

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.37,39,43,એક પી નં.21 કુલ હે 38397 ચો મી ટી પી નં.38

Search in : તરસાલી /Tarsali

પરિચ નંબર 20180140002440 અરજી નંબર 4233 અરજી વર્ષ 2018
તારીખ 23 માટે મે સને 2018

રજુ કરનારનું નામ નિરામય કે પરીખ

નીચે પ્રમાણે જી પહેચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી ચાર્જ / ફોટીઓ.....

ફોટોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ 53 થી 57).....

શોધ અગર તપાસફી.....Year: 2015 2019

દેડ કલમ-ટપ.....

કલમ-33 (કલમ-43).....

નકલ ફી ફોટીઓ.....

ઈન્ડેક્સ-2 ફી.....

134.00

કુલ બેકદર રૂ. 134.00

અંકે રૂપિયા બેક સો પાંચીસ પુરા

દસ્તાવેજ

ના દિવસે તેવાર થસે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

CHANDRAPALSINGH SWARUPSINGH
VAGHELA
સબ રજીસ્ટ્રાર
Danteswar

2015

સુપ્રટેન્ડન્ટ ઓફ રજીસ્ટ્રેશન અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહસુલ વિભાગ - ગુજરાત રાજ્ય)

2019

મિલકત પરના બોજા અંગેનું પત્રક

Search in : નિરામય કે પરીખ અરજી નંબર : 5833 ગામ નું નામ : Tarsali

મિલકતનું વર્ણન : રે.સ.નં.37,39,43,એક પી નં.21 કુલ ક્ષે 38397 ચો મી ટી પી નં.38

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar
આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા

મા -4 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે.

સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા ખરાબ વિશે બાંધધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધમા નુકશાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ.

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 બચવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
આંશિક ફેરવન/વેચાણ રૂ.26000000.00	રે.સ.નં. 37, 39 અને 43, જેનું એકત્રીત ક્ષેત્રફળ 7/12 પ્રમાણે 39355.00 ચો.મી., મુસદ્દાપટ્ટી ટી.પી. સ્કીમ નં. 38(તરસાલી) તથા મુળ અંક નં. 21, ફાઈનલ પ્લોટ નંબર 21 પ્રમાણે ક્ષેત્રફળ 38397.00 ચો.મી. બીન બેનીની જમીન પેટી રે.સ.નં. 37 વાળી જમીનનો ફાઈનલ પ્લોટ નં. 21 મળેલ છે. તે જમીન પેટી 3252.79 ચો.મી.		શ્રી મનીષ કિરીટભાઈ પટેલ	ન્યાયકરણ બિલ્ડર્સ એલ.એલ.પી. એ નામની પેટી વતી અને તફ તેના વહીવટકર્તા ભાગીદારો 1. શ્રી વિજયભાઈ મગનભાઈ ગોળવિયા 2. શ્રી શૈલેષભાઈ પ્રવિણભાઈ ગોળવીયા શ્રી ગોકુળભાઈ પ્રવિણભાઈ ગોળવીયા	23-08-2016 23-08-2016	5177		

Sub-Registrar Office(SRO) Vadodara-2
Danteswar

Date : 23 - 05 - 2019

ADDENDUM TO THE
TITLE CLEARANCE CERTIFICATE
DATED 18/06/2015

Reg.: Non-Agricultural lands bearing R. S. No. 37 Paiki, R. S. No. 39 and R. S. No. 43 being Final Plot No. 21 Paiki totally admeasuring 34475.71 Sq. Mts. Paiki in Draft T P Scheme No. 38 (Tarsali) of village sim of **Tarsali** of District and Registration Sub-District **Vadodara**

On 18/06/2015, I have given one Title Clearance Certificate in continuation of the Title Clearance Certificates dated 02/05/2005 and 29/04/2011 for the lands bearing R. S. No. 37, 39, and 43 of village Sim of Tarsali of District and Registration Sub District Vadodara. These lands were included in a Draft T P Scheme No. 38 (Tarsali) and a combined Final Plot No. 21 totally admeasuring 38397 Sq. Mts is allotted. In the said Certificates, I had discussed the entire history regarding title and ownership of these lands. After taking search with the office of Sub Registrar, Vadodara, the said Certificates were given and according to the said Certificates, the title of these lands was clear and/or marketable and free from encumbrances.

3) Shri. Manish Kiritbhai Patel is the owner of all these lands and had obtained following Building Permissions from Vadodara Municipal Corporation.

Revised Permission No. Ward-12/L-39/2012-2013 dated 06/07/2012

Revised Permission No. Ward-12/L-77/2014-2015 dated 18/01/2015

Manish

Revised Permission No. Ward-12/L-59/2015-2016 dated 11/08/2015

Revised Permission No. Ward-12/L-66/2016-2017 dated 11/08/2016

He is permitted to construct total 31 Towers consisting of Residential Flats.

4) Out of total land admeasuring 38397 Sq. Mts, a land admeasuring 3252.79 Sq. Mts of land bearing R. S. No. 37 is sold to Nyalkaran Builders LLP by a registered Sale Deed dated 23/08/2016. This Sale Deed is registered with Sub Registrar Vadodara-2 at Sr. No. 5177. Manish Kiritbhai Patel has also agreed to sale 668.50 Sq. Mts of land bearing R. S. No. 37 and therefore, the land admeasuring 34475.71 Sq. Mts, out of 38397 Sq. Mts is owned by Manish Kiritbhai Patel. A scheme of Residential Apartments named **Mangla Greens** is organized in this land by Manish Kiritbhai Patel. In this Scheme, total 17 Towers of A type and 14 Towers of B type are constructed/under construction.

