



BHAMINI K BHATT
Advocate & NOTARY

To,
Vraj Buildcon,
Vadodara.

Date : 31/07/2021

Dear Sir,

In respect of the property bearing Revenue Survey No. 199, T. P. Scheme No. 08, Final Plot No. 117/1, City Survey No. 2525, Area 2045 Sq. Meters, of Non Agriculture land of the Sim of Moje Village Gotri, Within Registration Sub – District Vadodara, District Vadodara, is having in the ownership, possession and occupation of Vraj Buildcon.

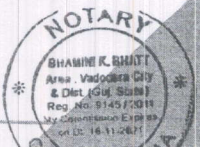
- On the request and as desired by you to issue a Title Clearance Certificate for the subject title property, I have Verified the following documents, papers, copies entrusted to me to verify the title of the aforesaid property.

- 1 Xerox copy of Revenue Records (7 x 12) of Moje Gotri, Taluka Vadodara, Dist. Vadodara for Survey No. 199.
- 2 Xerox copy of Order of Vadodara Collector, Vide No. NA/SR/63/1994-1995, Jamin/N.A./821 to 27/1995, dated 16/10/1995.
- 3 Xerox Copy Of Property Card (City Survey No. 2525 Gotri)
- 4 Xerox copy of Sale Deed No. 408, Dtd. 31/01/1996. (Plot No. 01)
- 5 Xerox copy of Sale Deed No. 411, Dtd. 31/01/1996. (Plot No. 02)
- 6 Xerox copy of Sale Deed No. 410, Dtd. 31/01/1996. (Plot No. 03)
- 7 Xerox copy of Sale Deed No. 409, Dtd. 31/01/1996. (Plot No. 04)
- 8 Xerox copy of Sale Deed No. 414, Dtd. 31/01/1996. (Plot No. 05)
- 9 Xerox copy of Sale Deed No. 412, Dtd. 31/01/1996. (Plot No. 06)
- 10 Xerox copy of Sale Deed No. 407, Dtd. 31/01/1996. (Plot No. 07)
- 11 Xerox copy of Sale Deed No. 413, Dtd. 31/01/1996. (Plot No. 08)
- 12 Xerox copy of Sale Deed No. 4063, Dtd. 30/03/2012.
- 13 Xerox copy of Sale Deed No. 5837, Dtd. 21/06/2021.

- I have verified the aforesaid documents, papers, copies produced before me and my observations are as under :-

1. Revenue Record:-

- (1) Entry No. 520- Dated :- 18/07/1956 – It reveals that Hasmukhbhai Bhailalbhai has executed Sale Deed for the land of Revenue survey No. 199



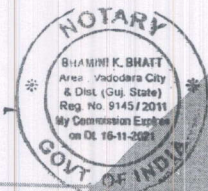


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in favour of Vankar Parshottambhai Harkhabhai. So on the basis of application for change of name has been recorded. The said entry was granted by the competent authority.

- (2) **Entry No. 1763-Dated- 21/8/1975:-** It reveals that in the land of Revenue Survey No. 199 owner Vankar Parshottambhai Harkhabhai was expired on dated 05/02/1973 & his legal heirs Chhaganbhai Parshottambhai there name were mutated in the revenue record and Said entry was certified by the competent authority.
- (3) **Entry No. 3699-Dated- 30/4/1992:-** It reveals from the revenue land record of Survey No. 199, Vankar Parshottambhai Harkhabhai As per his WILL his name got deleted from the said property and the names of 1) Nitinbhai Jayantilal Mankad, 2) Sanjay Jayantilal Mankad, 3) Dhirubhai Himatlal Shah, 4) Ramanbhai Ambalal Patel, were entered into and mutated into the revenue record. The said entry has been certified by the competent authority.
- (4) **Entry No. 4019, Dated:-12/01/1995** – It reveals from the land revenue record of Survey No. 199, Entered Decree Hon'ble 2nd Vadodara Civil Judge (J.D.) Saheb's Court for RCS No.759/1994 Exhibit 10 Plaintiffs- 1. Ambalal Chhaganbhai, 2. Chimanlal Chhaganbhai, 3. Bachubhai Chhaganbhai, 4. Mukeshbhai Chhaganbhai, Respondents:- 1. Nitinbhai Jayantilal Mankad, 2. Sanjaykumar Jayantilal Mankad, 3. Dhirubhai Himmatbhai Shah, 4. Ramanbhai Ambalal Shah, 5. Chhaganbhai Parshottambhai for this doing to production of new order and execute the name plaintiff as per order due to production of original copy & decree it is entered. The said entry was certified by the competent authority.
- (5) **Entry No. 4206, Dated:-16/06/1996** – It reveals that the said land owner of Survey No. 199, has obtained NA order. The N.A. order has been granted by the Collector office, Vadodara vide order No. N.A/S.R./63/1994-1995, No. Jamin/N.A./821 to 27/1995, dated 16/10/1995 to Vankar Chhaganbhai Parshottambhai and other. The said entry was certified by the competent authority.

