



DATE: 05-01-2022

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner Sudhapati Developers Pvt. Ltd. A Company, (Hereafter referred as Owner) In respect of the below mentioned property by perusing revenue records. Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 05/01/2022 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

Schedule of Property

Sudhapati Developers Pvt. Ltd. A Company (Project: Aarya Ellise 1)

An Immovable property (called Aarya Ellise 1) is about to planned on N A land bearing land bearing Block No. 516, Old R S No. 706, adm. 809.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 12 admeasuring 485 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 05/01/2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)

Prakash J. Parikh

B.A., LL.B. (Advocate)
Gujarat High Court



Office : 115, 1st Floor, Mahavir Complex,
Limda Pole, Raopura, Vadodara-390 001
E-mail : ad.prakashparikh@gmail.com
Mobile : 94263 02436

DATE: 05-01-2022

ADVOCATE EXPERIENCE CERTIFICATE

I **Prakash Jayantilal Parikh (Enrollment No. GJ/503/1988)** hereby declare that, I have experience of more than 30 years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land, and my experience is of 4 years in land related matters accordance to Gujarat RERA Rules.

Date : 05/01/2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)



DATE: 05-01-2022

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner Sudhapati Developers Pvt. Ltd. A Company, (Hereafter referred as Owner) in respect of the below mentioned property by perusing revenue records. Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 05/01/2022 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

Schedule of Property

Sudhapati Developers Pvt. Ltd. A Company (Project: Aarya Ellise 1)

Immovable property – N A land bearing land bearing Block No. 515, Old R S No. 707, adm. 2428.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 11 admeasuring 1457 Sq. Mtrs. and Block No. 517, Old R S No. 705/2, adm. 1619.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 13 admeasuring 971 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 05/01/2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)

Prakash J. Parikh

B.A., LL.B. (Advocate)
Gujarat High Court



Office : 115, 1st Floor, Mahavir Complex,
Limda Pole, Raopura, Vadodara-390 001
E-mail : ad.prakashparikh@gmail.com
Mobile : 94263 02436

DATE: 05-01-2022

ADVOCATE EXPERIENCE CERTIFICATE

I **Prakash Jayantilal Parikh (Enrollment No. GJ/503/1988)** hereby declare that, I have experience of more than 30 years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land, and my experience is of 4 years in land related matters accordance to Gujarat RERA Rules.

Date : 05/01/2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)



Date: 06/10/2021

To,
Sudhapati Developers Pvt. Ltd,
Bil, Vadodara.

Sub. :- Title Report for the Block No. 516, Old R S No. 706 of Mouje Bil of Sub. Reg. and Reg. Dist. Vadodara.

History of the Said Immovable Property of Block No. 516, Old R S No. 706 of Mouje Bil.

1. As per mutation entry No 1/34 ,land bearing R.S. No. 706 & other mutated in name of VANKAR KESHAVBHAI MANABHAI as NAVIN & AVIBHAJIYA SARTE. The said entry is certified by revenue authority.
2. As per GOVERNMENT NOTIFICATION No.CON 3335/11-07-1955 &the same was published on 17-08-1955 & as per TALUKA HUKAM NO. I.N.D 3630 dated 10-08-1955,land bearing old R.S No.706 & other declared as "Fragment" land .The said change was entered in revenue record vide entry no.524 dated 15-09-1955,certified on 08-11-1955.
3. As per order of TALUKA MAMLATDAR in case No.CON/3870/66 dated 02-01-1967,the word "FRAGMENT" was deleted from village from no .7/12.the said change was entered in revenue record for said land vide entry No. 1460 dated 10-04-1968 ,certified by revenue authority.
4. As per GOVERNMENT NOTIFICATION dated 05-07-1976,the exemption granted by the Government was withdrawn by the Government & as per order of ADDITIONAL MAMLATDAR in Case No. CON/VASHI /R.T.S/2139/76,land bearing old R.S.No.706 declared as fragment land. The said change was entered in revenue record for said land vide entry no .2101 dated 27-01-1977,certified on 14-03-1979.
5. COMMISSIONER VADODARA,vide his order No U.M.S.K CON -VADODARA -431 Dated 27-03-1980,a consolidation scheme was introduce in sim of village BIL Ta & Dist .VADODARA As per said change was entered in revenue record for said land vide entry No.2361/28 dated 26-09-1981,certified by revenue authority.
6. KESHAVBHAI MANABHAI PARMAR died issueless, therefore names of (1)RAMIBEN HARIBHAI PARMAR (2)TARABEN HARIBHAI PARMAR (3) MADHUBEN HARIBHAI PARMAR (4)LAXMIBEN HARIBHAI PARMAR & (5)THAKORBHAI HARIBHAI PARMAR were entered in revenue record for block No.516 & others vide entry No.3281 dated 30-04-1999, certified by revenue authority.
7. MAMLATDAR,VADODARA vide his order No.TAKRARI/.../11/97 dated 14-06-1997,cancelled mutation entry No 3074.the said change was entered in revenue record for Block No. 516 7 other vide entry No.3296 dated 06-08-1999, certified by revenue authority.
8. Block No 516 & other irrigate through tube well, therefore word "FRAGMENT" was deleted from revenue record. the said change was entered in revenue record vide entry no 3343 dated 28-04-2000 , certified on 22-06-2000.
9. RAMIBEN, MADHUBEN, TARABEN & LAXMIBEN had jointly relinquished their right /title/interest from Block No 516 & others. Therefore their names were deleted from revenue record for said land vide entry No 3298 dated 06-08-1999 certified by revenue authority.
10. COLLECTOR, VADODARA vide his order NO.VATAN/VASI/2189/2000 had granted permission to sell BLOCK NO. 516 & other for agricultural purpose. The said change was entered in revenue authority.
THAKOR HARIBHAI PARMAR had executed registered Sale Deed dated 27-12-2000 in favor of(1) SHANKARBHAI RAVJIBHAI PATEL, (2) VALLABHBAHI SHANKARBHAI PATEL,(3) PRAVINBHAI SHANKARBHAI PATEL,(4) CHANDRIKABEN - widow of VITTHALBHAI SHANKARBHAI for Block NO. 516 & OTHER of village BIL,TA & DIST. VADODARA. NAME of purchasers were entered in revenue record vide entry NO.3392 dated 28-12-2000, certified on 07-02-2001