5) As per the Approved Plan, each Tower consists of 5 Floors and on each Floor, 4 Flats are sanctioned and constructed/under construction. As per the Affidavit submitted/supplied to me, the following Flats alongwith proportionate share in the land, are not sold/or not agreed to be sold and are in ownership and in possession of Manish Kiritbhai Patel.

<u>Tower No.</u>	<u>Flat No.</u>
A-01	102,103
A-09	101,104,204,304,501,504
A-10	101, 104, 201, 204, 301 to 304, 401,403,404, 501,503,504



A-11	101, 102, 104, 201, 203, 204, 301 to 304, 402, 501 to 504
A-12 to A-17	All the 20 Flats in each Tower i.e. 120 Flats
B-01	101,202
B-09	301,303,401,403,501,502,503
B-20	503
B-22 to B-24	All the 20 Flats in each Tower i.e. 60 Flats

6) For the purposes of latest Certificate, E-search is taken by deputing my man for the years 2015 till 23/05/2019, and as per the search report, I have not found any entry regarding any encumbrance over this Property.

7) Looking to the above discussion, documents, and my earlier Title Clearance Certificate dated 18/06/2015, I am of the opinion and I hereby certify that the title of following Residential Flats along with proportionate share in the land, of the Scheme named **Mangla Greens**, which is constructed/under construction on Non-Agricultural lands bearing R. S. No. 37 Paiki, R. S. No. 39 and R. S. No. 43 being Final Plot No. 21 Paiki, totally admeasuring 34475.71 Sq. Mts. Paiki in Draft T P Scheme No. 38 (Tarsali) of village sim of Tarsali of District and Registration Sub-District Vadodara, is clear and or/marketable and free from encumbrances, in the hands of Manish Kiritbhai Patel.

<u>Tower No.</u>	<u>Flat No.</u>
A-01	102,103
A-09	101,104,204,304,501,504
A-10	101, 104, 201, 204, 301 to 304, 401,403,404, 501,503,504

Manish Kiritbhai Patel

A-11	101, 102, 104, 201, 203, 204, 301 to 304, 402, 501 to 504
A-12 to A-17	All the 20 Flats in each Tower i.e. 120 Flats
B-01	101,202
B-09	301,303,401,403,501,502,503
B-20	503
B-22 to B-24	All the 20 Flats in each Tower i.e. 60 Flats

Date: 23/05/2019

NIRAMAY K. PARIKH
B. Com., LL. B.
ADVOCATE : GUJARAT HIGH COURT
001, G.F., Sarjanam Apartment,
21, Vrundavan Society, Ellora Park,
VADODARA - 390 023.

Niramay K. Parikh
Niramay K. Parikh
Advocate

અરજી પહોંચ

મેલકતનું વર્ણન રેમ નં 37

Search in તરસાલી/Tarsali

પહોંચ નંબર: ૨૦૧૫૦૧૫૦૦૮૫૪૫

અરજી નંબર: ૫૭૨૮

અરજી વર્ષ: ૨૦૧૫

તારીખ: ૧૨

માહે: જુન

સને: ૨૦૧૫

રજ કરનારનું નામ એન કે પરીખ

નીચે પ્રમાણે ડી પ્રક્રીયા

૩ દૈન

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી ચાર્જ / ફોટોગ્રાફ

0

ચૂંટણી નકલ કરવા માટે ફી

નકલ અથવા પાટીઓ (કલમ ૬૪ પી ૨૩)

0

ચૂંટણી અગત્યની પાટીઓ

Year: ૨૦૧૧ ૨૦૧૫

૩૫

નકલ કરવા માટે ફી

નકલ અથવા પાટીઓ (કલમ ૬૪ પી ૨૩)

0

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ

૦૫

અંકે રૂપિયા પાત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

નકલ

કચેરીમાં આપવામાં

આપશે

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(C D DIXIT)

સબ રજીસ્ટ્રાર

Dantewar

IGR-NIC

6603826151038781164

૧૨/૬/૨૦૧૫

૨.૮૪ ૦૮ pm

A/c _____

સ.નં./બ્લોક નં. માપ તરસાલી, વડોદરા
૩૭ ૦-૬૨-૭૩

અનુ.નં. તબદીલીનો પ્રકાર	મિલકતનો પ્રકાર	આપનાર	લેનાર	રજી.તા.નં
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ગીરો મુકેલી	૩૭	બેન્ક ઓફ	મનીષ	૧૦/૦૮/૧૨
મિલકતનું ફેર	માપ ૧-૧૪-૩૨	બરોડા	કીરીટભાઈ	૭૮૮૪
માલીકી ફેર ખત	હે.આરે (૧૧૪૩૨ ચો.મી.)	વતી મેનેજર જીતેન્દ્ર જે વ્હોરા	પટેલ	

ગીરો મુકેલી	૩૭	બેન્ક ઓફ	મનીષ	૨૫/૦૮/૧૨
મિલકતનું ફેર	માપ ૧-૧૪-૩૨	બરોડા	કીરીટભાઈ	૮૨૬૪
માલીકી ફેર ખત	હે.આરે (૧૧૪૩૨ ચો.મી.)	વતી મેનેજર જીતેન્દ્ર જે વ્હોરા	પટેલ	

(પાછળ જુઓ)

મોર્ગેજ રૂા.	રેસનં.૩૯	મનીષ	કોટક	૨૭/૦૯/૧૩
૩૧૦૦૦૦૦૦/-	માપ ૧૨૩૪૩	કીરીટભાઈ	મહેન્દ્ર બેન્ક	૪૨૬૩
	ચો.મી.	પટેલ	લી., વતી	અન્ય ગામ
	(૩૨૭૯૯.૯૨	વીરબાળા	ઓફીસર	વડસર સહીત
	ચો.ફુટ.)	કીરીટ	રાજેશભાઈ	ની મીલકત
	રેસનં.૪૩	પટેલ		સાથે
	માપ ૧૫૫૮૦			
	ચો.મી.			
	(૧૬૭૬૪૦.૮૦			
	ચો.ફુટ.)			
	તથા રેસનં.૩૭			
	જેનુ માપ ૧૧૪૩૨ ચો.મી.			
	(૧૨૩૦૦૮.૩૨			
	ચો.ફુટ.)			
	મંગલા ગ્રીન્સ			

- ૨૦૧૧ થી ૨૦૧૫ કોમ્પ્યુ. રેકર્ડ ચેક કરાવતા ઉપરોક્ત મીલકત અંગે ઉપર જણાવ્યા મુજબની તબદીલી થયેલી જોવા'ળી છે.

અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં 39

Search in : તરસાલી/Tarsali

પહોંચ નંબર: ૨૦૧૫૦૧૫૦૦૮૫૪૬

અરજી નંબર: ૫૭૨૯

અરજી વર્ષ: ૨૦૧૫

તા: ૧૨

મ.હ: જુન

સને: ૧૯૭૪

રજ કરનારનું નામ એન કે પરીખ

નક્કા પ્રમાણે કી પહોંચી

૩. પેસ:

રજ કરનાર કી

નકલકરવા ની કી સ્પર્ક/કોર્કીયા

શરતી નકલ કરવા માટે કી

રખાવ ખર્ચ

નકલ અથવા મોડેલ (કલમ ૨૪ વી ૬૩)

Year

૨૦૧૫

૨૦૧૬

શરતી નકલ પાત્રમાં

૩૫

કલમ-૨૫

કલમ-૩૪ (કલમ-૫૩)

નકલ કી કોર્કીયા

રેસનર કી

આ સિવાયની આવકોની કી

કુલ એકદર રૂ.

૩૫

અંકે રૂપીયા પાંત્રીસ પુરા.

દસ્તાવેજ

ના રિપસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર દખાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે

દસ્તાવેજ રજીસ્ટર દખાલથી નીચેના સરનામે મોકલશે.

(C D DIXIT)

સહ રજીસ્ટ્રાર

Darieswar

IGR-NIC

-4502788234525115942

૨૦૧૬/૦૬/૧૫

૨.૪૫૫૩૫૫૫

A/c _____

સ.નં. ૧૨૩૪૩ ચો.મી. તરસાલી, વડોદરા
૩૯ મંગલા ગ્રીન

અનુ.નં.	તબદીલીનો પ્રકાર	મિલકતનો પ્રકાર	આપનાર	લેનાર	રજી.તા.નં
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મોર્ગેજ રૂા.	રેસનં.૩૯	મનીષ	કોટક	૨૨/૦૬/૧૨
૧૧૦૦૦૦૦૦૦/-	માપ ૧૨૩૪૩	કીરીટભાઈ	મહેન્દ્ર બેન્ક	૫૬૧૭
	ચો.મી.	પટેલ	લી., વતી	
	(૩૨૭૯૯.૯૨		ઓફીસર	
	ચો.ફુટ.)		રાજેશભાઈ	
	રેસનં.૪૩			
	માપ ૧૫૫૮૦			
	ચો.મી.			
	(૧૬૭૬૪૦.૮૦			
	ચો.ફુટ.)			
	મંગલા ગ્રીન્સ			

(પાછળ જુઓ)

મોર્ગેજ રૂા.	રેસનં.૩૯	મનીષ	કોટક	૨૭/૦૯/૧૩
૩૧૦૦૦૦૦૦/-	માપ ૧૨૩૪૩	કીરીટભાઈ	મહેન્દ્ર બેન્ક	૪૨૬૩
	ચો.મી.	પટેલ	લી., વતી	અન્ય ગામ
	(૩૨૭૯૯.૯૨	વીરબાળા	ઓફીસર	વડસર સહીત
	ચો.ફુટ.)	કીરીટ	રાજેશભાઈ	ની મીલકત
	રેસનં.૪૩	પટેલ		સાથે
	માપ ૧૫૫૮૦			
	ચો.મી.			
	(૧૬૭૬૪૦.૮૦			
	ચો.ફુટ.)			
	તથા રેસનં.૩૭			
	જેનુ માપ ૧૧૪૩૨ ચો.મી.			
	(૧૨૩૦૦૮.૩૨			
	ચો.ફુટ.)			
	મંગલા ગ્રીન્સ			

- ૨૦૧૧ થી ૨૦૧૫ કોમ્પ્યુ. રેકર્ડ ચેક કરાવતા ઉપરોક્ત મીલકત અંગે ઉપર જણાવ્યા મુજબની તબદીલી થયેલી જોવા'ળી છે.

અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં 43

Search in : તરસાલી/Tarsali

પહોંચ નંબર: ૨૦૧૫૦૧૫૦૦૮૫૪૮

અરજી નંબર: ૫૭૭૦

અરજી રૂપ: ૨૦૬૫

તા: ૧૨

માસ: જુન

સને: ૨૦૧૫

રજી કરનારનું નામ એન કે પરીખ

નીચે પ્રમાણે કી પહોંચી

૩ પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની કી તારીખ / કોવીનો.....

થેરીની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા વાટીનો (કમ ૨૪ થી ૨૭).....

Year ૨૦૧૨ ૨૦૧૫

ફોન અથવા તપાસાની.....

કમ-૭૪ (કમ-૫૩).....

નકલ કી કોવીનો.....

ફોન-૨ ફી.....

અભિયાનની બાબતોની ફી.....

ફલ એકદરે રૂ.

