

VIJAY S. GOSWAMI

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

ADVOCATE

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BHOOMIK V. GOSWAMI

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Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

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

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner SHANTIKUNJ CO. HOUSING SOCIETY Ltd. (Hereinafter 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 32 years and published public notice in "GUJARAT SAMACHAR" daily newspaper dated 19-06-2016. I have issued a Title Clearance Certificate dated 06-03-2018. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

Investigation of title in respect of
SHANTIKUNJ CO. HOUSING SOCIETY Ltd.
situated in R.S.No. 613, Block No. 437 of village
BIL Ta. & Dist. VADODARA, included in
T.P.Scheme No. 1 (BIL), F.P.No. 66
admeasuring 4899 sq.mtrs N.A. land.

Date: 06-03-2018

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



SUDHAPATI DEVELOPERS PVT LTD.

(Signature)

Director

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-: 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.

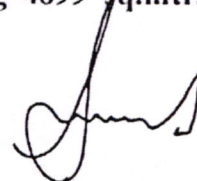
The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

SHANTIKUNJ CO. HOUSING SOCIETY Ltd. situated in R.S.No. 613, Block No. 437 of village BIL Ta. & Dist. VADODARA. included in T.P.Scheme No. 1 (BIL), F.P.No. 66 admeasuring 4899 sq.mtrs N.A. land.

Date: 06-03-2018

Advocate sign:



Place: Vadodara.

Advocate name: V. S. Goswami

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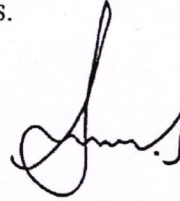
Investigation of title in respect of
SHANTIKUNJ CO. HOUSING
SOCIETY Ltd. situated in R.S.No. 613,
Block No. 437 of village BIL Ta. & Dist.
VADODARA. included in T.P.Scheme
No. 1 (BIL), F.P.No. 66 admeasuring 4899
sq.mtrs N.A. land.

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

Date: 06-03-2018

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

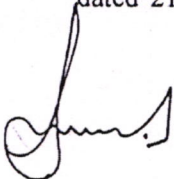
**Investigation of title in respect of
SHANTIKUNJ CO. HOUSING
SOCIETY Ltd. situated in R.S.No.
613, Block No. 437 of village BIL Ta.
& Dist. VADODARA. included in
T.P.Scheme No. 1 (BIL), F.P.No. 66
admeasuring 4899 sq.mtrs N.A. land.**

After the death of SOMABHAI ISHWAR, name of his heir
AMBALAL SOMABHAI ISHWAR was entered in revenue record for said
land vide entry No. 1/12 certified on 11-11-52.

SOMABHAI ISHWAR died on 2-6-52, name of his heir AMBALAL
SOMABHAI ISHWAR was entered in revenue record for said land vide
entry No. 42 dated 18-9-52, certified on 18-12-52.

As per GOVERNMENT NOTIFICITATION No. CON / 3335 /11-7-55
published on 17-8-55 & TALUKA HUKAM NO. L.N.D.3630 dated 10-8-
55, land bearing R.S.No. 613 declared as fragment land. The said change
was entered in revenue record for said land vide entry No. 524 dated 15-9-
55, certified on 8-11-55.

Charges of BIL VIVIDH SARKARI MANDALI for Rs. 1500/-
+3900/- were entered in revenue record for said land vide entry No. 932
dated 21-7-60, certified on 28-8-60 & vide entry No. 1301, dated 7-7-66,



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certified on 16-9-66. The said charges were deleted from revenue record for said land vide entry No. 1501 dated 8-4-69, certified on 3-6-69.

As per order of VADODARA TALUKA MAMLATDAR NO. CON/3870/66 dated 2-1-67, the word fragment was entered in second right column of revenue record for said land. The said change was entered in revenue record for said land vide entry No. 1460 dated 10-4-68 certified on 18-6-68.

Charge of BANK OF BARODA, RAOPURA BRANCH for Rs.5,000/- was entered in revenue record for said land vide entry No. 1525 dated 20-7-69, certified on 20-3-70.

Charge of BIL SHAHKARI MANDALI for Rs. 40,000/- was entered in revenue record for said land vide entry No. 1728/13 dated 18-5-71, certified on 26-6-72. The said charge was deleted from revenue record for said land vide entry No. 2375 dated 18-7-82, certified on 16-2-83.

As per GOVERNMENT NOTIFICATION dated 5-7-79, 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 dated 9-12-76, land bearing R.S.No. 613 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 2101 dated 27-1-77, certified on 14-3-79.

