

Resi. Gaytri Chowk, Gotri
Vadodara.
Mo. 9426022414

GIRISH N. THAKKAR
B.com. LL.B.
ADVOCATE (Gujarat high Court)
Vadodara.

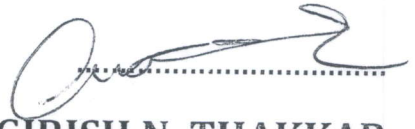
Date: 07/02/2019

TO WHOM SO EVER IT MAY CONCERN

I, Girish N. Thakkar Advocate do hereby solemnly, declare that I have experience of more than 20 years in land related matters and issuing Title Clearance Certificate for which "No encumbrance" certificate is issued in respect to **Immovable property , Radhey Avenue, T.P.17, Nr. Ashutosh Society, R.S.No. 96 & 97, Saiyed Vasna, Vadodara (N-22.305100, E-73.142500) of Manorath Realty LLP for rights, title & interest over the said property.** I am possessing required experience of more than 20 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.



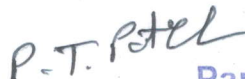

GIRISH N. THAKKAR

Advocate & Notary

GIRISH N. THAKKAR
Advocate & Notary
Gayatri Chowk, Gotri, Vadodara.
GUJARAT STATE, INDIA.

07/02/2019

MANORATH REALTY LLP


Partner

TITLE

CLEARANCE

CERTIFICATE

Resi. Gaytri Chowk, Gotri
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GIRISH N. THAKKAR 1
B.com. LL.B.
ADVOCATE (Gujarat high Court)
Vadodara.

Date: 07/02/2019

TITLE CLEARANCE CERTIFICATE

TO,

Manorath Realty LLP Partner Shree Kaushikbhai Manubhai Patel

Ref.: Immovable property Plot No. 1 and 2, Ashutosh Park, Vasna Saiyed, Vadodara, and Constructed Scheme named "**Ashutosh Park**" in Plot No. 1 and 2 bearing R.S.No. 96 and 97, T.P. Scheme No. 17, F.P. No. 70, City Survey No.146 Moje Vasna Saiyed, Ta.Dist. Vadodara.

I have been asked to investigate the title deed in respect of the Immovable property plot bearing R.S. No. 96 and 97, City Survey No. 146 , T.P. Scheme No. 17, F.P. No. 70, constructed Ashutosh Park Society bearing Plot no. 1 and 2, admeasuring 274.92 Sq.Mts. in Vasna Saiyed, Vadodara.

- (1) Originally land owners of R.S No. 96 & 97, are Babarbhahi Mathurbhai Patel.
- (2) After that Babarbhahi Mathurbhai Patel expired on 03/03/1957, leaving behind him Makoreben widow of Babarbhahi Mathurbhai Patel, Kantibhai Babarbhahi Patel, Narayanbhahi Babarbhahi Patel, Harishbhahi Babarbhahi Patel and Madhuben Daughter of Babarbhahi Mathurbhai Patel.
- (3) After that Partitian was affected between Kantibhai Babarbhahi Patel, Narayanbhahi Babarbhahi Patel, Harishbhahi Babarbhahi Patel with respect to their joint family property on 12/02/1965.