૩૫

અંકે રૂપીયા પાંત્રીસ પુરા

દસ્તાવેજ

ના દિગ્ગે તેથાર થશે બને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવા મા

કચેરીમાં આપવા મા

બાંધશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(C O JIXIT)

સેન રજીસ્ટર

સેન રજીસ્ટર

IGR-NIC

-1341960201776587960

૧૨/૬/૨૦૧૫

૧૨/૬/૨૦૧૫

A/c _____

સ.નં. ૧૫૫૮૦ ચો.મી. તરસાલી, વડોદરા
૪૩ મંગલા ગ્રીન

અનુ.નં.	તબદીલીનો પ્રકાર	ચિલકતનો પ્રકાર	આપનાર	લેનાર	રજી.તા.નં
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મોર્ગેજ રૂા.	રેસનં. ૩૯	મનીષ	કોટક	૨૨/૦૬/૧૨
૧૧૦૦૦૦૦૦૦/-	માપ ૧૨૩૪૩	કીરીટભાઈ	મહેન્દ્ર બેન્ક	૫૬૧૭
	ચો.મી.	પટેલ	લી., વતી	
	(૩૨૭૯૯.૯૨		ઓફીસર	
	ચો.ફુટ.)		રાજેશભાઈ	
	<u>રેસનં. ૪૩</u>			
	માપ ૧૫૫૮૦			
	ચો.મી.			
	(૧૬૭૬૪૦.૮૦			
	ચો.ફુટ.)			
	મંગલા ગ્રીન્સ			

(પાછળ જુઓ)

મોર્ગેજ રૂા.	રેસનં.૩૯	મનીષ	કોટક	૨૭/૦૯/૧૩
૩૧૦૦૦૦૦૦/-	માપ ૧૨૩૪૩	કીરીટભાઈ	મહેન્દ્ર બેન્ક	૪૨૬૩
	ચો.મી.	પટેલ	લી., વતી	અન્ય ગામ
	(૩૨૭૯૯.૯૨	વીરબાળા	ઓફીસર	વડસર સહીત
	ચો.ફુટ.)	કીરીટ	રાજેશભાઈ	ની મીલકત
	રેસનં.૪૩	પટેલ		સાથે
	માપ ૧૫૫૮૦			
	ચો.મી.			
	(૧૬૭૬૪૦.૮૦			
	ચો.ફુટ.)			
	તથા રેસનં.૩૭			
	જેનુ માપ ૧૧૪૩૨ ચો.મી.			
	(૧૨૩૦૦૮.૩૨			
	ચો.ફુટ.)			
	મંગલા શ્રીન્સ			

- ૨૦૧૧ થી ૨૦૧૫ કોમ્પ્યુ. રેકર્ડ ચેક કરાવતા ઉપરોક્ત મીલકત અંગે ઉપર જણાવ્યા મુજબની તબદીલી થયેલી જોવાળી છે.

Phone : 2423820
Niramay Kanaiyalal Parikh
B. Com., LL. B.
Advocate : Gujarat High Court
"KALYAN", 36 - Mama's Pole,
Raopura, VADODARA - 390 001.
e-mail : nirakp@rediffmail.com

ફોન : ૨૪૨૩૮૨૦
નિરામય કનૈયાલાલ પરીખ
બી.કોમ., એલ.એલ.બી.
એડવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬ - મામાની પોળ,
રાવપુરા, વડોદરા - ૩૯૦ ૦૦૧.

Per Reg. A.D.

Date : 18-06-2015

ADDENDUM TO THE
TITLE CLEARANCE CERTIFICATES
DATED 2/5/2005 & 29/4/2011

Reg.: Non Agricultural lands bearing **R. S. No. 37** admeasuring 11432 Sq. Mts., **R. S. No. 39** admeasuring 12343 Sq. Mts., and **R. S. No. 43** admeasuring 15580 Sq. Mts. being combined **Final Plot No. 21** totally admeasuring 38397 Sq. Mts. in Draft T P Scheme No. 38 (Tarsali) of village sim of **Tarsali** of District and Registration Sub-District Vadodara

On 2/5/2005, I have given one Title Clearance Certificate regarding title of Non Agriculture land bearing R. S. No. 37, admeasuring 11432 Sq. Mts. and on 29/4/2011, I have given one Title Clearance Certificate regarding title of Non Agricultural lands bearing R. S. No. 39 and R. S. No. 43 admeasuring respectively 12343 Sq. Mts. and 15580 Sq. Mts. of village sim of Tarsali of District and Registration Sub-District Vadodara. In the said Certificates, I had discussed the entire history regarding title and ownership of these lands. After taking search with the office of Sub Registrar, Vadodara, the said Certificates were given and according to the said Certificates, the title of these lands was clear and/or marketable and free from encumbrances.

3) The land bearing R. S. No. 37 is purchased by Manish Kiritbhai Patel by a registered Sale Deed dated 27/5/2003 and registered with Sub Registrar Vadodara at Sr. No. 4146. Name of

Handwritten signature

Manish Kiritbhai Patel was entered in the Revenue Records vide entry no. 5480 dated 12/6/2003. Hence, Manish Kiritbhai Patel is the sole owner of this land.

4) The Title Clearance Certificate dated 29/4/2011 was given for lands bearing R. S. No. 39 & 43 of village Tarsali in continuation of my Title Clearance Certificate dated 23/6/2000. Manish Kiritbhai Patel purchased both these lands by Four (4) separate registered Sale Deeds, the details of which were given in Para-3 of Title Clearance Certificate dated 29/4/2011. Name of Manish Kiritbhai Patel was entered in the Revenue Records vide entries no 4885, 4886, 4884, and 4883 all dated 6/7/2000.

5) According to the Title Clearance Certificate dated 2/5/2005, the title of the land bearing R. S. No. 37 was clear and/or marketable and free from encumbrances. Similarly according to the Title Clearance Certificate dated 29/4/2011, the title of lands bearing R. S. No. 39 and 43 was clear and/or marketable and free from encumbrances.

