



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

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Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Revenue Survey No.702, Total land admeasuring 10218 Sq.Mtr. paiki 4087.20 Sq.Mtr. land cutting in T.P. and rest of land admeasuring 6130.80 Sq.Mtr. land of Mouje Village Tarsali in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Amin Jiten Shantilal Partner of Ansuya Corporation, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Register Sale Deed vide registration serial No.4853, Dated : 17.10.2019, executed by (1) Mafatlal Girdharidas Maharaj (2) Hasmukhlal Girdharidas Maharaj (3) Jagdishbhai Girdharidas Maharaj (4) Haribhai alias Harikrushna Girdharidas Maharaj in favour of Ansuya Corporation a Partnership Firm through its managing Partners (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai.
2. Photocopy of Lodgment Receipt of the above sale deed No.4853/2019.

ENROLMENT NO.G/1762/2004

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3. Photocopy of Register Relinquishment Deed vide registration serial No.1120, Dated : 11.08.2017, executed by (1) Savitaben D/o. Bhagwandas Gordhandas & W/o. Jankidas Mahant (2) Urmilaben Dahyabhai Mahant (3) Jayshriben W/o. Dahyabhai Bhagwandas & Mayurkumar Vyas (4) Mayurbhai Dahyabhai Mahant in favour of Shantaben W/o. Girdharidas Gordhan and others.
4. Photocopy of N.A. Order passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.Revi./N.A. / S.R. / 322 / 2018-2019, No.Land / D / Section-65 / Vashi / 7474 to 82 / 18, Dated : 24.12.2018.
5. Photocopy of Construction Permission issued by Vadodara Mahanagar Seva Sadan vide No.Ward-12/L-14/2019-2020, Dated : 01.10.2019.
6. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
7. Photocopy of Lay-out plan of above said land.

HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that the land of Moje Village Tarsali, Tal. & Dist. Vadodara bearing Revenue Survey No.702, was originally belongs to Gordhandas Maharaj and his demise the said land was transferred and mutated in the name of his legal heirs (1) Girdharidas Gordhandas Maharaj (2) Bhagwandas Gordhandas Mahant by virtue of succession and the mutation entry to that effect had been affected in revenue record.

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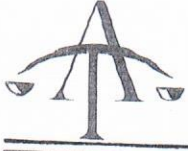
Ajay B. Tripathi

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Thereafter Girdharidas Gordhandas Maharaj was died and the said land was transferred and mutated in the name of their legal heirs (1) Shantaben W/o. Girdharidas Gordhan (2) Mafatlal Girdharidas Maharaj (3) Hasmukhlal Girdharidas Maharaj (4) Jagdishbhai Girdharidas Maharaj (5) Haribhai alias Harikrushna Girdharidas Maharaj by virtue of succession and the mutation entry to that effect had been affected in revenue record. which was certified by the competent authority.

Thereafter Bhagwandas Gordhandas Mahant was died and the said land was transferred and mutated in the name of their legal heirs (1) Savitaben D/o. Bhagwandas Gordhandas & W/o. Jankidas Mahant (2) Urmilaben Dahyabhai Mahant (3) Jayshriben W/o. Dahyabhai Bhagwandas & Mayurkumar Vyas (4) Mayurbhai Dahyabhai Mahant by virtue of succession and the mutation entry to that effect had been affected in revenue record. which was certified by the competent authority.

It transpire from the record that (1) Savitaben D/o. Bhagwandas Gordhandas & W/o. Jankidas Mahant (2) Urmilaben Dahyabhai Mahant (3) Jayshriben W/o. Dahyabhai Bhagwandas & Mayurkumar Vyas (4) Mayurbhai Dahyabhai Mahant has relinquished their right from the said land by Register Relinquishment Deed vide registration serial No.1120, Dated : 11.08.2017 and entry to this effect is mutated in the revenue record by mutation entry No.8328, dated 30.10.2017 which was certified by the competent authority on dated : 04.01.2018.



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Thereafter Shantaben W/o. Girdharidas Gordhan was died on 07.09.1983 and so her name has deleted in the revenue record and entry to this effect is mutated in the revenue record by mutation entry No.8380, dated 15.02.2018 which was certified by the competent authority on dated : 23.04.2018.

Thereafter, the said land is converted into Non-Agricultural Purpose of the order No.Revi./N.A. / S.R. / 322 / 2018-2019, No.Land / D / Section-65 / Vashi / 7474 to 82 / 18, Dated : 24.12.2018 of District Collector, Vadodara.

It further transpires from the record that (1) Mafatlal Girdharidas Maharaj (2) Hasmukhlal Girdharidas Maharaj (3) Jagdishbhai Girdharidas Maharaj (4) Haribhai alias Harikrushna Girdharidas Maharaj sold the said land to Ansuya Corporation a Partnership Firm through its managing Partners (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai by Registered sale deed vide registration serial No.4853, Dated : 17.10.2019.

It transpire from the record that thereafter Ansuya Corporation have planned scheme in the said land which is know as **"AAKRUTI HEIGHT"** as per the approved map and construction permission given by the Vadodara Mahanagar Palika Vide No.Ward-12/L-14/2019-2020, Dated : 01.10.2019 and sold to the interested Parties. This Title Clearance Certificate is issued for the entire project namely **"AAKRUTI HEIGHT"** for unsold area.

