

**Rasesh J Shah**

Advocate

"PUSHKAR" 2<sup>nd</sup> Floor,  
Opp. Tip Top Tailor,  
Dandia Bazar, Vadodara-1.  
Off.: 2024061,  
Mob. : 98250 32272  
E-Mail : advrasesh@gmail.com

29.10.2018  
Vadodara

To  
M/s. DEVASHYA INFRA  
Vadodara

REG: Title Clearance Certificate in respect of immovable property designated as the Non Agricultural Land admeasuring 1348 Sq., Mts., lying being situated on land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 of Village Mouje: BHAYALI Taluka District VADODARA owned & occupied by M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta.

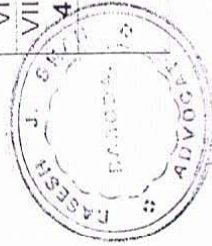
Dear Sir,

With reference to the captioned party, you had forwarded to me title papers and documents submitted by the Party. I have carefully scrutinized the documents and papers (fully and more particularly described in Section: 3: hereunder) which establishes the ownership and possessory title, which M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta have acquired the subject property more particularly described in Section :2: hereunder.

| Particulars |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        | Whether Original/ Copy |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Sr. No.     | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                        |                        |
| 1           | Name of the owner<br>M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        | Copy                   |
| 2           | Description of Property<br>All that piece and parcel of the Non Agricultural Land admeasuring 1348 Sq., Mts., lying being situated on land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 of Village Mouje: BHAYALI Taluka District VADODARA which is bounded as under;<br><br>On or toward the North : By Block Nos. 478 & 480<br>On or toward the South : By Block No 476<br>On or toward the East : By Block No. 478<br>On or toward the West : By Block No. 481 |                                                                                                                                                                                                                                                                                        | Copy<br>Copy<br>Copy   |
| 3           | Details / Description of the documents scrutinized                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                        |                        |
| Sr. No.     | Date of Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                                                                                                                            |                        |
| I.          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Village Form Nos. 7/12 & 6                                                                                                                                                                                                                                                             | Copy                   |
| II.         | 05.04.2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NA Order issued by Collector, Vadodara dated 05.04.2016                                                                                                                                                                                                                                | Copy                   |
| III.        | 13.06.2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Agreement to Sale executed by Madhuben Manharbhai Patel & Vijeshbhai Manharbhai Patel in favour of Pravinbhai Parshottambhai Patel & Chaitun Pravinbhai Patel registered under Vol. No. 3899 dated 13.06.2016                                                                          | Copy                   |
| IV.         | 13.06.2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Registration Receipt of the above Agreement to Sale                                                                                                                                                                                                                                    | Copy                   |
| V.          | 18.05.2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Sale Deed executed by Madhuben Manharbhai Patel & Vijeshbhai Manharbhai Patel in favour of M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta confirmed by Pravinbhai Parshottambhai Patel & Chaitun Pravinbhai Patel registered under Vol. No. 8407 dated 18.05.2018 | Copy                   |
| VI.         | 18.05.2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Registration Receipt of the above Sale Deed                                                                                                                                                                                                                                            | Copy                   |
| VII.        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Index-II of the above Sale Deed                                                                                                                                                                                                                                                        | Copy                   |

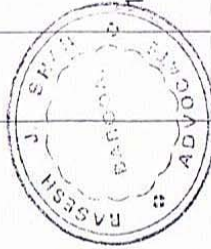
**Brief history of the property/ies and how the owner has derived the title.**

Tracing of party's title for the 15/30 years. Search Period 01.01.2004 upto 29.10.2018 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of pa.ty's title, it shall also be done.



In respect of captioned property, I have caused necessary search by inspection of the public records so maintained by the Sub Registrar, Bhayali and I have to report as under.

1. That from the revenue records so maintained by the Talati cum Mantri Village Mouje: Bhayali in respect of land bearing Old Survey No. 563-2 of Village Mouje: Bhayali Taluka District Vadodara was owned & occupied by Becharbhai. He had died leaving behind him legal heir Khushalbhai Becharbhai right entry no. 168 take note of the same.
2. That the landowner Khushalbhai Becharbhai had inducted Jesangbhai Becharbhai into the subject land along with various other relative right entry no. 4928 take note of the same.
3. That the landowner Khushalbhai Becharbhai had died leaving behind him his legal heirs namely Rameshbhai Khushalbhai, Manharbhai Khushalbhai. Jayaben Khushalbhai & Manjulaben who were allowed to succeed jointly the land right entry under no. 8642 is taken on records after drawing family tree and statements of the witnesses.
4. That the name of the of Jayaben Khushalbhai, Manjulaben Khushalbhai & Jesangbhai Becharbhai were removed from revenue records relative right entry no. 10090 confirmed on 23.05.2003 take note of the same.
5. That the landowner Rameshbhai Khushalbhai had obtained a loan of Rs. 37,000/- from Bank of Baroda, Bhayali Branch & created charge in their favour under right entry no. 10868 confirmed on 25.06.2007 take note of the same.
6. That the landowner Manharbhai Khushalbhai had obtained a loan of Rs. 40,000/- from Bank of Baroda, Bhayali Branch & created charge in their favour under right entry no. 10977 confirmed on 25.10.2007 take note of the same.
7. That the charges created by the landowner in favour of Bank of Baroda, Bhayali Branch was stood satisfied as certificates received from Bank of Baroda, Bhayali Branch on 03.07.2008 & 10.09.2009 relative right entry no. 11837 confirmed on 06.01.2010 take note of the same.
8. That the landowner Manharbhai Khushalbhai Patel had died on 07.11.2011 leaving behind him his legal heirs namely Madhuben widow of Manharbhai Khushalbhai Patel, Hiralben d/o Manharbhai Khushalbhai Patel & Brijesh Manharbhai Khushalbhai Patel who were allowed to succeed jointly the land right entry under no. 12829 confirmed on 31.05.2012 is taken on records after drawing family tree and statements of the witnesses.
9. That the landowner Rameshbhai Khushalbhai Patel had waived his rights in respect of the subject land relative right entry no. 12984 confirmed on 01.08.2012 take note of the same.
10. That the landowner Hiralben Manharbhai Patel had waived her rights in favour of her brother in respect of the subject land relative right entry no. 13152 confirmed on 23.11.2012 take note of the same.
11. That the landowners Madhuben Manharbhai Patel & Other had obtained necessary NA permission in respect of the land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 admeasuring 1348 Sq., Mts., out of which 908 Sq., Mts., for residential purpose & 440 Sq., Mts., for commercial purpose under no. NA/SR/1217/2015-16 no. land-d/Sec-65/Vashi/1992 to 2000/16 dated 05.04.2016 relative right entry no. 14909 confirmed on 17.09.2016 take note of the same.
12. That thereafter the land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 admeasuring 1348 Sq., Mts., remained unencumbered upto 13.06.2016 when the landowner Madhuben Manharbhai Patel & Vijeshbhai Manharbhai Patel had executed an Agreement to Sale in favour of Pravinbhai Parshottambhai Patel & Chaitun Pravinbhai Patel registered under Vol. No. 8899 dated 13.06.2016.
13. That thereafter the landowner Madhuben Manharbhai Patel & Vijeshbhai Manharbhai Patel had conveyed the land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 admeasuring 1348 Sq.,