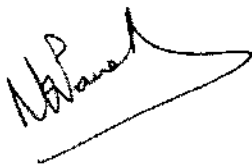
6) Manish Kiritbhai Patel had mortgaged land bearing R. S. No. 37 with Bank of Baroda, Jetalpur Branch by deposit of Title Deeds. Mortgage Deeds dated 24/3/2009, 23/11/2009, and 13/8/2010 were executed by Manish Kiritbhai Patel in favour of Bank of Baroda, Jetalpur Branch. The said Mortgage Deeds are registered with Sub Registrar Vadodara at registration no. 1832, 8942, and 8252 respectively. The loan taken from Bank of Baroda, Jetalpur Branch is fully repaid by Manish Kiritbhai Patel and Release Deeds dated 10/9/2012 and 25/9/2012 have been executed by Bank of Baroda in favour of Manish Kiritbhai Patel. The said Release Deeds are registered with Sub Registrar Vadodara at Sr. No. 7984 and 8264 on 10/9/2012 and 25/9/2012 respectively. Thus, charge of Bank of Baroda is released from this land.



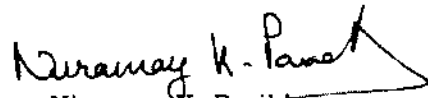
7) Shri. Manish Kiritbhai Patel has mortgaged lands bearing 39 & 43 of village Tarsali in favour of Kotak Mahindra Bank Ltd. by executing a Deed of Mortgage dated 22/6/2012. This Deed is registered with Sub Registrar Vadodara-2 at Sr. No. 5617 on the same day. Thus, a charge is created by Manish Kiritbhai Patel in favour of Kotak Mahindra Bank Ltd. for the lands bearing R. S. No. 39 & 43. Kotak Mahindra Bank Ltd. enhanced the credit limit and therefore, a Deed of Mortgage dated 27/9/2013 is executed by which further charge is created over these two lands bearing R. S. No. 39 & 43 and fresh charge is created over land bearing R. S. No. 37 in favour of Kotak Mahindra Bank Ltd. This Deed is registered with Sub Registrar Vadodara-2 at Sr. No. 4263. By executing this Deed, a charge is created by Manish Kiritbhai Patel in favour of Kotak Mahindra Bank Ltd. over all the three lands. Therefore, subject to charge of Kotak Mahindra Bank Ltd., this Certificate is given.

8) The lands bearing R. S. No. 37, R. S. No. 39 and R. S. No. 43 totally admeasuring 39355 Sq. Mts. is included in Draft Town Planning Scheme No. 38 (Tarsali) and in lieu of all these Three lands, a combined Final Plot No. 21 admeasuring 38397 Sq. Mts. has been allotted.

9) Search for the land bearing R. S. No. 37 is taken by deputing my man with the office of sub-registrar, Vadodara for the years 2005 till 15/4/2015 and thereafter upto 12/6/2015. For the lands bearing R. S. No. 39 and 43, the search is taken by deputing my man with the office of Sub Registrar Vadodara for the years 2011 till 12/6/2015. Search is taken from the available records. According to search report, no entry regarding any encumbrance is found, except the entries regarding Deeds of Mortgage executed in favour of Kotak Mahindra Bank Ltd.



10) Looking to the above discussion, documents, and my earlier Title Clearance Certificates dated 2/5/2005 & 29/4/2011, I am of the opinion and I hereby certify that the title of Non Agricultural lands bearing R. S. No. 37 admeasuring 11432 Sq. Mts., R. S. No. 39 admeasuring 12343 Sq. Mts., and R. S. No. 43 admeasuring 15580 Sq. Mts. being combined Final Plot No. 21 totally admeasuring 38397 Sq. Mts. in Draft T P Scheme No. 38 (Tarsali) of village sim of Tarsali of District and Registration Sub-District Vadodara, is clear and or/marketable and free from encumbrances, subject to the charge created in favour of Kotak Mahindra Bank Ltd.


Niramay K. Parikh
Advocate
18.06.2015

Search in Tarsali/તરસાલી

મિલકતનું વર્ણન :- સ.નં. ૩૯, માપ- ૧-૨૩-૪૩

પર્કોચ નંબર: ૨૦૧૧૦૧૫૦૦૨૧૮૨

અરજી નંબર: ૧૧૫૮

અરજી વર્ષ: ૨૦૧૧

તા. ૩

પાઠ: ૨

સંવ ૨૦૧૧

રજુ કરવારનું નામ એન કે પરીખ

નીચે પ્રમાણે કી પર્કોચી

૩. રેસા

રજીસ્ટ્રેશન કી

૦

નકલ કરવાની કી ચાર્જ/બેલીયો

૦

નોંતેની નકલ કરવા પાટે કી

૦

ટપાલ ખર્ચ

૦

નકલો અથવા યાદીઓ (કલમો ૧૪ થી ૧૭)

૫

શીષ અગર તપાસણી

Year : ૨૦૦૦ - ૨૦૧૧

૧૭૦

૬૬ કલમ-૨૫

૦

કલમ-૩૪ (કલમ-૫૭)

૦

નકલ કી બેલીયો

૦

ઇન્ડેક્સ-૨ કી

૦

આ સિવાયની ખાખતો



કુલ એકદરે ૩.

૧૭૦

(ખંડે રજીયા એકરો સીતેર પુરુ)

સ્થાવર

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કલેરીમાં આપવામાં

સ્થાવર રજીસ્ટર ટપાલથી નોંધના સરનામે

(ખંડે, એમ. સોખ)

સબ રજીસ્ટ્રાર

વડોદરા-૨ (દેતેશ્વર)

Kothi Compound

અગર

ને આપશો.