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2. PROPERTY CARD:-

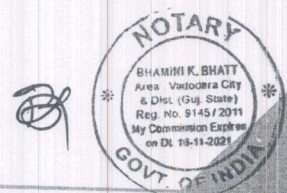
Dated : - 21/11/1977 That copy of Property Card which was issued by Vadodara City Survey Office-2, Word No. 5(Gotri) its City Survey No. 2525, Chhaganbhai Parshottambhai name were mutated in the record of City Survey office and they are owner of the property.

Entry No. 1540 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 7, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 407 to Jeminiben Nandubhai Rathva its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1541 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 1, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 408 to Mukesh Ratilal Patel its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1542 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 4, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 409 to Gitaben Ashokbhai Patel its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1543 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 3, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 410 to Rohitbhai Balkrushna Trivedi its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.





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Entry No. 1544 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 2, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 411 to Pankajbhai Jayantilal Mashar its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1545 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 6, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 412 to Shantaben Narshihbhai Patel its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1546 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 8, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 413 to Jayantilal Hiralal Mashar its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1547 – Dated- 29/7/2011:- It reveals from the revenue land record of City Survey No. 2525, Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah was sold Plot No. 5, by Registered Sale Deed Dated – 31/01/1996 vide Registration No. 414 to Bhanumatiben Vinodbhai Patel its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 7587 – Dated- 30/9/2011:- It reveals from the revenue land record of City Survey No. 2525, Pankajbhai Jayantilal Mashar was expired on dated 08/05/2009 & his legal heirs 1. Parulben widow Pankaj Jayantilal Mashar, 2. Solanj d/o Pankaj Jayantilal Mashar there name were mutated in the record of City Survey office and The said entry was certified by the competent authority.

Entry No. 1714 – Dated- 21/10/2011:- It reveals from the revenue land record of City Survey No. 2525, Jayantilal Hiralal Mashar was expired on dated 16/01/2009 and Sarojben Jayantilal Mashar was expired on dated 13/09/1992 and Chhayaben





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was expired on Year 1990 and Jayantil Hiralal Mashar was expired on dated 16/01/2009 & Enter his legal heirs 1. Parulben widow Pankaj Jayantil Mashar, 2. Solanj d/o Pankaj Jayantil Mashar, 3. Binduben d/o Jayantil Hiralal Mashar, 4. Rohitbhai Jayantil Mashar, 5. Anjaliben D/o Jayantil Hiralal Mashar there name were mutated in the record of City Survey office and The said entry was certified by the competent authority.

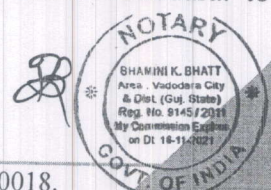
Entry No. 7625 – Dated- 21/10/2011 :- It reveals from the revenue land record of City Survey No. 2525, Jayantil Mashar As per his Reg. Will No. 8733, Dated 09/10/2007, His legal Hires name got deleted from the Plot No. 08 and said Property only owner Pankaj Jayantil Mashar was expired on dated 08/05/2009 the names Pankaj Jayantil Mashar, Enter his legal heirs 1. Parulben widow Pankaj Jayantil Mashar, 2. Solanj d/o Pankaj Jayantil Mashar were entered into and mutated into the revenue record. The said entry has been certified by the competent authority.

Entry No. 7656 – Dated- 25/10/2011:- It reveals from the revenue land record of City Survey No. 2525, (Plot No. 7) Order Section 73(AA) order has been granted by the Collector, Vadodara vide order No. 73/AA/Vashi/2046/2011 No. SR/308/2010 to Jeminiben Bhalabhai Rathva. The said entry was certified by the competent authority.

Entry No. 8247 – Dated- 11/4/2012:- It reveals from the revenue land record of City Survey No. 2525, Mukesh Ratilal Patel And Other POA And Self was sold by Registered Sale Deed Dated – 30/03/2012 vide Registration No. 4063 to Arjanbhai Bhalalabhai Prajapati And Other its name was mutated in the record of City Survey office and The said entry was certified by the competent authority.

3. Sale Deed :-

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 408, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 1, Admeasuring Plot Area 548.25 Sq. Meter And Undivided share of land 165.36 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Mukesh Ratibhai Patel.





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I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 411, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 2, Admeasuring Plot Area 532.46 Sq. Meter And Undivided share of land 160.46 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Pankajbhai Jayantilal Mashar.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 410, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 3, Admeasuring Plot Area 532.00 Sq. Meter And Undivided share of land 160.46 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Rohitbhai Balkrishna Trivedi.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 409, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 4, Admeasuring Plot Area 527.25 Sq. Meter And Undivided share of land 159.03 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Gitaben Ashokbhai Patel.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 414, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 5, Admeasuring Plot Area 510.00 Sq. Meter And Undivided share of land 153.82 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Bhanumatiben Vinodbhai Patel.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 412, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 6, Admeasuring Plot Area





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510.00 Sq. Meter And Undivided share of land 153.82 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Shantaben Narshinbhai Patel.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 407, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 7, Admeasuring Plot Area 508.20 Sq. Meter And Undivided share of land 153.28 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Jaiminiben Nandubhai Rathva.

