

VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

: TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 36 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

Old R. S. No. 273, Block/ Survey No. 245 H. 1-42-66 N. A. land of village KALALI, Ta. & Dist. VADODARA.

Date: 15-05-2018

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



SUDHAPATI DEVELOPERS PVT. LTD.

(Signature)
Authorise

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NON - ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owners (1) KANTIBHAI PREMJBHAI, (2) CHHOTABHAI PREMJBHAI, (3) RAKESH KANTIBHAI PATEL (Hereinafter referred as Owners). 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 also published public advertisement on 01-04-2018. I have issued a Title Clearance Certificate dated 15-05-2018. In my opinion the title of the Owners in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

Old R. S. No. 273, Block/ Survey No. 245 H. 1-42-66 N. A. land of village KALALI, Ta. & Dist. VADODARA.

Date: 15-05-2018

Place: Vadodara.

Advocate sign:

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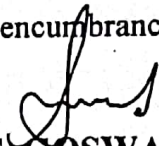
TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect
of land bearing old R.S. No.273,
Block/survey No. 245, H.1-42-66
N.A. land of village KALALI,
Ta. & Dist. VADODARA.**

I have investigated the title of said land and found that the
title of said land is clear, marketable & free from encumbrances.

Date: 15-5-2018

VADODARA


V. S. GOSWAMI

ADVOCATE



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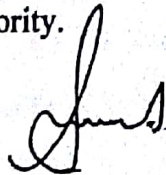
REPORT ON TITLE

**Investigation of title in respect
of land bearing old R.S. No.273,
Block/survey No. 245, H.1-42-66
N.A. land of village KALALI,
Ta. & Dist. VADODARA.**

MULJIBHAI DESAIBHAI had executed a registered sale deed dated 15-4-26 in favour of PARAGBHAI HARIBHAI. Name of purchaser was entered in revenue record for said land vide entry No.1/89.

As per TALUKA HUKAM No. L.N.D.360 dated 10-8-55, land bearing R.S.No.273 & others declared as fragment land. The said change was entered in revenue record for said land vide entry No.270 dated 11-7-55, certified by revenue authority.

PARAGBHAI HARIBHAI died on 28-9-61, land bearing R.S.No.273 Acre 0-35 Gunthas land mutated in name of MINOR LALITCHANDRA CHANDUBHAI through his guardian BAI MADHU. The said change was entered in revenue record for said land vide entry No.414 dated 8-12-61, certified by revenue authority.



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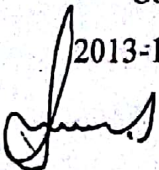
As per K.J.P S.R.-65 R.S.NO.273 given new No.273. The said change was entered in revenue record vide entry No.586 dated 5-3-66, certified on 26-8-66.

Deputy Collector & Deputy Secretary of U.L.C. VADODARA. vide his order No.U.L.C. A.R.A./ 2077/ 138/ U.C./79 dated 13-2-80 had granted an exemption u/s 20 of U.L.C.Act.1976 for R.S.No.273 & other . The said change was entered in revenue record for said land vide entry No.1038 dated 6-12-86, certified on 7-1-87.

LALITBHAI CHANDUBHAI died on 31-8-94, name of his heirs (1) CHETNABEN (wife), (2) HARSHITA (daughter), (3) AMIT(son) were entered in revenue record for said land vide entry No.1221 dated 26-7-96, certified on 12-9-96.

CHETNABEN LALITCHANDRA PATEL & others had jointly executed registered sale deed dated 16-11-2000 in favour of (1) KANTIBHAI PREMJI BHAI, (2) CHHOTABHAI PREMJI BHAI, (3) RAKESH KANTIBHAI PATEL for said land . Name of purchasers are entered in revenue record for said land vide entry No.1333 dated 16-11-2000, certified on 18-12-2000.

Collector VADODARA vide his order No. N.A./ S.R./ 359/ 2013-14 No. LAND-D/SEC-65/ VASHI/2976/13 dated 18-9-



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2013 has granted N.A. permission for said land vide entry No.2224.

PATEL HARSITABEN LALITBHAI & PATEL ANKITBHAI LALITBHAI had jointly executed a registered agreement to sale dated 7-8-2009 registered at serial No.7017 in favour of KHETABHAI BOGABHAI BHARWAD for old R.S.No.273 Block /survey No.245 H.1-42-65 (14265 sq.mts) land of village KALALI, Ta & Dist. VADODARA. The said agreement to sale was cancelled by executing registered cancellation deed dated 3-5-2018 registered at serial No.7615.

PATEL HARSITABEN LALITBHAI & PATEL ANKITBHAI LALITBHAI had jointly executed a registered consent deed dated 7-5-2018 registered at serial 7781 in favour of (1) KANTIBHAI PREMJBHAI, (2) CHHOTABHAI PREMJBHAI, (3) RAKESH KANTIBHAI PATEL in respect of old R.S.No.273 block /survey No.245 H.1-42-66(14266 sq.mts)

I have verified revenue record & carried on necessary search from office of sub-registrar, VADODARA. I have also published public advertisement in GUJARAT SAMACHAR daily news paper on 1-4-2018. I have not received any objection in response to the said notice. (1) KANTIBHAI PREMJBHAI, (2) CHHOTABHAI PREMJBHAI, (3) RAKESH KANTIBHAI PATEL are joint owner of land bearing old R.S. No.273,-

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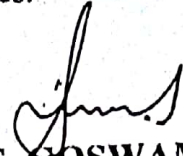
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Block/survey No. 245, H.1-42-66 N.A. land of village KALALI,
Ta. & Dist. VADODARA. . As per my opinion the title of said
land is clear, marketable & free from encumbrances.

Date:15 -05-2018

VADODARA


V. S. GOSWAMI
ADVOCATE



SUDHAPATI DEVELOPERS PVT. LTD.


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