Vadodara

રજુ કરનારની સહી

IGR - NIC 38962909990622781

UID-17: Ver-2.2.6

03/02/2011 2:53:18 PM

Search in Tarsali/તરસાલી

મિલકતનું વર્ણન :- સ.ન.૪૩, માપ- ૧-૫૫-૮૦

પર્ચ નંબર: ૨૦૧૧૦૧૫૦૦૨૧૮૪

અરજી નંબર: ૧૧૬૦

અરજી વર્ષ: ૨૦૧૧

તા. ૩

માહે: ૨

સને ૨૦૧૧

જ્યુ કરનારનું નામ એન કે પરીખ

નીચે પ્રમાણે હી પર્ચોલી

૩. પેટા

રજીસ્ટ્રેશન ફી

૦

નકલ કરવાની ફી ચાર્જ/ફોલીયો

૦

મેરોની નકલ કરવા માટે ફી

૦

ટપાલ ખર્ચ

૦

નકલો અથવા યાદીઓ (કલમો ૬૪ થી ૬૭)

૦

શોપ અગર તપાસણી

Year: ૨૦૦૦ - ૨૦૧૧

૧૭૦

હડ કલમ-૨૫

૦

કલમ-૩૪ (કલમ-૫૭)

૦

નકલ ફી ફોલીયો

૦

ફંડેશ-૨ ફી

૦

આ સિવાયની બાબતોની ફી



કુલ એકદરે ૩.

૧૭૦

(જોકે જમિયા એકસો સીતર પૂરાં નહીં)

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કવેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે

(આરે. એમ. શોખ)

સબ રજીસ્ટ્રાર

વડોદરા-૨ (દાંતેશ્વર)

Kothi Compound

અગર

તે આપશે.

Vadodara

જ્યુ કરનારની સહી

Phone : 2423820
Niramay Kanaiyalal Parikh
B. Com., LL. B.
Advocate : Gujarat High Court
"KALYAN", 36 - Mama's Pole,
Raopura, VADODARA - 390 001.
e-mail : nirakp@rediffmail.com

ફોન : ૨૪૨૩૮૨૦
નિરામય કનૈયાલાલ પરીખ
બી.કોમ., એલ.એલ.બી.
એડવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬- મામાની પોળ,
રાવપુરા, વડોદરા - ૩૯૦ ૦૦૧.

Per Reg. A.D.

Date : 29-4-2011

TITLE CLEARANCE CERTIFICATE

Reg.: Non-agricultural land bearing R. S. No. 39 admeasuring 12343 Sq. Mts. and R. S. No. 43 admeasuring 15580 Sq. Mts. of village sim of Tarsali of District and Registration Sub-District Vadodara.

My opinion and certificate regarding title of Non-agricultural land bearing Revenue Survey no. 39 admeasuring 12343 Sq. Mts. and R. S. No. 43 admeasuring 15580 Sq. Mts of village sim of Tarsali of District and Registration Sub-District Vadodara, is asked for. For that purpose, I have been supplied with zerox copies of latest village Form no. 7/12, Copies of Registered Sale Deeds dated 29/6/2000, 30/6/2000, 28/6/2000 and 27/6/2000, Entries in Form no. 6, Form no. 8-A, NA Order, zerox copy of Release Deed dated 27/8/2010, and my earlier Title Clearance Certificate dated 23/6/2000, etc.

2) On 23/6/2000, I have given one Title Clearance Certificate regarding the Title of these lands bearings R. S. No. 39 and 43 of village sim of Tarsali. In the said Certificate, I have discussed the entire history regarding ownership of these lands and have also discussed the various orders and permissions given by the Revenue Authorities for these lands. After publishing the Advertisement in a daily newspaper for inviting the objections and taking the search for 30 years from 1960 till 2000, I have given the said Certificate. According to the said Certificate, the Title of both these lands bearing R. S. No. 39 and 43, was clear and/or marketable and free from encumbrances. When the said Certificate was given, these lands were agricultural lands. This Certificate is given in continuation of my earlier Certificate dated 23/6/2000.

N. Parikh

7

3) Land owners 1) Lalitbhai Umedbhai Patel, 2) Smt. Pushpaben-Wd/o Umedbhai Dahyabhai Patel, 3) Kishorbhai Umedbhai Patel, 4) Ramlaben-Wd/o Hasmukhbhai Dahyabhai Patel, 5) Nitinbhai Hasmukhbhai Patel, 6) Rakeshbhai Hasmukhbhai Patel, 7) Pramodbhai Hasmukhbhai Patel and 8) Ramanbhai Dahyabhai Patel sold these lands by Four separate Sale Deeds to Manish Kiritbhai Patel. Kantibhai Premjibhai Patel and Chhotabhai Premjibhai Patel have also signed these Sale Deeds as confirming party. The details of Sale Deeds are as under.

- a) Hect. 0-61-71.50 Sq. Mts. of land bearing R. S. No. 39 is sold by registered Sale Deed dated 29/6/2000. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 4285 on the same day. I have been supplied with the original registered Sale Deed for my verification.
- b) Hect. 0-61-71.50 Sq. Mts. of land bearing R. S. No. 39 is sold by registered Sale Deed dated 30/6/2000. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 4312 on the same day. I have been supplied with the original registered Sale Deed for my verification.
- c) Hect. 0-82-80 Sq. Mts. of land bearing R. S. No. 43 is sold by registered Sale Deed dated 27/6/2000. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 4249 on the same day. I have been supplied with the original registered Sale Deed for my verification.
- d) Hect. 0-73-00 Sq. Mts. of land bearing R. S. No. 43 is sold by registered Sale Deed dated 28/6/2000. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 4270 on the same day. I have been supplied with the original registered Sale Deed for my verification.

4) Name of Manish Kiritbhai Patel is entered in the Revenue Records vide entries no. 4885, 4886, 4884 and 4883 all dated 6/7/2000. All these entries are duly certified by the revenue authorities.

