

Virendra D. Vyas.

Advocate & Notary.

Off: F/16, Krishna valley Complex. Ne. Amitnagar Circle, VIP Road, Karelibaug, Vadodara
Mob : 98254-36674,

Date- 03-06-2016

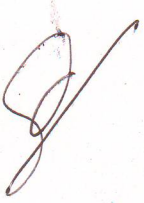
TITLE CLEARANCE CERTIFICATE.

To,
M/s. SANMATI DEVELOPERS,
Vadodara,

SUB :- TITLE CLEARANCE CERTIFICATE in respect of the property bearing Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, T.P No.2, (Dumad, Vemali, Sama) Final Plot No-207 total admeasuring 5619-00 sq. mit. Piki -admeasuring – 5099-00 sq. mit. Non- Agriculture land.

On request and as desired to issue *a Title Clearance and Non Encumbrance Certificate* in respect of the property situated lying and being in bearing *Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, T.P No.2, (Dumad, Vemali, Sama) Final Plot No-207 total admeasuring 5619-00 sq. mit. Piki -admeasuring – 5099-00 sq. mit. Non- Agriculture land.* hence I, *Virendra D. Vyas, Advocate & Notary* do hereby give my opinion as to the Title details of which are as under :-

1. I have been supplied with with the following documents regarding the property situated lying and being Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, T.P No.2, (Dumad, Vemali, Sama) Final Plot No-207 total admeasuring



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5619-00 sq. mit. Piki -admeasuring – 5099-00 sq. mit. Non- Agriculture land.
and I have gone through the same :-

- a. A copy of the 7/12 of the said land.
 - b. A copy of the village form no. 6 - of the said land
 - c. A copy of the village form no. 8 – A, of the said land.
 - d. A copy of the Registered Sale deed No. 6662, dated: 23-07-2003.
 - e. A copy of the Registered Sale deed No. 1967, dated: 21-04-2015.
 - f. A copy of N.A order no. Land/C.2/Me/K/669/vasi/512/2004, dated: 13-06-2005, issued by Secretary & Development Officer – Vadodara.
 - g. A copy of Raja Chitthi No, ULD/Plan-2/Permission/75/2015 , dated - 26-10-2015 which is issued by the VUDA – Vadodara..
 - h. A Copy of declaration given by the owner to issue Title Clearance Certificate and search in the office of Registry Vadodara of the said land.
2. **Looking to the above referred documents and after Verifying the transpires & Revenue record as under:**
- a. That the property Registration district sub district VADODARA Moje- Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, in agriculture land. owners name of MR. CHANDU BHAIRAMBALAL THAKKAR his Power of Attorney holder Mr.



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Ramnlal A. Thakkar were executed a Sale Deed in Favor of 1) Kanubhai Ratnlal Parikh 2) Kaishik Ratnlal Parikh 3) Rajesh Ratnlal Parikh 4) Ratnlal Manilal Parikh 5) Prakash Ratnlal Parikh & 6) Niliesh Ratnlal Parikh vides Registration No. 17754, dated . 02-11-1993. in the office of sub registry, Vadodara (Revenue entry no- 1025)

And after the Said land owners Paiki Kaishik Ratnlal Parikh his dithe in dated: 11-11-1999 his ligal highers 1) Nilimaben K. Parikh, 2) Krutika K. Parikh 3) Maitri K. Parikh 4) Harsh K. Parikh (No-2-3-4 is maynor and his/r ligal gardiyn Nilimaben K. Parikh)

- b. That the property Registration district sub district VADODARA Moje-Village – VEMALI, bearing Old Revenue Survey No – 51, 52 & Block No – 38, in agriculture land. owners name of 1) Kanubhai Ratnlal Parikh 2) 2/ 1) Nilimaben K. Parikh, 2/2) Krutika K. Parikh 2/ 3) Maitri K. Parikh 2/4) Harsh K. Parikh 3) Rajesh Ratnlal Parikh 4) Ratnlal Manilal Parikh 5) Prakash Ratnlal Parikh & 6) Niliesh Ratnlal Parikh were executed a Sale Deed in Favor of 1) Anilbhai Bholabhai Patel 2) Devendra Balkrushn Shah 3) Nimesh Ramnlal Shah. vides Registration No. 6662, dated . 23-07-2003. in the office of sub registry, Vadodara (Revenue entry no- 1425)
- e. That the property Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, in Non- agriculture land. owners name of 1) Anil