MANORATH REALTY LLP

P. T. Patel
Partner



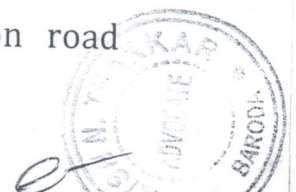
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GIRISH N. THAKKAR 2
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- (4) Pursuant to the said partition the above referred survey nos. 96 and 97 are allotted and came to share of Shri Kantibhai Babarbhahi Patel as entry No. 830 dt. 17/05/1976.
- (5) N.A. permission is granted to Kantibhai Babarbhahi Patel and others by the collector, Vadodara under his order No. Land/D/Vashi/517/96 dated on 01/04/1996.
- (6) Said Makoreben widow of Babarbhahi Mathurbhai Patel expired on 4/06/1996, leaving behind her will date 20/12/1995. Pursuant to the above referred will her right, title and interest in the survey No. 97/ part, admeasuring 1113 Sq. Mts was passed to Naginbhai Mangalbhai Patel
- (7) (1) Kantibhai Babarbhahi Patel, (2) Mayurbhai Kantibhai Patel and (3) Madhuben Babarbhahi Patel gave power of attorney to Patel Naginbhai Mangalbhai.
- (8) And Naginbhai Mangalbhai Patel POA Holder of (1) Kantibhai Babarbhahi Patel, (2) Mayurbhai Kantibhai Patel and (3) Madhuben Babarbhahi Patel sale sub plot No. 2, admesuring 246. 05 Sq. Mt, T.P.No. 17, Common plot area 246.05, common road undivided area 33.60, total admesuring 279.65 Sq. Mt to Charul Hiteshbhai Patel vide sale deed No. 5095 on dt : 29/03/2008.
- (9) After that Naginbhai Mangalbhai Patel POA Holder of (1) Kantibhai Babarbhahi Patel, (2) Mayurbhai Kantibhai Patel and (3) Madhuben Babarbhahi Patel made correction from sub plot No. 2, admeasuring 246. 05 Sq. Mt, T.P.No. 17, 63.28 Sq. Mt. Due to Final plot, 28.12 Sq.mt Common plot added Common plot area 246.05, common road

P. T. Patel

Partner



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undivided area 33.60, total admeasuring 279.65 Sq. Mt to sub plot No. 2, admeasuring 246. 05 Sq. Mt, T.P.No. 17, 109.05 Sq. Mt. Due to Final plot, 28.12 Sq.mt Common plot added, Common plot area 291.82, common road undivided area 33.60, total admeasuring 325.42 Sq. Mt vide correction deed no. 13629 on date : 27/11/2009 in favour of Charul Hiteshbhai Patel.

(10)Vadodara Municipal corporation has granted construction permission (Rajachitthi) vide its order no. Ward-6/L-106/95-96 on dated 21/10/1995 and revised Permission No. S/6/Ward/L/9/97-98 on date: 24/4/1997. Again revised Permission No. L/129/09-10 on date: 12/10/2009.

(11)And Naginbhai Mangalbhai Patel POA Holder of (1) Kantibhai Babarbai Patel, (2) Mayurbhai Kantibhai Patel and (3) Madhuben Babarbai Patel sale Plot No. 1 and 2 to Mrs. Hemlataben Rajeshkumar Patel on dated 14/02/2011 vide sale deed registration No. 1976/2011.

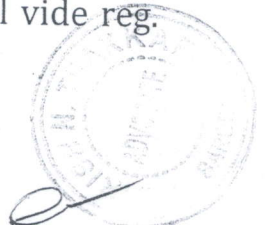
(12)After that Charul Hiteshbhai Patel sale sub plot No. 2, admeasuring 246. 05 Sq. Mt, T.P.No. 17, 109.05 Sq. Mt. Due to Final plot, 28.12 Sq.mt Common plot added, Common plot area 291.82, common road undivided area 33.60, total admeasuring 325.42 Sq. Mt to Oka Real Estate Developers Partners Harenbhai R. Mehta vide sale deed no. 5168 on date : 23/04/2012.

(13)Mrs. Hemlataben Rajeshkumar Patel sale sub plot No. 1 & 2 to Manorath Realty LLP Partner Kaushikbhai Manubhai Patel vide reg. Sale deed No. 2129 on date : 06/02/2018.

MANORATH REALTY LLP

P.T. Patel

Partner



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It is verified record of Sub-Registrar office Vadodara in last 31 years vide receipt no. 2019017004202 on dated 06/02/2019 and vide receipt No. 2019016004652 on date: 06/02/2019 verified record of sub -Registrar.

I have verified the revenue records such as city survey record.

(3) The following documents are produced before me.

- a) Zerox copy of sale deed no. 1976/2011 dated: 14/02/2011, sale Deed No. 2129/2018
- b) Zerox copy of N.A. order of Collector Vadodara dated 01/04/1996.
- c) zerox copy of permission (Rajachitthi) of Vadodara Municipal Corporation for Construction on dated . 21/10/1995 and 24/4/1997 and 12/10/2009.
- d) Affidavit cum declaration of Manorath Realty LLP Partner Kaushikbhai Manubhai Patel dated pertaining to no any lien or encumbrances on the said Duplex registered no.14864

MANORATH REALTY LLP

P. T. Patel

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Vadodara.