Manish

5) I have been supplied with the certified copy of order of District Development Officer, Vadodara passed in Case No. LND/SR/191/2000-01/VASHL/2560/2001 dated 30/8/2001 by which Manish Kiritbhai Patel is permitted to use both these lands totally admeasuring 27923 Sq. Mts. for non-agricultural purposes. In the Revenue Records also vide entry no. 5202 dated 14/9/2001, noting of this order is also made.

6) Manish Kiritbhai Patel has mortgaged both these lands by deposit of Title Deeds with Pragati Sahakari Bank Ltd. Mortgaged Deed is also registered with Sub Registrar Vadodara on 28/2/2005 at registration no. 1484. The said loan is fully repaid by Manish Kiritbhai Patel and a Release Deed is executed by Pragati Sahakari Bank Ltd. in favour of Manish Kiritbhai Patel, which is registered with Sub Registrar Vadodara on 27/8/2010 at Sr. No. 8648. The charge of the said bank was also registered in the column of other rights of Revenue Records vide entries no. 5674 dated 21/5/2004 and 6174 dated 10/10/2007. The said charge is deleted from the Revenue Records vide entry no. 6806 dated 15/12/2010.

7) Search is taken by deputing my men with the office of sub-registrar, Vadodara for the years 2000 till 3/02/2011 and according to his search report, he has taken search from the available records. According to search report, no entry regarding any encumbrance is found.

8) Looking to the above discussion, documents and my earlier Title Clearance Certificate dated 23/6/2000, I am of the opinion and I hereby certify that the title of Non-agricultural land bearing Revenue Survey no. 39 admeasuring 12343 Sq. Mts. and R. S. No. 43 admeasuring 15580 Sq. Mts of village sim of Tarsali of District and Registration Sub-District Vadodara, is clear and/or marketable and free from encumbrances.

Niranjay K. Parikh
Niranjay K. Parikh 29.4.11
Advocate.

Per Reg. A.D

Date : ૨ . ૫ . ૨૦૦૫

TITLE CLEARANCE CERTIFICATE

Reg: Non-Agricultural Land bearing Revenue Survey No.37 of village sim of Tarsali of District and Registration Sub District Vadodara, admeasuring 11432 Sq.mtrs.

My opinion and certificate regarding the title of land bearing Revenue Survey No.37 of village sim of Tarsali of District and Registration Sub District Vadodara, admeasuring 11432 Sq mtrs. is asked for.

2. The said land is at present owned by Shri Manish Kiritbhai Patel. Shri Manish Kiritbhai Patel has purchased this land by a registered sale deed dated 27/5/2003 executed by

- (1) Smt.Indiraben widow of Vithalbhai Mahijibhai Patel,
- (2) Smt.Geetaben daughter of Vithalbhai Mahijibhai Patel,
- (3) Smt.Rekhaben daughter of Vithalbhai Mahijibhai Patel,
- (4) Shri Vinaykumar Vithalbhai Patel,
- (5) Smt.Devikaben daughter of Vithalbhai Mahijibhai Patel,
- (6) Smt.Manishaben daughter Vithalbhai Mahijibhai Patel,

through their power of attorney holder Shri Kiritbhai Chhotabhai Patel. This sale deed is registered with the office of the Sub Registrar at Vadodara, at Sr.No.4146 on 27/5/2003. Shri Manish Kiritbhai Patel has purchased this land for a total consideration of Rs.29.00 lacs and the vendors have acknowledged having received the same. I have been supplied with the Xerox copy of the registered sale deed and also shown to me the registered sale deed for my verification. At that time, this land was agricultural land and Shri Manish Kiritbhai Patel is also an agriculturist

3. I have been supplied with the copies of Extract of Village Form No.7/12 since 1951-52, Form No.6 and Form No.8-A. The name of Shri Manish Kiritbhai

HP

Patel has been entered in the Revenue Records vide Entry No.5480 dated 12/6/2003. The said entry is duly certified. From the Revenue Records, I found that the name of Shri Vithalbhai Mahijibhai Patel was entered in the Revenue Records vide Entry No.358 dated 1/9/1954, on the date of Mahijibhai Trikambhai Patel.

4 In the column of other rights, the name of Karsanbhai Becharbhai was entered as a protected tenant. Vide Entry No.1212 dated 17/12/1965, the said name was deleted and the said entry was passed as per the order of the A.I.T. Mamlatdar, in Case No.3/65. This entry is also duly certified.

5 When the ULC Act was in force, the landowners took the exemption under Section 20 for non-agricultural operation. Entry No.3034 dated 13/2/1983 was passed to this effect.

6 Shri Vithalbhai Mahijibhai Patel died on 22/12/1988 leaving behind him his widow, Indiraben, daughters Greetaben, Rekhaben, Devikaben and Manishaben and son -- Vinay. The names of all these heirs were entered in the Revenue Records, vide Entry No.3470 dated 11/6/1989. This entry is also duly certified. Thus, the persons who have executed the sale deed in favour of Shri Manish Kiritbhai Patel, had become the owners of this land.

7 I have been supplied with the Xerox copy of the certificate issued by the Vadodara Urban Development Authority. As per the said certificate, from this land, proposed road is passing which is admeasuring 973.17 Sq.mtrs. as per the approve plan. The remaining land falls in the Residential Zone.

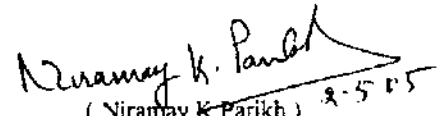
8 I have been supplied with the Xerox copy of the Building Permission No.Ward-4, L-94/2004-2005 dated 27/7/2004, issued by the Deputy Town Development Officer, Vadodara Municipal Corporation. As per the said plan, 8 units have been shown for construction.

9 I have been supplied with the Xerox copy of the order of the Collector, Vadodara, passed in Case No.NA/SR/150/2003-2004 No.Land/D/Vashi/1637/2004 dated 22/7/2004, by which, Shri Manish Kiritbhai Patel is permitted to use this land for non-agricultural purposes.

