

Virendra D. Vyas.

Advocate & Notary.

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

Date 04/03/13

TITLE CLEARANCE CERTIFICATE.

To,
M/S. NILKANTH DEVLOPARS,
Vadodara,

SUB :- TITLE CLEARANCE CERTIFICATE in respect of the property bearing Registration district sub district Vadodara Moje-Village - KLALI , bearing Old Revenue Serve No – 287, 288, 292, 293& Block No – 254/A/2 admeasuring 13710-00 sq. mtrs. Paikki East side land 6082-54 sq. mtrs. in 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 – KLALI Old Revenue Serve No – 287, 288, 292, 293& Block No – 254/A/2 admeasuring 13710-00 sq. mtrs. Paikki East side land 6082-54 sq. mtrs. in 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 – KLALI Old Revenue Serve No – 287, 288, 292, 293& Block No – 254/A/2 admeasuring 13710-00 sq. mtrs. Paikki East side land admeasuring 6082-54 sq. mtrs. in Non-agriculture land. and I have gone through the same :-

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- a. A copy of the 7/12 of the said land. (Entry no- 1107)
- b. A copy of the village form no. 6 (Entry no- 1107) of the said land
- c. A copy of the village form no. 8 – A, of the said land.
- e. A copy of N.A permission vide Order No. N.A. /S. R./ 21/ 2012-2013, & No – Jamin / D/ Kalm – 65 / Vasi / 4763 /2012, dated, 30/07/2012, issued by the Collector of Vadodara. BARCOD No -521893
- f. A copy of Raja Chitthi No, ULD/ Plan -1/ Parmesan/ 45-A/2012, dated 16/01/2013. which is issued by the Vadodara City Development Officer – Vadodara.
- g A copy of Registered Sale deed No. 1285, dated: 08-02-2013.
- h. 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 Block No – 254/A/2 admeasuring 13710-00 sq. mtrs. Paikki East side land admeasuring 6082-54 sq. mtrs. in Non-agriculture land. owners was in the name of 1) GAJRABEN MOTIBHAI BARIYA , 2) NARMDABEN MOTI BHAI BARIYA 3) SANTABEN & KAMLABEN MOTIBHAI BARIYA, 4) KANTABEN MOTIBHAI BARIYA. 5) CHIMANBHAI MOTIBHAI BARIYA (CHAUHAN) &

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6) RAYSING MOTIBHAI BARIYA (CHAUHAN) 7) REKHABEN
BHIKHABHAI BARIYA (CHAUHAN) 8) HITESHBHAI
BHIKHABHAI BARIYA (CHAU HAN) & Conforming party (1)
KIRITBHAI AMBALAL PATEL, (2) DINESH AMBALAL PATEL,
(3) MANJULABEN AMBALAL PATEL, (4) ARUNBHAI
CHANDRKANTBHAI PATEL, (5) KAMINI BEN ARUNBHAI
PATEL, (6) NAYNABEN BHARATBHAI PATEL, were executed a
Sale Deed in Favor of M/S. NILKANTH DEVLOPARS, Partner MR.
UMESHKUMAR NATVRLAL PATEL, vides Registration No. 1285,
dated . 08-02-2013 , in the office of sub registry Vadodara hence it is
crystal clear that at no point of time the said land was transferred in the
name of any body.

3. The land owner M/S. NILKANTH DEVLOPARS his Partner MR.
UMESHKUMAR NATVRLAL PATEL have made an declaresan on dated :
01-03-2013 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 also issued a public notice dated. 19-02-2013 in Gujarat Samachar
Daily news Paper and no objection has been received by me there after issuing

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a Title Clearance Certificate of Registration district sub district Vadodara Moje-Village – KLALI Old Revenue Serve No – 287, 288, 292, 293& Block No – 254/A/2 admeasuring- 13710-00 sq. mt. Paiki East side land admeasuring - 6082-54 sq. mtrs. in Non- agriculture land.

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 (Re. no. 2013016006356, date : 27-02-13) and also after verify in the revenue records, searches & owners declerason , and after my opinion that the title of the said land being in Registration district sub district Vadodara Moje-Village – KLALI Old Revenue Serve No – 287, 288, 292, 293& Block No – 254/A/2 admeasuring 13710-00 sq. mtrs. Paikki East side land admeasuring 6082-54 sq. mtrs. in Non-agriculture land is clear and marketable and free from the reasonable doubts and alls free from all encumbrances.

Date: 04/03/13
Vadodara.

(VIRENDRA D. VYAS)
ADVOCATE

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Advocate & Notary.

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Date 04/03/13

TITLE CLEARANCE CERTIFICATE.

To,
Mr. UMESH N. PATEL,
Mr. BHARAT B. PATEL,
Vadodara,

SUB :- TITLE CLEARANCE CERTIFICATE in respect of the property bearing Registration district sub district Vadodara Moje-Village - kalali , bearing Old Revenue Serve No – 294 & Block No – 257/a, admeasuring 390-00 sq. mt. & No – 257/b, admeasuring 4537-00 sq. mt. in 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 – kalali Old Revenue Serve No – 294 & Block No – 257/a, admeasuring 390-00 sq. mt. & No – 257/b, admeasuring 4537-00 sq. ms. in 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 – kalali. Old Revenue Serve No – 294 & Block No – 257/a, admeasuring 390-00 sq. mt. & No – 257/b, admeasuring 4537-00 sq. mt.. in Non-agriculture land. and I have gone through the same :-
 - a. A copy of the 7/12 of the said land. (Entry no- 1922)
 - b. A copy of the village form no. 6 (Entry no- 1922) of the said land
 - c. A copy of the village form no. 8 – A, of the said land.

