

OFFICE :

306, BAKOR PATEL CHAMBER,
OPP. KARELIBAUG POLICE STATION,
BHUTDIZAMPA, VADODARA-390 006.

RESI.:

3/4, KARBHARI PARK,
SAIYED VASNA ROAD,
BARODA ☎ : (R) 2251762

Ref. No.:

Date :

To,
Dwarkesh Realty
24/B, Maniba Park,
Susain Tarsali Road, Vadodara.

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner YOGESH NAVINBHAI PATEL (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 the last 30 Years. I have published Public Notice on 06/05/2018. I have issued a Title Clearance Certificate on 30/06/2018 and Addendum of Title Clearance Certificate on 19/03/2019. 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

Land bearing R. S. No. 595/1 (Part) of Village Manjalpur, in Registration District and Sub-District Vadodara, being F. P. No. 197(P) admeasuring 1312 Sq. Mts. of T. P. Scheme No. 19.

Place : Vadodara.

Date : 19/03/2019

Advocate's Sign

Advocate's Name : Yunus Khan M. Pathan

Sanad No.: G/444/1979

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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 related matters, in which Land Title, Search Report issuing of "No Encumbrance Certificate" on the land including right, titles, interest or name of any party in or over land, and my experience 39 years in land related matters accordance to GUJ RERA Rules.

The contents of above are true and correct. And nothing material has been concealed by me there from.

Place: Vadodara.

Date : 19/03/2019

Advocate's Sign

Advocate's Name : Yunus Khan M. Pathan

Sanad No.: G/444/1979

Yunus Khan M. Pathan
B.Com., LL.B.
ADVOCATE (GUJ. HIGH COURT)

[1]

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Date :

Date : 30/06/2018

To,
Dwarkesh Realty
24/B, Maniba Park,
Susain Tarsali Road,
Vadodara.

Ref.: Investigation of title in respect of land
bearing R. S. No. 595/1 (Part) of Village
Manjalpur, in Registration District and
Sub-District Vadodara, being F. P. No.
197(P) admeasuring 1312 Sq. Mts. of T. P.
Scheme No. 19.

TITLE CLEAR CERTIFICATE

Sir,

In response to your request I have investigated the title of the
captioned property. I have gone through the Revenue Records
from 1951-52 to 2017-18 and other relevant documents and sale
deed etc. I have also caused a necessary search in the Sub-Registry
Office at Vadodara for a period of last 30 Years. I have also issued

For DWARKESH REALTY


Partner / Authorised Sign.

Yunus Khan T. Pathan
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[2]

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a Public Notice in "Gujarat Samachar" and "Sandesh" Daily dtd. 06/05/2018 and invited objections, if any one had. In response to the said notice (1) Mr. VISHNU PRASAD RAVAL has sent objection through advocate Kalpesh Soni, (2) Mr. MILANBHAI THAKORBHAI SADHU has sent objection through advocate Ajit. I. Brahmbhatt and (3) Mrs. HARSHNABEN legal heirs of BHARAT AMBALAL PATEL has sent objection through advocate Vinay G. Khatri. Later on Mr. Kalpesh Soni has intimated me, vide letter dtd. 22/06/2018 that his client has withdrawn R.C.S. No. 388/1994, which was filed by his client for Cancellation of Sale Deed executed in favour of YOGESH N. PATEL and has also intimated that his client has submitted the Compromise Pursis in R.C.S. No. 1026/1994 filed by YOGESH N. PATEL and have admitted the Ownership Right and Possession of YOGESHBHAI N. PATEL. So far as the objection raised by Milan T. Sadhu is concern, he has sent the objection only. He has not submitted any documentary evidence supporting his right, hence the objection is

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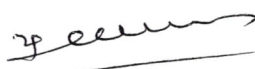
not worth to be considered. The objection raised by Harshnaben Bharatbhai Patel is concern, it is not in respect of subject property, hence not worth to be considered.

On perusal and scrutiny of the Revenue Record, and search taken by me, I found that title of Mr. YOGESHBHAI NAVINBHAI PATEL in respect of above referred property is CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 30/06/2018

Yours faithfully


(Yunus Khan M. Pathan)
Advocate

For DWARKESH REALTY


Partner / Authorised Sign.