I have seen Xerox copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 31/01/1996 vide Registration No. 413, executed Chhaganbhai Parshottambhai Vankar And Other POA Rajeshkumar Chandravadan Shah, Plot No. 8, Admeasuring Plot Area 529.40 Sq. Meter And Undivided share of land 159.67 Sq. Meter of R. S. 199, City Survey No. 2525 of Village Gotri, Registration Dist. Sub Dist. Vadodara. to Jayantilal Hiralal Mashar.

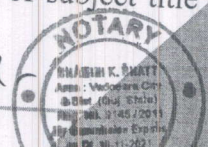
I have seen Xerox copy of Registered Sale Deed vide No. 4063, dated 30/03/2012 executed by Mukeshbhai Ratilal Patel And Other in favour of Arjanbhai Bhalabhai Prajapati And Other in respect of property bearing Revenue Survey No. 199, City Survey No. 2525, Non Agriculture Land area 5463 Sq. Mt. of Moje Village Gotri, Ta. Vadodara, Dist. Vadodara.

I have seen Xerox copy of Registered Sale Deed vide No. 5837, dated 21/06/2021 executed by Arjanbhai Bhalabhai Prajapati And Other in favour of Vraj Buildcon, a partnership firm in respect of property bearing Revenue Survey No. 199, T. P. Scheme No. 08, Final plot No. 117/1, City Survey No. 2525, Non Agriculture Land area 2045 Sq. Mt. of Moje Village Gotri, Ta. Vadodara, Dist. Vadodara.

4. Search :-

I have caused to carry out search through Advocate Shri J. V. Chavda for last 30 years from 1992 up to 1994 vide receipt No. 2021014017429, dated 31/07/2021, and years from 1995 up to 2021 vide receipt No. 2021017018054, dated 31/07/2021, in the office of Sub-Registrar Vadodara, in respect of subject title

B. Bhatt





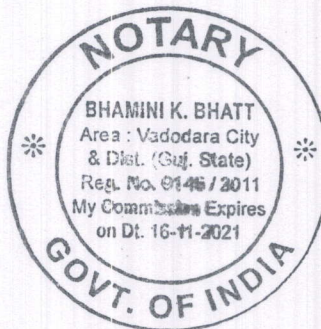
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property, wherein the records are in the scanning, so search has been carried out from the year 1988 to 1990 and 1995 up to 2004 record of many years are torn / incomplete. Record of the year 2014 to 2017 not available. Record of 2013 only last six months' Available and 2008 to 2011 loose pages have found to see and record available. And 2012 loose pages have found. Hence whatever the records are available, have been verified. **Hence, this Title Clearance Certificate issued subject to any quarry for non-verify the records in respect of the said property.**

OPINION

I may with the aforesaid observations, search, and papers / documents entrusted to me, hereby certify and opinion that the title of the property bearing **Revenue Survey No. 199, T. P. Scheme No, 08, Final Plot No. 117/1, City Survey No. 2525, Land Area 2045 Sq. Meters of N.A. land of Moje Village Gotri, within Registration Sub – District Vadodara, District Vadodara, is having in the ownership, possession and occupation of Vraj Buildcon** title of the said property is clear, marketable and free from encumbrances **subject to :-**

- (1) Any quarry for non – verify the records in respect of other than the documents entrusted to the undersigned for the subject title property.
- (2) Any other applicable prevailing law at the time of sale or transfer of the above referred property.



(Bhatt 31/7/21)
Bhamini K Bhatt
Advocate & Notary

BHAMINI K. BHATT
ADVOCATE & NOTARY
4, (BMC Flat) Muni. Staff Qtrs;
Buddhdev Society, Karelilbaug,
VADODARA-18. Guj. (India)
My Commission Expires on Dt. 16-11-2021

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ADVOCATE & NOTARY
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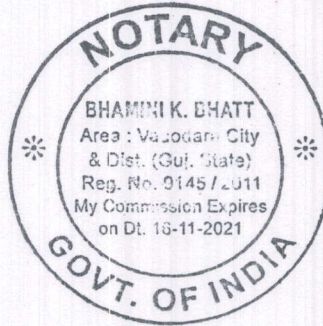
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Advocate & NOTARY

Date : 31/07/2021

Certificate

To Whom So Ever It May Concern

the undersigned **BHAMINI K BHATT** Advocate & Notary (Govt. of India) has obtained the degree of law in the year of 1999 and Registered with Bar Council of Gujarat Sanand No. G/791/1999 & practicing since last 21 year as an Advocate. Hence entitled to certify any documents for RERA.



Bhamini K Bhatt 31/7/21

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4, (BMC Flat) Muni. Staff Qtrs;
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VADODARA-390018, (India)
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