SUDHAPATI DEVELOPERS PVT. LTD.

DIRECTOR





12. PATEL SHANKARBHAI RAVJIBHAI died on 14-08-2001, names of his heirs (1) VALLABHBHAI SHANKARBHAI, (2) PRAVINBHAI SHANKARBHAI, (3) KAMLABEN SHANKARBHAI, (4) DHANLAXMIBEN SHANKARBHAI, (5) CHANDRIKABEN - WIDOW of VITTHALBHAI SHANKARBHAI, (6) SONALBEN VITTHALBHAI, (7) VAISHALIBEN VITTHALBHAI, (8) HIRALBEN VITTHALBHAI, (9) VIKRAMBHAI VITTHALBHAI, were entered in revenue record for Block NO.516 & others vide entry NO.3481 dated 01-03-2001, certified on 12-04-2002.
13. (1) KAMLABEN SHANKARBHAI, (2) DHANLAXMIBEN SHANKARBHAI, (3) SONALBEN SHANKARBHAI, (4) VAISHALIBEN VITTHALBHAI, (5) HIRALBEN VITTHALBHAI, (6) VIKRAMBHAI VITTHALBHAI had jointly relinquished their right/ title/ share from BLOCK NO.516 & others. Therefore, their names were deleted from revenue record vide entry NO.3515 dated 24-06-2002, certified on 03-08-2002.
14. COLLECTOR, VADODARA vide his order NO.S R. NO. 205/2018 NO.VATAN/VASHI/708 /2019 converted land bearing R. S. NO. 706, Block NO.516 admeasuring 809 sq. Mtrs. Land & others of village BIL, Ta.& Dist. VADODARA From new tenure land to old tenure land for Non-Agricultural residential purpose. The said change was entered in revenue record for said land vide entry NO.6888 dated 05-03-2019, certified on 12-04-2019.
15. COLLECTOR, VADODARA vide his order NO.74/ 19/ 02/ 043/ 2019 dated 30-04-2019 granted N .A. permission in respect of land bearing Block NO permission in respect of land bearing Block No.516 admeasuring 809 Sq. Mtrs land. Of village BIL, Ta & Dist. VADODARA. The said change was entered in revenue record for said land vide entry No. 6943 dated 30-04-2019, certified on 08-06-2019.
16. (1) VALLABHBHAI SHANKARBHAI, (2) PRAVINBHAI SHANKARBHAI, (3) CHANDRIKABEN - WIDOW of VITTHALBHAI SHANKARBHAI have jointly executed registered Sale deed dated 30-09-2021 registered at Serial No. 17556 in favor of Sudhapati Developers Pvt. Ltd. a Company through Director Raghubhai Ranabhai Bharwad for old R. S. No 706, Block No. 516 adm. 809 Sq. Mtrs of village Bil, Ta. & Dist. VADODARA included in T.P. scheme No.27/A (proposed-BIL) F.P. No. 12 admeasuring 809 Sq. Mtrs. open N.A land
17. **Looking to the aforesaid papers and documents and during my search, it confirms/transpires that the above Entries are verified in the Sub Registrar Office, Vadodara. Sudhapati Developers Pvt. Ltd. a Company through Director Raghubhai Ranabhai Bharwad hold possession and ownership & have marketable title for the land bearing Block No. 516, Old R S No. 706 of Mouje Bil.**

Schedule of Property

Immovable property - N A land bearing land bearing **Block No. 516**, Old R S No. 706, adm. 809.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 12 admeasuring 485 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 06-10-2021
Place : Vadodara.



(Prakash J. Parikh)
Advocate

SUDHAPATI DEVELOPERS PVT. LTD.

DIRECTOR



DATE: 06/10/2021

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner Sudhapati Developers Pvt. Ltd, (Hereafter referred as Owner) In respect of the below mentioned property by perusing revenue records. Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 06/10/2021 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

I Prakash Jayantilal Parikh hereby declare that, I have experience of more than Ten years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land.

Schedule of Property

Immovable property - N A land bearing land bearing Block No. 516, Old R S No. 706, adm. 809.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 12 admeasuring 485 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Dated : 06/10/2021
Place : Vadodara



(Prakash J. Parikh)
Advocate

SUDHAPATI DEVELOPERS PVT. LTD.

CoPo

DIRECTOR



DATE: 28/09/2021

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner M/s Ambica Builders, (Hereafter referred as Owner) In respect of the below mentioned property by perusing revenue records, Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 06/10/2021 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

I Prakash Jayantilal Parikh hereby declare that, I have experience of more than Ten years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land.

Schedule of Property

Immovable property - N A land bearing land bearing Block No. 515, Old R S No. 707, adm. 2428.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 11 admeasuring 1457 Sq. Mtrs. and Block No. 517, Old R S No. 705/2, adm. 1619.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 13 admeasuring 971 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Dated : 28/09/2021
Place : Vadodara



(Prakash J. Parikh)
Advocate

SUDHAPATI DEVELOPERS PVT. LTD.

CoPc

DIRECTOR



DATE: 06-10-2021

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner Sudhapati Developers Pvt. Ltd. A Company, (Hereafter referred as Owner) In respect of the below mentioned property by perusing revenue records. Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 06/10/2021 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

Schedule of Property

Sudhapati Developers Pvt. Ltd. A Company (Project: Aarya Ellise 1)

An Immovable property (called Aarya Ellise 1) is about to planned on N A land bearing land bearing Block No. 516, Old R S No. 706, adm. 809.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 12 admeasuring 485 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 06-10-2021
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)

Prakash J. Parikh

B.A., LL.B. (Advocate)
Gujarat High Court



Office : 115, 1st Floor, Mahavir Complex,
Limda Pole, Raopura, Vadodara-390 001
E-mail : ad.prakashparikh@gmail.com
Mobile : 94263 02436

DATE: 06-10-2021

ADVOCATE EXPERIENCE CERTIFICATE

I **Prakash Jayantilal Parikh (Enrollment No. GJ/503/1988)** hereby declare that, I have experience of more than 30 years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land, and my experience is of 4 years in land related matters accordance to Gujarat RERA Rules.

Date : 06-10-2021
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)



DATE: 05-01-2021

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner Sudhapati Developers Pvt. Ltd. A Company, (Hereafter referred as Owner) in respect of the below mentioned property by perusing revenue records. Title deeds relating thereto and taking necessary search from the concerned office of Sub-Registrar for last 30 years. I have issued a Title Clearance Certificate dated 06/10/2021 in my opinion the Owners in respect of the below mentioned property is clear Marketable & free from encumbrances.

Schedule of Property

Sudhapati Developers Pvt. Ltd. A Company (Project: Aarya Ellise 1)

Immovable property – N A land bearing land bearing Block No. 515, Old R S No. 707, adm. 2428.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 11 admeasuring 1457 Sq. Mtrs. and Block No. 517, Old R S No. 705/2, adm. 1619.00 Sq. Mt. included in T.P. Scheme No. 27/A (proposed-Bil), F.P. No. 13 admeasuring 971 Sq. Mtrs. of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 05-01-2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)

Prakash J. Parikh

B.A., LL.B. (Advocate)
Gujarat High Court



Office : 115, 1st Floor, Mahavir Complex,
Limda Pole, Raopura, Vadodara-390 001
E-mail : ad.prakashparikh@gmail.com
Mobile : 94263 02436

DATE: 05-01-2022

ADVOCATE EXPERIENCE CERTIFICATE

I **Prakash Jayantilal Parikh (Enrollment No. GJ/503/1988)** hereby declare that, I have experience of more than 30 years in Land related matters, in which land title search reports, issuing of "No Encumbrance" certificate on the land including right, Title, interest or name of any party in or over land, and my experience is of 4 years in land related matters accordance to Gujarat RERA Rules.

Date : 05-01-2022
Place : Vadodara.



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)