BUILDING COMPLETION CERTIFICATE

I Manal Parmar A.E. Dist.(R&B) Sub Dn.2 **hereby certify that that the institution namely** College Building **situated** At Sr. No.1361, Limda, Waghodia, Vadodara.

have personally inspected the land and building mentioned in the statement below and the same is based on the registered documents, data measurements and specifications found in the site.

DEPUTY EXECUTIVE ENGINEER Dist. (R&B) Sub Dn. No-2 Vadodara

1.	Name of the society/ trust	Parul Arogya Seva Mandal
2.	Name of the institution	College Building
3.	**A certificate from the competent authority to the effect that the society sponsoring the instruction has transferred and vest the title of the land and building in the name of the institution as per clause 8.4(iii)of the NCTE Regulations,2014** Note Clause 8.4(iii) of the NCTE Regulation, 2014 provides that "the society sponsoring the institution shall be required to transfer and vest the title of the land and building in the name of the institution within a period for s six months from the date of issue of formal recognition order under sub-regulation (16) of Regulation 7. However, in case, the society fails to do so due to local laws or rules or bye-laws, it shall intimate in writing with documentary evidence, of its inability to do so.	As per the provisions of the Gujarat Tenancy and Agricultural Lands Act, 1948, no educational institution, university, trust, or society is permitted to acquire agricultural land in its name. Being juristic/artificial entities, such institutions are legally restricted from owning or holding title to agricultural land under the prevailing laws of the State. Specifically, **Section 63 of the Gujarat Tenancy Act, 1948** prohibits the transfer or sale of agricultural land in favor of any person or entity that is not an agriculturist. Accordingly, the title of the land and building cannot be vested in the name of the educational institution. In support of this position, we are enclosing the following documents: A copy of **Section 63 of the Gujarat Tenancy Act, 1948.** A copy of **the judgment of the Honourable High Court of Gujarat in**

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		LPA No. 932 of 2000 in SCA No. 1491 of 1999. A copy of **an article published in the Gujarat Law Reporter, Office Ahmedabad, pertaining to Prathmesh Farms Pvt. Ltd. vs. State of Gujarat, dated August 31, 2010.** which reiterates that an institution cannot hold agricultural land. In light of the above legal constraints, the sponsoring society is unable to comply with the requirement to transfer and vest the title of the land and building in the name of the institution. Therefore, it is not possible to furnish the certificate from the competent authority as required under Clause 8.4(iii) of the NCTE Regulations, 2014.
4.	Location with khata/khasra/Street No/Ward No., Name of the Place Corporation/Municipality/Panchayat	Narmada Bhuvan 3rd Floor, C-Block, Jail Rd, Anandpura, Vadodara, Gujarat 390001
5.	Date of Registration of Land	September 2, 2002
6.	Registered in the office of Sub-Registrar/Tehsildar with address	Sub Registrar, Waghodia
7.	The location of the land of the institution is in a single plot or different plots	Sr. No.1361, Limda, Waghodia, Vadodara.
8.	If the location of the land of the institution is not in a single plot the distance of different plots be mentioned.	-
9.	Type of ownership of land	Owned by Trust
10.	Building plan approved by(address of Corporation /Municipality/ Panchayat/any other Govt.Agency	Nagar Niyojak, Vadodara
11.	Year of construction of the building	2015
12.	Purpose for which the building is being used /proposed to be used	College
13.	Electricity connection No.	GHBD0808

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	Telephone connection No.	02668-260-200		
14.	Total land area of the institution	11445.30 Sq.mt 123196.18 Sq.ft.		
	Total built up area of the institution	9280.20 Sq.mt 99891.24 Sq.ft.		
15.	Total land area earmarked for particular teacher training programme along with name of the course	11445.30 Sq.mt 123196.18 Sq.ft.		
	Total built up area earmarked for particular teacher training programme along with name of the course	9280.20 Sq.mt 99891.24 Sq.ft.		
16.	Details of construction of building (Roofing -pl. Mention RCC/ Asbestos /Tiled /any other pl. Specify) •(the column to be filled up in case the building of the institution is of more than one floor)		Area	Roofing
		Ground Floor	1923.51 Sq.mt 20704.48 Sq.ft.	
		First Floor	1839.17 Sq.mt 19796.66 Sq.ft.	
		Second Floor	1839.17 Sq.mt 19796.66 Sq.ft	
		Third Floor	1839.17 Sq.mt 19796.66 Sq.ft	
		Fourth Floor	1839.17 Sq.mt 19796.66 Sq.ft	
		Total built up area	9280.20 Sq.mt 99891.24 Sq.ft.	
17	Details of Land Use Certificate for Educational purposes from the concerned Govt.authorities/any other govt.local body details thereof.	Date of issue of Certificate : 02/09/2002 Issued by : Collector, Vadodara District Provisions of the law under which the concerned issuing authority is empowered for issuance of CLU Section 63 and Rule: 34 of Tenancy Act		

On verification of the above on site, I hereby certify that:

i. **The land & building of the institution is exclusively meant for running teacher training programme. The institution campus,**

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building, furniture etc.is barrier free. There is no temporary structure, asbestos/ tin sheet sheds available in the building. Safeguard against fire hazard has been provided in all parts of the building.

ii. The building of the institution is constructed keeping in view the provisions and bye-laws of the building construction as per the Bureau of Indian Standards and the same is structural safe and secure to run the teacher training course.

iii. The construction of the building is completed in all respects and the building is structurally sound to be used for Educational purposes and having the load bearing capacity as per the latest Indian Standards.

iv. This is to certify that the building has been completed in all respects as per plan submitted to NCTE.

Note: Fire safety provisions at Parul University, Ta. Waghodia, Dist. Vadodara (Block-H2, I2) have been inspected by Regional Fire offic, state fire prevention Services Vadodara, Region. Certificate have been issued by Authority on Dt. 29/05/2025 (Valid upto 29/09/2026)

Me
Deputy Executive Engineer
Dist. (R&B) Sub Dn. No-2,
for VADODARA.

Date: 30/05/2025

Name of the approved/ authorised Engineer/ Architect	Nitin V. Bhardwaj
Designation	ARCHITECT
Office Address	201 Galaxy complex, Alkapuri, Vadodara.

Signature with Seal

Certified by the competent govt. Authority/ local Govt. Body

Signature with Seal

Name of the competent authority	Me A.E
Designation	A.E.
Office Address	Office of the Dy. Exe. Engineer, District (R&B) Sub Dn-2 Suprabhat Bungalow, B/h Welcome Hotel Alkapuri, Vadodara

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COUNCIL OF ARCHITECTURE CA/84/17880

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At. & PO. Limda Ta. Waghodia
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DEPUTY EXECUTIVE ENGINEER
Dist. (R&B) Sub Dn. No-2 Vadodara

Countersigned by the authorized representative of the management of the institution.

Signature with Seal

Name of the authorized representative of the society/trust running the teacher training programme	Dr. Geetika Madan Patel TRUSTEE PARUL AROGYA SEVA MANDAL
Designation	Trustee
Name of the society/trust	Parul Arogya Seva Mandal Trust
Office Address	P.O.Limda, Ta: Waghodia, Dist: Vadodara

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