COMMISSIONER vide his order No. U.M.S.K/CON/VADODARA-431 dated 14-3-80, same was published on 27-3-80 on page No. 313, a consolidation scheme was introduced in sim of village BIL Ta. & Dist. VADODARA, land bearing R.S.No. 613 converted in to Block No. 437. The

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said change was entered in revenue record for said land vide entry No. 2351 + 2361 dated 26-9-81, certified on 29-7-82.

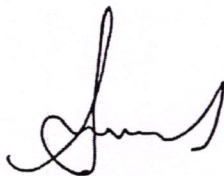
Charge of UNITED CO. BANK LTD. for Rs. 3500/- was entered in revenue record for said land vide entry No. 2366 dated 6-9-82, certified on 16-2-83. The said charge was deleted from revenue record for said land vide entry No. 2508 dated 8-4-83, certified on 8-5-86.

COMPETENT OFFICER AND DEPUTY COLLECTOR, VADODARA vide his order No. 3594/87 dated 27-8-87, had granted an exemption u/s 20 of U.L.C Act for said land. The said change was entered in revenue record for said land vide entry No. 2583/26 dated 19-8-87 certified on 11-10-87.

Charges of BIL SAHKARI MANDLI for Rs. 3600 + Rs. 5000 were entered in revenue record for said land vide entry No. 2832/3 dated 9-3-92, certified on 22-4-92 & vide entry No. 2992/28 dated 11-4-94, certified on 14-7-94. The said charges were deleted from revenue record for said land vide entry No. 3279 dated 28-4-99, certified on 1-7-99.

Charge of GOVERNMENT STATE CO. OPERATIVE AGRICULTURE LAND RURAL DEVELOPMENT BANK for Rs. 45000/- was entered in revenue record for said Block No. 437 vide entry No. 3009 dated 19-9-94, certified on 20-10-94.

The word FRAGMENT was deleted from revenue record for said land vide entry No. 3318 dated 12-12-99, certified by revenue authority.



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VADODARA URBAN DEVELOPMENT AUTHORITY vide it's No. VUDA/PERMISSION/4/14/99 dated 21-6-99 had issued building permission for said land.

DISTRICT DEVELOPMENT OFFICER vide his order No. L.N.D.S.R. 112/99-2000/VASHI/1544/2000 dated 31-7-2000 had granted N.A permission for R.S.No.613 Block No. 437 of village BIL Ta. & Dist. VADODARA included in T.P. scheme No.1, (BIL), F.P.No. 66 admeasuring 4899 sq. mtrs land. The said change was entered in revenue record for said land vide entry No. 3367 dated 10-10-2000, certified on 29-11-2000.

AMBALAL SOMABHAI PATEL, HASMUKHBHAI AMBALAL PATEL, HARSHADBHAI AMBALAL PATEL through their Power of Attorney Holder DINESHBHAI HARMANBHAI PATEL & confirming party KEYURBHAI HIMMATBHAI SHAH, DHARMESHBHAI INDRABADANBHAI PATEL, VALLABHBHAI SHANKARBHAI PATEL, BRIJESH MAHENDRABHAI PATEL have jointly executed registered sale deed dated 2-1-2001 registered at Sr.No.61/2001 in favour of SHANTIKUNJ CO.OP.HOUSING SOCIETY LTD through its President PRAKASHBHAI RAVJIBHAI PATEL for R.S.No. 613, Block No. 437 BIL Ta. & Dist. VADODARA included in T. P. Scheme No. 1, F. P. No. 66 admeasuring 4899 sq. mtrs. Name of purchaser is entered in revenue record for said land vide entry No. 3433 dated 10-6-2001, certified on 7-8-2001.

THE GUJARAT STATE CO. HOUSING AGRI. & RURAL DEVELOPMENT BANK LTD. has issued No Due Certificate dated 10-12-2017.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from

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available record. I have also published public advertisement in GUJARAT SAMACHAR & SANDESH daily newspapers dated 19-6-2016. I have not received any objection in response to the said notice. SHANTIKUNJ CO. OP. HOUSING SOCIETY LTD is owner of R. S. No. 613, Block No. 437 BIL Ta. & Dist. VADODARA included in T. P. Scheme No. 1, F.P.No. 66 admeasuring 4899 sq. mtrs N.A. land. As per my opinion the title of said land is clear, marketable & free from all encumbrances.

Date: 06-03-2018

Advocate sign:

Place: Vadodara.

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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