgnic was entered as owner of plot No. 3 admeasuring 2883.58 Sq. Mt. land in the record of city survey vide mutation entry No. 8202 dated 03-01-2013.

11. Thereafter and agreement for the development of plot No. 3 had been executed on 15-05-2014 by land owner M/S Tirupati Infrastructure in favor of developer M/S Silver Samanvay Developers a partnership firm through partners (1) Ravi Jayesh Rao, (2) Bharatbhai Dahyabhai Patel, (3) Kiritbhai Vadaliya, (4) Jayeshbhai J. Dave, (5) Prashant B. Shah, (6) Rajesh N. Shah.
12. Thereafter according to the approved lay-out plan a commercial cum residential high-rise building named "Samanvay Silver" on land admeasuring 2883.58 Sq. Mt. out of total land admeasuring 4806.96 Sq. Mt. land of plot No. 3 above referred.
13. Thus a land plot No. 3 all together a High-rise scheme "Samanvay Dilver" develop on land admeasuring 2883.58 Sq. Mt. out of total land admeasuring 4806.96 Sq. Mt. land of plot No. 3 of R.S.No. 33 paiki of moje Akota, Ta. & Dist. Vadodara is owned by M/S Tirupati Infrastructure but subject to the development rights of M/S Silver Samanvay Developers.



14. That a search in the Land and Revenue records as well as Sub-Registrar Vadodara was carried out for the period of 20 years shows that the title of the said property is clear and marketable.

Section : D

FINAL CONCLUSION

I hereby certify that I have carefully scrutinized the documents and papers referred in Section-C herein above which establishes the ownership and possessory rights of property plot No. 3 of R.S.No. 33 paiki (Which property is fully and more particularly described in the Section-B herein above) belong to ownership of M/S Tirupati Infrastructure but subject to the development rights of M/S Silver Samanvay Developers., and certify that title of such property is as on the date of this report is clear and marketable, but subject to the confirmation of developer M/S Silver Samanvay Developers.

Date : 09/05/2015

Place : Vadodara

Ash Patel

ASHUTOSH G. PATEL
[ADVOCATE]