FINAL CERTIFICATE

Looking to the papers submitted here in above publication of notice a search with the office of Sub-Registrar Vadodara, I opine that the title of Manorath Realty LLP Partner Kaushikbhai Manubhai Patel in respect of immovable property plot No. 1 and 2 bearing R.S. No. 96 & 97 Constructed Society knows as **Ashutosh Park** bearing **plot No, 1 and 2** admeasuring 274.92 Sq.Mts. in Vasna Saiyed, Vadodara is clear and marketable and free from any encumbrances and reasonable doubts.

Date: 07/02/2019

Place: Vadodara.


.....
(GIRISH N THAKKAR)
ADVOCATE 07/02/2019



GIRISH N. THAKKAR
Advocate
Gayatri Chowk, Vadodara.
GUJARAT STATE, INDIA.

MANORATH REALTY LLP
P.T. Patel
Partner

TITLE

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GIRISH N. THAKKAR
B.com. LL.B.
ADVOCATE (Gujarat high Court)
Vadodara.

Date: 07/02/2019

TITLE CLEARANCE CERTIFICATE

TO,

Manorath Realty LLP Partner Shree Kaushikbhai Manubhai Patel

Ref.: Immovable property Plot No.3, Ashutosh Park, Vasna Saiyed, Vadodara, and Constructed Scheme named "**Ashutosh Park**" in Plot No. 3 bearing R.S.No. 96 and 97, T.P. Scheme No. 17, F.P. No. 70, Moje Vasna Saiyed, Ta.Dist. Vadodara.

I have been asked to investigate the title deed in respect of the Immovable property plot bearing R.S. No. 96 and 97, City Survey No. 146 , T.P. Scheme No. 17, F.P. No. 70, constructed Ashutosh Park Society bearing Plot no. 3, admeasuring 167.07 Sq.Mts. in Vasna Saiyed, Vadodara.

- (1) Originally land owners of R.S No. 96 & 97, are Babarbhahi Mathurbhai Patel.
- (2) After that Babarbhahi Mathurbhai Patel expired on 03/03/1957, leaving behind him Makoreben widow of Babarbhahi Mathurbhai Patel, Kantibhai Babarbhahi Patel, Narayanbhahi Babarbhahi Patel, Harishbhahi Babarbhahi Patel and Madhuben Daughter of Babarbhahi Mathurbhai Patel.
- (3) After that Partitian was affected between Kantibhai Babarbhahi Patel, Narayanbhahi Babarbhahi Patel, Harishbhahi Babarbhahi Patel with respect to their joint family property on 12/02/1965.

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- (8) Vadodara Municipal corporation has granted construction permission (Rajachitthi) vide its order no. Ward-6/L-106/95-96 on dated 21/10/1995 and revised Permission No. S/6/Ward/L/9/97-98 on date: 24/4/1997. Again revised Permission No. L/129/09-10 on date: 12/10/2009.
- (9) And Naginbai Mangalbai Patel POA Holder of (1) Kantibhai Babarbai Patel, (2) Mayurbhai Kantibhai Patel and (3) Madhuben Babarbai Patel sale plot No. 3, admeasuring 167.07 Sq. Mt to Manorath Realty LLP Partner Kaushikbhai Manubhai Patel vide sale deed No. 1508 on dt : 25/01/2018.

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SEARCH REPORT

It is verified record of Sub-Registrar office Vadodara in last 31 years vide receipt no. 2019017004202 on dated 06/02/2019 and vide receipt No. 2019016004652 on date: 06/02/2019 verified record of sub -Registrar.

I have verified the revenue records such as city survey record.

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- d) Affidavit cum declaration of **Manorath Realty LLP Partner Shree Kaushikbhai Manubhai Patel** on dated pertaining to no any lien or encumbrances on the said Duplex registered no.14863.



MANORATH REALTY LLP

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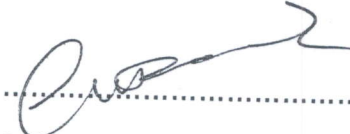
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Date: 07/02/2019

Place: Vadodara.


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(GIRISH N THAKKAR)

ADVOCATE 07/02/2019



GIRISH N. THAKKAR
Advocate & Notary
Gayatri Chowk, Vadodara.
GUJARAT, INDIA.

MANORATH REALTY LLP

P. T. Patel
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