Ref. No.:

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Date : 30/06/2018

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bearing R. S. No. 595/1 (Part) of Village
Manjalpur, in Registration District and
Sub-District Vadodara, being F. P. No.
197(P) admeasuring 1312 Sq. Mts. of T. P.
Scheme No. 19.

REPORT ON TITLE

Sir,

I have been supplied with the following documents :-

Sr. No.	Particulars of Documents	Date
1.	Copy of Village Form No. 8-A	--
2.	Copies of the Village Form No. 7-12 Ranging from 1951-52 to 2017-18.	--
3.	Copies of Village Form No. 6, (All entries).	--

For DWARKESH REALTY

Ramini
Partner / Authorised Sign.

Ref. No.:

Date :

- | | |
|---|------------|
| 4. Copy of the Property Card. | |
| 5. Zerox Copy of the Regd. Sale Deed. | 15/04/1988 |
| 6. Zerox Copy of the N. A. Permission issued
By Collector, Vadodara. | 09/09/2016 |

On perusal of the above referred documents, my observations are as under :-

- [1] I found that KHUSHALBHAI SHIVRAM was the owner of a land bearing R. S. No. 595 admeasuring A-1 = 35-Gunthas. Upon his death the said land has been mutuited in the name of ICHCHHARAM KHUSHALBHAI vide Entry No. 1/15 being heir of the deceased.
- [2] Later on, the said land has been mutuited in the name of SHADHU PARSOTTAM ICHCHHARAM upon the death of ICHCHHARAM KHUSHALBHAI by Entry No. 839.
- [3] There after by virtue of Deed of Exchange A-0 = 37-Gunthas land has been mutuited in the name of SHREE SIDHDHARTH MAHADEV vide Entry No. 840 and remaining A-0 = 38-Gunthas land continued in the name of PARSOTTAM ICHCHHARAM.

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- [4] I found that the name of BHAGWAN OTHAR has been entered as a Protected Tenant in cultivation column, however his name has been deleted vide Entry No. 939.
- [5] There after the said land A-0 = 38-Gunthas has been mutated in the name of KAMLABEN Wd/o PARSOTTAM ICHCHHARAM & others upon the death of PARSOTTAM ICHCHHARAM SADHU vide Mutation Entry No. 2273.
- [6] I found that KAMLABEN Wd/o PARSOTTAM ICHCHHARAM & others have sold 1312 Sq. Mts. land of Northern side to SHREE SHUFLAM TENAMENT OWNERS ASSOCIATION by a Registered Sale Deed Dtd. 19/12/1984, hence it has been mutated in the name of said society vide Entry No. 2370.
- [7] I found that KAMLABEN Wd/o PARSOTTAM ICHCHHARAM & others have sold 1312 Sq. Mt. land of Southern side out of F.P. No. 197 to YOGESH NAVINBHAI PATEL by Registered Sale Deed Dtd. 15/04/1988, hence it has been mutated in the name of YOGESH NAVINBHAI PATEL vide Entry No. 3054.

For DWARKESH REALTY

P. Amia
Partner / Authorised Sign.

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[8] I have also noticed that the said land has been included in T.P. Scheme No. 19 and F.P. No. 197 has been allotted in lieu of R. S. No. 595.

[9] I found that the Collector, Vadodara has granted the N. A. Permission in respect of the said plot vide Order Dt. 09/09/2016.

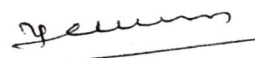
[10] I found that the property in question is appearing in the name of YOGESH NAVINBHAI PATEL in Property Card.

At present the said land is appearing in the name of YOGESH NAVINBHAI PATEL in the Revenue Record and in the City Survey Property Card.

Place : Vadodara.

Date : 30/06/2018

Yours faithfully


(Yunus Khan M. Pathan)
Advocate

For DWARKESH REALTY


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The contents of above are true and correct. And nothing material has been concealed by me there from.

Place: Vadodara.

Date : 30-6-2018

Advocate's Sign _____
Advocate's Name : Yunus Khan M. Pathan

For DWARKESH REALTY

Partner / Authorised Sign.