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bhai Bholabhai Patel, 2) Devendra Balkrushn Shah, 3) Nimesh Ramnlal Shah. were executed a Sale Deed in Favor of M/s. **SANMATI DEVELOPERS, Partner 1) Shudipkumar B. Jain, 2) Pritulkumar M. Shah** vides Registration No. 1967, dated . 21-04-2015. in the office of sub registry, Vadodara (Revenue entry no- 2507)

- 3) The land owner **M/s. SANMATI DEVELOPERS, Partner 1) Shudipkumar B. Jain**, have made an declaration on dated :- 31-05-2016 wherein they have declared that the title of the said land is clear and marketable and also that there are no litigations pending in respect of the said land and that there is no injunction against the sale of the said land and that the said land is in their actual possission and that they have not executed any agreements / documents in favor of any parties and said land in not pending litigation on Hon. court and other competent authority I have relied upon this declaresan
- 4). I have A Public Notice published in Gujarat Samachar daily news paper dated: 24-05-2016 and no objection has been received to day and after issuing a Title Clearance Certificate of the and after a issued a Title Clearance Certificate of Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, T.P No.2, (Dumad, Vemali, Sama) Final Plot No-207 total admeasuring 5619-00 sq. mit. Piki -admeasuring – 5099-00 sq. mit. Non- Agriculture land.



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Advocate & Notary.

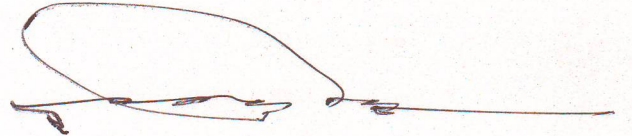
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- 5) Thus, looking to the above referred documents & declaration after getting detailing searches for Advocate Mr. Dinesh H. Patel, the last 13 years in the Sub. Reg. Vadodara (Receipt. no.2016017013436 + 2016317005586) , date : 31-05-2016) and also after verify in the revenue records, searches & owners declaration, and after my opinion that the said land being in Registration district sub district VADODARA Moje-Village – VEMALI , bearing Old Revenue Survey No – 51, 52 & Block No – 38, T.P No.2, (Dumad, Vemali, Sama) Final Plot No-207 admeasuring 5619-00 sq. mit. & Final Plot No - 207/1 admeasuring -5099-00 sq. mit. in Non-agriculture land is clear and marketable and free from the reasonable doubts and alls free from all encumbrances.

Date: 03-06-2016.
Vadodara.



(VIRENDRA D. VYAS)
ADVOCATE

અરજી પહોંચ

મેલકતનું વર્ણન જુ સ નં-51,52, બ્લોક નં-38, TP-2, FP-207, માપ-5099 ચો મી.

Search in : વેમાલી/VEMALI

પહોંચ નંબર: ૨૦૧૬૦૧૭૦૧૩૪૩૬ અરજી નંબર: ૮૧૦૮ અરજી વર્ષ: ૨૦૧૬

તા: ૩૧ માહે: મે સને: ૨૦૧૬

રજ કરનારનું નામ ડી એચ પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી..... Year : ૨૦૦૩ ૨૦૧૨

૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૬૦

અંકે રૂપીયા સાઈડ પુરા.

દસ્તાવેજ

નકલ

ના દિવસે તૈયાર થશે અને

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.



(R C Patel)

સબ રજીસ્ટ્રાર

BRA - 4 - GRV

IGR-NIC

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૩૧/૫/૨૦૧૬

૨:૩૮:૫૪ pm

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં-38, જુનો સ.નં-51,52, ટી.પી-2, ફા.પ્લોટ
નં-207, માપ-5099 ચો.મી
Search in : VEMALI./VEMALI..

પહોંચ નંબર: ૨૦૧૬૩૧૭૦૦૫૫૮૬

અરજી નંબર: ૨૬૪૫

અરજી વર્ષ: ૨૦૧૬

તા: ૩૧

માહે: મે

સને: ૨૦૧૬

રજુ કરનારનું નામ ડી.એચ.પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૨૦૧૩ ૨૦૧૪

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૩૦

અંકે રૂપીયા ત્રીસ પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(K.B.Chauhan)

સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

IGR-NIC

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૨:૪૦:૫૮ pm