

Certificate

This is to certify that after getting detailed searches for the last 30 years in the office of Sub Registry, Vadodara and also after verifying the Revenue Records, I am of the opinion that the title of the property situated lying and being in Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14, 15/1, 19, 18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land., is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 28/08/2017

Vadodara



[Handwritten Signature]
YOGESH I. RANA
ADVOCATE

Yogesh I. Rana

ADVOCATE
(Gujarat High Court)

Cell : 98795 57892

Date : 19/11/18

TITLE CLEARANCE CERTIFICATE

To,
Nyalkaran Builders LLP,
Vadodara.

SUB : TITLE CLEARANCE CERTIFICATE regarding the land bearing Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14,15/1,19,18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land.

On request and as desired to issue a ***Title Clearance Certificate and non – encumbrances Certificate*** in respect of the Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14,15/1,19,18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land., hence, I, ***Yogesh I. Rana, Advocate***, do hereby give my opinion as to the details of which are as under:

1. I have been supplied with the following documents regarding land Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14,15/1,19,18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land and I have gone through the same:



Date :

- a. A copy of the 7/12 extract of the Revenue Survey no. 14 of Moje Vemali Ta. Dist. Vadodara from the year 1951 - 52 to 1960-61.
- b. A copy of the 7/12 extract of the Revenue Survey no. 14 of Moje Vemali Ta. Dist. Vadodara from the year 1961 - 62 to 1970 - 71.
- c. A copy of the 7/12 extract of the Revenue Survey no. 14 of Moje Vemali Ta. Dist. Vadodara from the year 1971 - 72 to 1983 - 84.
- d. A copy of the 7/12 extract of the Revenue Survey no. 14 of Moje Vemali Ta. Dist. Vadodara from the year 1984 - 85 to 1990 - 91.
- e. A copy of the 7/12 extract of the Revenue Survey no. 15/1 of Moje Vemali Ta. Dist. Vadodara from the year 1951 - 52 to 1960-61.
- f. A copy of the 7/12 extract of the Revenue Survey no. 15/1 of Moje Vemali Ta. Dist. Vadodara from the year 1961 - 62 to 1970 - 71.
- g. A copy of the 7/12 extract of the Revenue Survey no. 15/1 of Moje Vemali Ta. Dist. Vadodara from the year 1971 - 72 to 1983 - 84.
- h. A copy of the 7/12 extract of the Revenue Survey no. 15/1 of Moje Vemali Ta. Dist. Vadodara from the year 1984 - 85 to 1990 - 91.
- i. A copy of the 7/12 extract of the Revenue Survey no. 18 of Moje Vemali Ta. Dist. Vadodara from the year 1951 - 52 to 1960-61.



Date :

- j. A copy of the 7/12 extract of the Revenue Survey no. 18 of Moje Vemali Ta. Dist. Vadodara from the year 1961 - 62 to 1970 - 71.
- k. A copy of the 7/12 extract of the Revenue Survey no. 18 of Moje Vemali Ta. Dist. Vadodara from the year 1971 - 72 to 1983 - 84.
- l. A copy of the 7/12 extract of the Revenue Survey no. 18 of Moje Vemali Ta. Dist. Vadodara from the year 1984 - 85 to 1990 - 91.
- m. A copy of the 7/12 extract of the Revenue Survey no. 19 of Moje Vemali Ta. Dist. Vadodara from the year 1951 - 52 to 1960-61.
- n. A copy of the 7/12 extract of the Revenue Survey no. 19 of Moje Vemali Ta. Dist. Vadodara from the year 1961 - 62 to 1970 - 71.
- o. A copy of the 7/12 extract of the Revenue Survey no. 19 of Moje Vemali Ta. Dist. Vadodara from the year 1971 - 72 to 1983 - 84.
- p. A copy of the 7/12 extract of the Revenue Survey no. 19 of Moje Vemali Ta. Dist. Vadodara from the year 1984 - 85 to 1990 - 91.
- q. A copy of the 7/12 extract of the Block No. 13 (Old Revenue Survey no. 14,15/1, 19, 18) of Moje Vemali Ta. Dist. Vadodara from the year 1991 - 92 to 1995 - 96.
- r. A copy of the 7/12 extract of the Block No. 13 (Old Revenue Survey no. 14,15/1, 19, 18) of Moje Vemali Ta. Dist. Vadodara from the year 1995 - 96 to 2005 - 06.