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**AJAY TRIPATHI &
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I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2019014029887 & 2019015016950, Dated : 04.11.2019 and Receipt No.2020015009646, Dated : 25.08.2020 & Receipt No.2021015013854, Dated : 06.10.2021 and no adverse entry is found to be registered before the sub registrar.

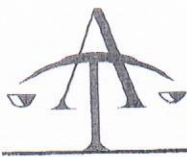
Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Ansuya Corporation a Partnership Firm through its managing Partners (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land bearing Revenue Survey No.702, Total land admeasuring 10218 Sq.Mtr. paiki 4087.20 Sq.Mtr. land cutting in T.P. and rest of land admeasuring 6130.80 Sq.Mtr. land of Mouje Village Tarsali in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 09.10.2021


AJAY TRIPATHI
Advocate



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ENROLMENT NO.G/1762/2004

Dated : 09.10.2021

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search of Non Agricultural Land bearing Revenue Survey No.702, Total land admeasuring 10218 Sq.Mtr. paiki 4087.20 Sq.Mtr. land cutting in T.P. and rest of land admeasuring 6130.80 Sq.Mtr. land of Mouje Village Tarsali in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat for the last 30 years vide Receipt No.2019014029887 & 2019015016950, Dated : 04.11.2019 and Receipt No.2020015009646, Dated : 25.08.2020 & Receipt No.2021015013854, Dated : 06.10.2021. I have not found any adverse entry in the search report.

Vadodara

Date : 09.10.2021


AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara, attached.

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતા નં. 1248, બ્લોક/સર્વે નં. 702, જેનું ક્ષેત્રફળ 1-02-18 હે.આરે.ચો.મી.જમીન પૈકી
4087.20 ચો.મી.જમીન ટી.પી.માં કપાત જતા બાકી રહેતી દક્ષિણ દિશા તરફની
6130.80 ચ.મી.બીનખેતીની ખુલ્લી જમીન

Search in : તરસાલી /Tarsali

પહોંચ નંબર ૨૦૨૧૦૧૫૦૧૩૮૫૪ અરજી નંબર ૮૦૩૩ અરજી વર્ષ ૨૦૨૧
તારીખ ૬ માહે ઓક્ટોબર સને ૨૦૨૧

રજુ કરનારનું નામ અજય ત્રિપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2019 2021

૧૪૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૧૪૦.૦૦

અંકે રૂપિયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

CHANDRAPALSINGH SWARUPSINGH
VAGHELA
સબ રજીસ્ટ્રાર
Danteswar

અંકે રૂ. : 140.00

20211006181679426

સબ રજીસ્ટ્રાર, Danteswar

2021

મિલકત પરના બીજા અંગેનું પત્રક

Search in : અજય ત્રિપાઠી અરજી નંબર : 8033 ગામ નું નામ : Tarsali

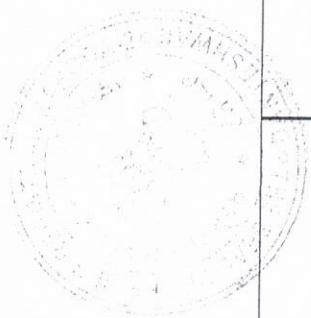
મિલકતનું વર્ણન : ખાતા નં. 1248, બ્લોક/સર્વે નં. 702, જેનું ક્ષેત્રફળ 1-02-18 હે.આરે.ચો.મી.જમીન પૈકી 4087.20 ચો.મી.જમીન ટી.પી.માં કપાત જતા બાકી રહેતી દક્ષિણ દિશા તરફની 6130.80 ચ.મી.બીનબેતીની મુલતી જમીન

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar મા -3 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફેરબાંધવામાં	ખાતા નં. 1248, બ્લોક/સર્વે નં. 702, જેનું ક્ષેત્રફળ 1-02-18 હે.આરે.ચો.મી.જમીન પૈકી 4087.20 ચો.મી.જમીન ટી.પી.માં કપાત જતા બાકી રહેતી દક્ષિણ દિશા તરફની 6130.80 ચ.મી.બીનબેતીની મુલતી જમીન			મફતલાલ ગીરધારીલાલ મહારાજ હસમુખલાલ ગીરધારીલાસ મહારાજ જગદીશભાઈ ગીરધારીલાસ મહારાજ હરીભાઈ ઉર્ફે હરીકૃષ્ણ ઉર્ફે હરેશભાઈ ગીરધારીલાસ મહારાજ	અનસુયા શોપરેશન નામની ભાગીદારી પેઢી વતી અને તર્ફે વહીવટકર્તા ભાગીદારો 1.અમીન જીતેન શાંતીલાલ 2.પટેલ નવનીતભાઈ ભવાનભાઈ	17-10-2019	4853	
રૂ.61500000.00						17-10-2019		

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Vadodara-2
Danteswar





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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 **Non Agricultural Land bearing Revenue Survey No.702, Total land admeasuring 10218 Sq.Mtr. paiki 4087.20 Sq.Mtr. land cutting in T.P. and rest of land admeasuring 6130.80 Sq.Mtr. land of Mouje Village Tarsali in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat** for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

my experience of 14 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 form.

The said no encumbrance certificate used for Akruti Heights, and Land Owners name Amin Jiten Shantilal Partner of Ansuya Corporation.

Date : 18.10.2021.

Place: Vadodara

Advocate Sign:

Advocate Name: Ajay B. Tripathi

ENROLMENT NO.G/1762/2004