

પ્રશાંત આર. મહેતા

બી.કોમ.એલ.એલ.બી.(એડવોકેટ)

ગુજરાત હાઈકોર્ટ

મો.નં. ૯૪૨૮૬૮૬૨૦૩

WEL.MEB.NO:BCH/BCH/29896

Prashant R.Mehta

B.COM.LLB.(Advocate)

GUJARAT HIGH COURT

MO.NO.9428686203

EN. NO. G/1442/2008

Office:4-GroundFloor, malhar complex, Near new collector office, BHARUCH.

Resi: A-6, Hari Krupa Society, Nandelav road, BHARUCH.

Date: 25 / 11/ 2019

NON-ENCUMBRANCE CERTIFICATE

TRIMULA ENTERPRISE-A PARTNESRSHIP FIRM,

Add. Block/R.S.No. 51-A,

At. Po. Tavra, Ta.&Dist. Bharuch.

This is to certify that the Scheme of Commercial Known as " The Maple Square" Situated Non-agriculture land bearing Revenue Survey No. 51-A, admeasuring 24700 Sq.mtr. Of Land Mouje Tavra Village, Taluka-Bharuch, in the Registration District- Bharuch and Further it is developed by "TIRUMALA ENTERPRISE" - partnership firm .

Pursuant of records of said land I have not found any charge created on said land and above said land Owner/Developer has not borrowed loan against charge of said land and /Or Construction /Project standing thereon with any Bank, Company Or Financial instantiation and title of the land in Question are clear and marketable.

This is Further Stated that it is not a Title Certificate and hereby certifies I have issued this certificate only on the basis of available records of land question. The said land is free from all Encumbrances.

Date:- 25/11/2019

Place:-Bharuch.




Prashant R. Mehta
Advocate

PRASHANT R. MEHTA
B.COM;LL.B.
A/6, Harikrupa Society,
Nandewar Road, Bharuch-392001.
Mo:9428686203

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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that i have experience of more than ten year in land related matters, in which land title search report, issuing of "no encumbrance Certificate" on the land including right, title, interest or name of any part in or over land, I have experience of 10 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 thereform.

Date:- 25/11/2019

Place:- Bharuch




Prashant R. Mehta
Advocate
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Date: 13/ 11/ 2019

TO WHOM SOEVER IT MAY CONCERN

TITILE CLEARNCE CERTIFICATE



Dear Sir,

Ref :- Title opinion of the property situated At.District Bharuch
Sub-Dist.-Bharuch, Moje – Tavra Block/ R.S.No. 51-A .

THE NAME OF THE TITILE HOLDER

“TIRUMALA ENTERPRISE PARTNERSHIP FIRM”

DESCRPITION OF THE PROPERTY

Property Situated	Block/Survey no.	Account no.	Area (H-Are-Sq.mtr.	Assessment
At.Tavra, Ta. & Dist. Bharuch	51-A	1359	2-47-00	33.71

With reference to the subject noted above, I have to state that, I have gone through the relevant papers of the property which produce before me in question and on going through the same, I have found that:

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The Land revenue Block /Survey no. 51-A (Old Block No.33/2) situated At. Tavra,Ta.& Dist. Bharuch belonged to Kashiben Ramsang. After the death of Kashiben Ramsang her legal heir Maniben Chhtrasang Name entered in the Revenue Record by mutation Entry No 3131 On Dt. 18/8/1973.

Then revenue department has made Re-Survey procedure in village Tavra Ta. & Dist. Bharuch in year of -1980. And mutation entry also made vide entry no.3688 On Dt. 15/10/1980 in village form no. 6 of revenue record. And therefore said land Block /Survey no. 33/2 convert into new Block /Survey no. 31/2. And as per the revenue record New Block /Survey no. With Admeasuring of the said land is As Under:

Old Block Survey no.	New Block Survey no.	Admeasuring area
33/2	31/2	3-08-00

Then revenue department has made amalgamation procedure in village Tavra Ta. & Dist. Bharuch in year of -1987. And mutation entry also made vide entry no. 3991 on dt. 04/02/1987 in village form no. 6 of revenue record. Therefore said land Block /Survey no. 31/2 convert into new Block /Survey no. 51/A in Name of Maniben Chhtrasang. And as per the revenue record final New Block /Survey no. with Admeasuring of the said land is As Under:

Old Block Survey no.	New Block Survey no.	Admeasuring area
31/2	51/A	2-88-00

Then Maniben Chhtrasang Sold land bearing Block /Survey no. 51/A paiki admeasuring H-are-Sq.mtr. 2-88-00 (28800.00 sq.mtr.) village Tavra, Ta.& District- Bharuch to Narendrasinh Chhatrasinh solanki, kiransinh khumansinh solanki & Dharmendrasinh Mahendrasinh Solanki Consideration of Rs.4,00,000/- by a registered sale deed no.5081 dt.19/6/2008 the said sale deed agreement was

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registered in the office of sub-registrar, Bharuch. And mutation entry also made in revenue record vide entry no. 7717 On Dt. 04/11/2008

Then D.I.A.L.R.Office Bharuch Made Durasti in the said land Block /Survey No. 51-A Situated At. Tavra ,Ta.& Dist.Bharuch i.e. the said land admeasuring is H.-are-Sq.mtr. 2-47-00. And mutation entry also made in revenue record vide entry no. 10717 On Dt. 14/8/2017.

Then they applied to the Collector office, Bharuch for converting land into N.A. land. The Collector, Bharuch granted permission vide its order no.Land/N.A./Vashi/7284 On Dt.16/11/2017 subject to the condition mentioned in the said order. Then He divided the said land into small Plots.

Then They applied for the Construction Permission in the said Block/Survey No. 51/A Situated At.Tavra Ta.& Dist.Bharuch.And BAUDA Office, Bharuch granted permission vide its order no.BAUDA/Construction Permission/BH-1182/Vashi/1761 to 1765 On Dt. 24/6/2019 subject to the condition mentioned in the said order.

Then Narendrasinh Chhatrasinh solanki, kiransinh khumansinh solanki & Dharmendrasinh Mahendrasinh Solanki made partnership firm with name "Tirumala Enterprise" on Dt. 10/02/2019. And the said firm registered Form no."G" in registration office Vadodara.

Then Tirumala Enterprise Partnership firm's Partner 's given application in the Revenue office to entered the said partnership firm "Tirumala Enterprise" in the said land. And in revenue record "Tirumala Enterprise Partnership firm" name entered vide mutation Entry no.11315 on Dt. 08/11/2019. Therefore the property description given above said is in the name of "Tirumala Enterprise Partnership" in the revenue record.

Under the above facts Narendrasinh Chhatrasinh solanki, kiransinh khumansinh solanki & Dharmendrasinh Mahendrasinh Solanki Partners "Tirumala Enterprise

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Partnership firm" are the joint owners in possession of Description Of Property Given above said. I have taken necessary search for last 30 years records of the office of the sub- registrar Bharuch the search receipt and E.C. copy is enclosed herewith.

On going through all papers, relevant, I am of the opinion that Description Of Property Given above said is ownership and in possession of "Tirumala Enterprise Partnership firm" AND the title of the said property is clear, marketable and free from all encumbrances.

Date: 13/11/2019

Place: Bharuch




Prashant R. Mehta
Advocate

Encl:

Search Receipt No: 2019093011152, Date:02/7/2019