Date :

- s. A copy of the 12 extract of the Block No. 13 of Moje Vemali Ta. Dist. Vadodara from the year 2010 - 11 to 2012 - 13.
- t. A copy of the 12 extract of the Block No. 13 of Moje Vemali Ta. Dist. Vadodara from the year 2013 - 14 to 2015 - 16.
- u. A copy of the Village form no. 6 of Moje Vemali Ta. Dist. Vadodara.
- v. A copy of the Village form no. - 8A, having Khata no.240 of the said Land.
- w. A copy of the N. A. Order passed by Deputy Town Development officer, Vadodara vide his order no.A/S. R. /880 / 2016-17, LAND – D / KALAM -65/Vashi / 9684 to 9692 dtd. 19/12/2016.
- x. A copy of Revised Development Permission vide No. UDA/Plan/M. Di. Pu. V. Yo /189834 /2018 issued by the Urban Development Authority on dtd. 02/01/2018.
- y. A copy of Zone Certificate Issued by Vadodara Urban Development Authority vide No. UDA/ Zone Certi. /55260/2016 Certificate No. 55260 dtd. 24/06/2016.
- z. A copy of the sale deed which is executed by (1) Dilipbhai Ranchodbhai Patel (2) Ghanshyambhai Ranchodbhai Patel (3) Keyur Hasmukhbhai Patel (4) Ashish Vallabhbhai Patel (5) Mitesh Shantilal Patel through his power of holder of Patel Vallabhbhai Ranchodbhai in favour of (1) Dineshbhai Dhirubhai Patel and (2) Krimpil Dhirubhai Patel and the same was registered in the office of sub registry at Vadodara; vide Registration No. 3318, dtd. 01/05/2006.



Date :

2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

The Land was originally belonged to (1) Parmar Bhikhabhai Becharbhai (2) Parmar Manubhai Becharbhai (3) Parmar Thakorbbhai Becharbhai (4) Parmar Govindbhai Becharbhai (5) Parmar Becharbhai Koyabhai (6) Parmar Chanchadben Becharbhai (7) Parmar Savitaben Becharbhai as Joint owners of the above land. And after that the mutation entry is entered at sr. no. 828 dtd.18/05/1984 in the village records and duly certified by the competent authority.

It further transpired from the revenue record that Thakorbbhai Becharbhai Parmar expired on dtd.09/05/2006 therefore name of his legal heirs (1) Solanki Anitaben Thakorbbhai (2) Solanki Mukeshbhai Thakorbbhai (3) Solanki Shilpaben Thakorbbhai (4) Solanki Dharmistaben Thakorbbhai were entered as co-owners of the said land. The said mutation entry is entered as sr. No. 2375 in the village records and duly certified by the competent authority on dtd. 16/08/2014.

It further transpired from the revenue record that Govindbhai Becharbhai Parmar expired on dtd.15/11/2014 therefore name of his legal heirs (1) Parmar (Solanki) Ritaben Govindbhai (2) Parmar (Solanki) Hiralben Govindbhai (3) Parmar (Solanki) Jigarsinh Govindbhai were entered as co-owners of the said land. The said mutation entry is entered as sr. No. 2562 in the village records and duly certified by the competent authority on dtd. 10/11/2015.

It further transpired from the revenue record that Manubhai Govindbhai Becharbhai Parmar (Solanki) expired on dtd.09/10/2018 therefore name of his legal heirs (1) Lalitaben Manubhai Solanki (2) Pravinbhai Manubhai Solanki (3) Laxmiben Manubhai Solanki were entered as co-owners of the said land. The said mutation entry is entered as sr. No. 2958 in the village records, hence it is crystal clear that at no point



Date :

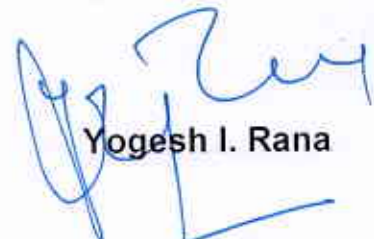
of time the said land was transferred in the name of any other person.

3. I have also issued a public notice dated. 25/08/2018 in Gujarat Samachar and Sandesh Daily News Paper and no objection has been received by me for issuing a Title Clearance Certificate of the land has been situated in the land lying and being at Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14,15/1,19,18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land..
4. Thus, looking to the above referred documents after getting detailed searches in the office of sub registry, Vadodara and after verifying the revenue records, I am of the opinion that the Registration District Sub district Vadodara being at Moje Vemali bearing Block No. 13 (Old Survey No. 14,15/1,19,18) having T. P. Scheme No. 1 being F. P. No. 82 admeasuring 5594 sq. mtrs. paiki 4400 Sq. mtrs. Residential and 1194 sq. mtrs. Non Agriculture Open land is clear, marketable and free from the reasonable doubts and also free from all encumbrances.

Date : 19/11/2018

Vadodara.




Yogesh I. Rana
Advocate