*Rasesh J. Shah*

Advocate

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Mob. : 98250 32272  
E-Mail : [advrasesh@gmail.com](mailto:advrasesh@gmail.com)

M/s., in favour of **M/s. DEVASHYA INFRA** represented through its partner Prayag P. Gupta confirmed by Pravinbhai Parshottambhai Patel & Chaitun Pravinbhai Patel registered under Vol. No. 8407 dated 18.05.2018. Thus **M/s. DEVASHYA INFRA** represented through its partner Prayag P. Gupta became absolute owner occupier of the same.

14. That Search is taken by deputing my man with the office of Sub-Registrar, Bhayali Taluka District Vadodara on 29.10.2018 for the period of 30 years till 29.10.2018 and according to his search report, Index-II, Register of Village Mouje: Bhayali for the year 2005 to 2007 are not properly maintained and therefore from the available records I have taken EC search in respect of captioned property.

15. I state that I had carried out the search in the land and revenue records, as also with the Sub Registrar- Vadadala for period ranging between 01.01.2003 upto 29.10.2018 shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the Non Agricultural Land admeasuring 1348 Sq., Mts., lying being situated on land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 of Village Mouje: Bhayali Taluka District Vadodara owned and occupied by **M/s. DEVASHYA INFRA** represented through its partner Prayag P. Gupta in respect of subject property is as on the date of the report is found to be clear, marketable and alienable.

#### 5 Encumbrances Normally 30 Years

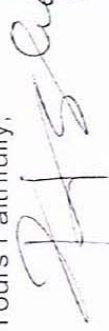
That Search for Encumbrances for 15/30 Year was carried out, for the period 01.01.2004 upto 29.10.2018 the original receipt is produced under no. 2018016037105-17644 for 2004 to 2018 which is enclosed herewith.

As on date Property offered is unencumbered.

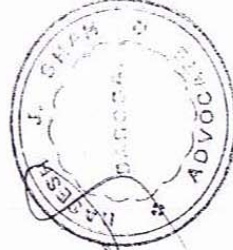
#### 6 Final Certificate Of Title

I hereby certify that I have carefully scrutinized the documents and papers listed in Section: A: herein above which establishes the ownership and possessory rights and title which **M/s. DEVASHYA INFRA** represented through its partner Prayag P. Gupta had acquired to the said the Non Agricultural Land admeasuring 1348 Sq., Mts., lying being situated on land bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 of Village Mouje: **BHAYALI** Taluka District **VADODARA** (which property is fully and more particularly described in Section : 2 : herein above) is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records maintained by the Sub-Registrar- Bhayali, Vadodara for two years that is to say from 2004 upto 2018 shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property.

Thanking You,  
Yours Faithfully,



**Rasesh J. Shah**  
(Advocate)



અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં./બ્લોક નં. 479 મુળખંડ 92 ટીપી નં. 4 અંતિમ ખંડ  
142 હોતશુકળ 1348 ચોમી  
Search in : ભાયલી/BHAYALI

પહોંચ નંબર: ૨૦૧૮૦૧૬૦૩૭૧૦૫ અરજી નંબર: ૧૭૬૪૪ અરજી વર્ષ: ૨૦૧૮

તા: ૨૯ માહે: ઓક્ટોબર સને: ૨૦૧૮

રજુ કરનારનું નામ રસેષ જે શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: ૨૦૦૪ ૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદર રૂ.

૧૮૫

અંકે રૂપીયા એકસો પંચયાંસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

( K.B.Chavda )

સબ રજીસ્ટ્રાર

Akota

ጸጸፍፍ : ረገዝ ዕገገ

ગામ જોડામ : BHAYALI

જાહેરાતી વિગતો: ૨.૫.૦૧/૦૯૦૧૬ ૦૧. 479 મુજબ 92 ટીવી ૦૧. 4 ચાલેલા મિસ 142 હોનારૂં 1348 ચોળી

ଅକୋଟା - ଅକୋଟା - Akota

21-13

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ટાઈપોગ્રાફી

અરસ.અર.અી - Akota