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- e. A copy of N.A permission vide Order No. N.A. /S. R./99/ 2011-2012, & No – Jamin / D/ Kalm – 65 / Vasi / 7086 /2011, dated, 04/10/2011, issued by the Collector of Vadodara.
- f. A copy of Registered Sale deed No. 5482, dated: 23/04/2010.
- g. A copy of said land TITLE CLEARANCE CERTIFICATE in issued a Advocate, Mr. Niramay K. Parikh. dated : 19/3/2010.
- 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 Block No – 257/a, admeasuring 390-00 sq. mt. & No – 257/b, admeasuring 4537-00 sq. mt.. in Non-agriculture land. owners was in the name of Mr. GHANSHYAMBHAI C. BORAD. were executed a Sale Deed in Favor of Mr. UMESH N. PATEL, & Mr. BHARAT B. PATEL, vides Registration No. 5482 dated . 23/04/2010 in the office of sub registry -Vadodara hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

3. The land owner Mr. UMESH N. PATEL, & Mr. BHARAT B. PATEL have made an declaration on dated : 01-03-2013 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

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TITLE CLEARANCE CERTIFICATE.

To,
Mr. PARESH SANTILAL PATEL,
Mr. JAYESH BHOGILAL PATEL,
Vadodara,

SUB :- TITLE CLEARANCE CERTIFICATE in respect of the property bearing Registration district sub district Vadodara Moje-Village - kalali , bearing Old Revenue Serve No – 291 & Block No – 256 admeasuring 8600-00 sq. mtrs. in 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 – kalali Old Revenue Serve No – 291 & Block No – 256 admeasuring 8600-00 sq. mtrs. in 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 – kalali Old Revenue Serve No – 291 & Block No – 256, admeasuring 8600 -00 sq. mtrs. in Non-agriculture land. and I have gone through the same :-
 - a. A copy of the 7/12 of the said land. (Entry no- 1960)
 - b. A copy of the village form no. 6 (Entry no- 1960) of the said land
 - c. A copy of the village form no. 8 – A, of the said land.

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- e. A copy of N.A permission vide Order No. N.A. /S. R./ 27/ 2011-2012, & No – Jamin / D/ Kalm – 65 / Vasi / 5284 /2011, dated, 19-08-2011, issued by the Collector of Vadodara.
 - f. A copy of Registered Sale deed No. 12416, dated: 14/10/2010.
 - g. A copy of said land TITLE CLEARANCE CERTIFICATE in issued a Advocate, Mr. Niramay K. Parikh. dated : 19/3/2010.
 - 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 Block No – 256, admeasuring 8600 -00 sq. mtrs in Non-agriculture land. owners was in the name of (1) KIRITBHAI AMBALAL PATEL, (2) MANJULABEN AMBALAL PATEL (3) GOPESH A. DAVE, (4) GAIRONG A. DAVE. (5) JAYESH K. PATEL, (6) MANHRBHAI B. PATEL, (7) KIRITBAHI G. PATEL, (8) KANUBHAI G. PATEL, were executed a Sale Deed in Favor of Mr. PARESH SANTILAL PATEL, & Mr. JAYESH BHOGILAL PATEL,, vides Registration No. 12416 dated . 14/10/2010 in the office of sub registry -Vadodara hence it is crystal clear that at no point of time the said land was transferred in the name of any body.
3. The land owner Mr. PARESH SANTILAL PATEL, & Mr. JAYESH BHOGILAL PATEL have made an declaration on dated : 01-03-2013 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

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no injunction against the sale of the said land and that the said land is in their actual possession and that they have not executed any agreements/ documents in favor of any parties and said land is not pending litigation on Hon. court and other competent authority I have relied upon this declaration

4. I have also issued a public notice dated. 19-02-2013 in Gujarat Samachar Daily news Paper and no objection has been received by me there after issuing a Title Clearance Certificate of Registration district sub district Vadodara Moje-Village – kalali Old Revenue Serve No – 291 & Block No – 256 admeasuring 8600 -00 sq. mt. in Non- agriculture land.
5. Thus, looking to the above referred documents after read documents after getting detailing searches for Advocate Mr. Dinesh H. Patel, the last 13 years in the Sub. Reg. Vadodara (Re. no. 2013016006354, date : 27-02-13) and also after verify in the revenue records, searches & owners declaration , and after my opinion that the title of the said land being in Registration district sub district Vadodara Moje - Village – kalali Old Revenue Serve No – 291 & Block No – 256 admeasuring 8600 -00 sq. ms. in Non-agriculture land is clear and marketable and free from the reasonable doubts and all free from all encumbrances.

Date: 04/03/13
Vadodara.

(VIRENDRA D. VYAS)
ADVOCATE