

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/TCC/O/2018-19/47

Date:- 18/09/2018

To,

**M/s. Narayan Reality Infrastructure,
New Sama Road,
Vadodara.**

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 6880 sq.mtrs. land out of 8903 sq.mtr. bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara.

Sir,

In continuation of my earlier Title Clearance Certificate No. CERT.NO.VJS/TCC/O/2015-16/65 dated 15/02/2016 and available records of Sub-Registrar, Vadodara, have been verified by me for the period from 2016 to 2018 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that Mahendrabhai Jayantilal Shah & others sold land admeasuring 3440 western side out of 6880 Sq. Mtrs bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara to Narayan Realty Infrastructure through their managing partner Shri Kartik Jayantilal Panchal in consideration of Rs. 14811200/-. The said transaction is entered at Sr. No. 4846 dated 28/09/2015 in the office of sub registrar, Vdaodara. The said mutation entry is entered at Sr. No. 6970 dated 25/05/2016 in the village records and duly certified by the competent authority on 23/08/2016.
- 2) It appears that (1) Anilbhai Bholabhai Patel (2) Mahendrabhai Jayantilal Shah (H.U.F.) (3) Samir Sureshbhai Shah (4) Prakashbhai Ratanlal Sheth executed an agreement to sale for land admeasuring 3440 eastern side out of 6880 Sq. Mtrs bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara in favour of Narayan Realty Infrastructure through their managing partner Shri Kartik Jayantibhai Panchal. The said transaction is entered at Sr. No. 4845 dated 28/09/2015 in the office of sub registrar, Vadodara.
- 3) It appears that (1) Anilbhai Bholabhai Patel (2) Mahendrabhai Jayantilal Shah (H.U.F.) (3) Samir Sureshbhai Shah (4) Prakashbhai Ratanlal Sheth sold land admeasuring 3440 eastern side out of 6880 Sq. Mtrs bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist.



Vadodara to Narayan Realty Infrastructure through their managing partner Shri Kartik Jayantibhai Panchal in consideration of Rs. 1,48,11,200/-. The said transaction is entered at Sr. No. 2436 dated 06/05/2016 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No. 6971 dated 25/05/2016 in the village records and duly certified by the competent authority on 23/08/2016.

- 4) It appears that the land owners have obtained permission to use the said land for Non-agriculture purpose for residential purpose vide order No. LAND/D/SEC-65/VASHI/3391/2012/N.A./NA/SR/345/2011-2012 dated 07/05/2012 issued by the Collector, Vadodara.
- 5) It appears that land owner has obtained permission to construct the shops & houses over the said land vide Rajachthi No. UDA/PLAN-2/PERMISSION/57/2018 dated 11/09/2018 issued by Town Planner, Vadodara Urban Development Authority.
- 6) I have also verified Village form No. 7/12, 6, & 8-A in respect of above land in which name of Narayan realty Infrastructure through their managing partner Shri Kartik Jayantibhai Panchal land admeasuring 6880 sq.mtrs. land out of 8903 sq.mtr. bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara.

SCHEDULE

1. Photocopy of sale deed bearing regn no. 2436 dated 06/05/2016 executed in favour of Narayan realty Infrastructure.
2. Photocopy of sale deed bearing regn no. 4846 dated 28/09/2015 executed in favour of M/s. Narayan Reality Infrastructure through their partner Shri Kartik Jayantibhai Panchal.
3. Photocopy of an agreement to sale bearing reg. no. 4845 dated 28/09/2015 executed in favour of M/s. Narayan Reality Infrastructure through their partner Shri Kartik Jayantibhai Panchal.
4. Photocopy of Sale Deed bearing Regn. No.14503 dated 30/10/2010 in favour of (1) Anilbhai Bholabhai Patel (2) Nileshbhai Ratanlal Sheth (3) Mahendrabhai Jayantibhai Shah, Karta of HUF (4) Samir Sureshbhai Shah (5) Chiragbhai Sureshbhai Shah POA Sureshbhai Jayantilal Shah.
5. Photocopy of N.A. order No. LAND/D/SEC-65/VASHI/3391/2012/N.A./NA/SR/345/2011-2012 dated 07/05/2012 issued by the Collector, Vadodara.

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6. Photocopy of Rajachthi No. UDA/PLAN-2/PERMISSION/57/2018 dated 11/09/2018 issued by Town Planner, Vadodara Urban Development Authority.
7. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land issued by Talati-Cum-Mantri, Vadodara

Place : Vadodara.

Date : 18/09/2018

[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that Narayan realty Infrastructure through their managing partner Shri Kartik Jayantibhai Panchal is owner of land admeasuring 6880 sq.mtrs. land out of 8903 sq.mtr. bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 18/09/2018

[V. J. SHIRKE]
ADVOCATE

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CERT.NO.VJS/RERA/2018-19/22

DATE: 18/09/2018

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which more particularly described herein under Schedule of the Property", which is owned by Narayan realty Infrastructure through their managing partner Shri Kartik Jayantibhai Panchal (hereinafter referred as owner). By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said land is clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

All that pieces or parcels of land admeasuring 6880 sq.mtrs. land out of 8903 sq.mtr. bearing Block No.68 (Old R.S. No.100) F.P. No.35, T.P. Scheme No.2 of Village Dumad, Taluka and Dist. Vadodara.

Date: 18/09/2018.

Place: Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE