

VIJAYKUMAR D. PANCHAL OFF. : 7, GRAM PANCHAYAT SHOPPING
ADVOCATE & NOTARY CENTER, CHHANI, VADODARA.
Mo.9825061617 RESI. : F/32, SWAMINARAYAN TENAMENT,
CHHANI, VADODARA.

To,

Dt: -9/05/2013

1. Dilipbhai Babulal Seth
 2. Ritesh Pravinchandra Thakkar
 3. Janak Chandrakant Parikh
- Vadodara.

TITLE CLEARANCE CERTIFICATE

TITLE CLEARANCE CERTIFICATE in respect of the Property Piece and Parcel of Non-Agriculture land bearing Survey/block No. 180, 7289.68, sq.mt.185 Paiki 2778 sq.mt. land of Mouje Bajwa Registration District Sub- District Vadodara.

I have scrutinized the documents/papers/copies and records of the above mentioned property produced before me to verify the title of him over the property I have verify the Revenue Records and I have further taken necessary search at the office of sub- Registrar Vadodara for the last 8 years as to the verify the title as well as encumbrances, if any registered as being registered subsisting today.

1. That the land bearing Survey/block No. 180, 1-07-23 and Survey/block No. 185, 0-46-54 was originally belong to Patel Pujabhai Fulabhai & Ratilal Pujabhai Patel & after the death of Pujabhai Fulabhai Patel his legal heirs 1. Ratilal Pujabhai Patel 2. Sumitraben Pujabhai Patel 3. Sudhaben Pujabhai Patel 4. Kamleshbhai Pujabhai Patel 5. Renukaben Rameshbhai Patel 6. Sonalben Rameshbhai Patel 7.



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Ravikumar Rameshbhai Patel had became joint owners and occupant of the said property and their names entered in the revenue record by vide entry No. 1439. Dated. 27/8/10.

2. That the above named land owners had transferred the said land by executing Sale deed Regd. U/Sr. 218 dated. 6/1/11 in favor of Jayantibhai Maganbhai Patel and by virtue of this sale deed the name of purchaser Jayantibhai Maganbhai Patel had entered in the revenue record by vide entry No. 1454 dated.21/1/11.
3. That Jayantibhai Maganbhai Patel had had transferred the said land by executing Sale deed Regd. U/Sr. 12993 dated. 15/12/12 in favor of Dilipbhai Babulal Sheth, Ritesh Pravinchandra Thakkar & Janak Chandrakant Parikh and by virtue of this sale deed the name of purchasers had entered in the revenue record by vide entry No. 1513 dated.18/1/13.
4. That Collector Office has given permission for N.A. use for the said land by vide his order No. LAND/D/Section -65/Vashi/7446/2011. dtd. 21/10/11.
5. That Ritesh Pravinchandra Thakkar 2. Janakkumar Chandrakantbhai Parikh had executed Power Of Attorney for the said property in favor of Dilipbhai Babulal Sheth.
6. That the owners of the property had executed Development Agreement for the 55% of the total land in favor of Giriraj Developers a partnership firm and the



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developers Giriraj Developers had organized the scheme for the residence flats by name of Giriraj Nagar.

7. I have given a public notice in "SANDESH" newspaper on 4/4/2013 asking the public in general to file any of objection if there out of arising on account of any charge on the said property but nobody has claim any objection in reference to the said public notice.

8. That I have gone through all the documents/papers in the file as mentioned below :-

- a) Copy of N.A. Order,
- b) Abstract of 7/12, 8/A.

Looking to the above referred documents and search for a period of 13 years i.e. from 2001 to 2013 with the Sub- Registrar at Vadodara and find entry against the said property. which are above mentioned I have come to conclusion that the title of the said Property is **CLEAR MARKETABLE, FREE FROM ALL ENCUMBRANCES AND FREE FROM ALL REASONABLE DOUBT.**

OPINION

I hereby certify that the aforesaid property is absolutely stand in the names of Dilipbhai Babulal Sheth, Ritesh Pravinchandra Thakkar & Janak Chandrakant Parikh Property Piece and Parcel of Non-Agriculture land bearing Survey/block No. 180, 7289.68, sq.mt.185 Paiki 2778 sq.mt. land of Mouje Bajwa Registration District Sub- District Vadodara.

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District Vadodara Sub- District Vadodara and title of the said property is **CLEAR MARKETABLE, FREE FROM ANY ENCUMBRANCES. AND FREE FROM ALL REASONABLE DOUBT.** The owner has not created any charge and /or not pending litigation in the court and / or any charge and / or no loan from any bank and there is a no obstacle or hitch or objection in advancing the loan or creating a valid equitable mortgage as the title and legal rights in the said property.

Thanking You,

Yours faithfully,



(VIJAYKUMAR D. PANCHAL)
ADVOCATE & NOTARY