D. A.

10. I have taken search in the office of the Sub Registrar, at Vadodara, for the years 1954 till 5/4/2003 and thereafter, from 2003 to 30/4/2005, I have not found any encumbrance of any nature.

11. Looking to the above discussion and documents, I am of the opinion and I hereby certify that the title of the land bearing Revenue Survey No.37 of village sim of Tarsali of District and Registration Sub District Vadodara, and totally admeasuring 11432 Sq.mtrs. is clear and/or marketable and free from encumbrances. From this land, the land admeasuring 973 17 Sq.mtrs is kept reserved for the proposed road and therefore, this certificate is given for the land admeasuring 10458.83 sq.mts.


(Niramay K. Parikh) 2-5-05
Advocate.

५४७. १० वा (विधवाः)

A No 239421

..अनन्तर

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प्रा. भ. प्र. वा. भा.

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अनुपराभा

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सुभाषचन्द्र

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ॐ नमः शिवाय

(Misses Jones)

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~~SECRET~~

—**श्रीलक्ष्मी, श्रीलक्ष्मी**

(b) (5) DPP

for 500

11029 103121

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Phone : 423820
Niramay Kanaiyalal Parikh
B. Com., LL. B.
Advocate : Gujarat High Court
"KALYAN", 36-Mama's Pole,
Raopura, VADODARA-390 001.

ફોન : ૪૨૩૮૨૦
નિરોમય કનૈયાલાલ પરીખ
બી.કોમ., એલ.એલ.બી.
એડવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬-મામાની પોલ,
રાવપુરા, વડોદરા-૩૯૦ ૦૦૧.

Per Reg. A. D.

Date 23-6-2000

TITLE CLEARANCE CERTIFICATE

Re : Land bearing Revenue Survey No.39, admeasuring 12343 Sq.Mtrs. and Survey No.43, admeasuring 15,580 Sq.mtrs. of Village Sim of Tarsali, of District and Registration Sub-District Baroda.

This is to certify that, the Title of above referred land is Clear and/or Marketable and Free from Encumbrances in the hands of

- (1) Pushpaben Wd/o. Umedbhai Dahyabhai Patel,
- (2) Kishorbhai Umedbhai Patel,
- (3) Lalitbhai Umedbhai Patel,
- (4) Ramilaben Wd/o. Hasmukhbhai Dahyabhai Patel,
- (5) Nitinbhai Hasmukhbhai Patel,
- (6) Rakeshbhai Hasmukhbhai Patel,
- (7) Pramodbhai Hasmukhbhai Patel, and
- (8) Ramanbhai Dahyabhai Patel.

I have taken search for 40 years and have not found any encumbrance of any nature. These lands are at present Agriculture Lands.

Place : Vadodara.
Dated : 23/06/2000.

Niramay K. Parikh
(Niramay K. Parikh)
Advocate.

Phone : 423820
Niramay Kanaiyalal Parikh
B. Com., LL. B.
Advocate : Gujarat High Court
"KALYAN", 36-Mama's Pole,
Raopura, VADODARA-390001.

ફોન : ૪૨૩૮૨૦
નિરામય કનૈયાલાલ પરીખ
બી.કોમ., લ્લ.બી.
અધવોકેટ : ગુજરાત હાઈકોર્ટ
"કલ્યાણ", ૩૬-મામાની પોલી,
રાવપુરા, વડોદરા-૩૬૦૦૦૧.

Per Reg. A. D.

Date ૧૩ - ૬ - ૨૦૦૦

TITLE CLEARANCE CERTIFICATE

Re : Land bearing Revenue Survey No.39, admeasuring 12343 Sq.Mtrs. and Survey No.43, admeasuring 15,580 Sq.mtrs. of Village Sim of Tarsali, of District and Registration Sub-District Baroda.
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My Opinion and Certificate is asked for as to whether the Title of the Land bearing Revenue Survey No.39, admeasuring Hec.-1, Are-23, Sq.Mtrs. 43 (12343 Sq.Mtrs.) and land bearing Revenue Survey No.43, admeasuring Hec.-1, Are-55, Sq.Mtrs.80, (15,580 Sq. Mtrs.) of Village Sim of Tarsali, of District and Registration Sub-District Baroda, is Clear, and/or Marketable or not.

(2) I have been supplied with the following documents for investigation of the title of the said property and I scrutinized and referred the said documents and this Title Clearance Certificate is based on the following documents provided by the party.

- (i) Form No.7/12, for both the lands from 1951-52 ,
- (ii) Form No.6, (all entries) and Form No.8-A,
- (iii) Certified copy of Registered Sale deed dtd. 17/10/60.

- (iv) Orders of Mamlardar and A.I.T.
- (v) Copy of order of Suo Moto Revision under Sec. 76-A, under the Bombay Tenancy Act, etc.

(3) From the above, documents and records, I found that originally, these lands bearing Revenue Survey No.39 and 43 were owned by Damodar Shankarrao. After the death of Damodar Shankarrao, name of Laxman Damodar was entered by entry No.344 passed at the time of promulgation. Thereafter, the name of Umedbhai Dahyabhai was entered in the Column of the other rights by entry No.626, dtd.26/11/57. In the said entry, it is mentioned that, one Dahyabhai Hargoving was a protected tenant of this land and he has died 7 years ago. Therefore, the name of his son, Umedbhai Dahyabhai was entered in the Column of the other rights.

(4) Thereafter, Umedbhai Dahyabhai Patel, Hasmukhbhai Dahyabhai Patel and Ramanbhai Dahyabhai Patel purchased both these lands by Registered Sale deed dtd.17/10/60 from Laxman Damodar and Narayan Damodar. I have been supplied with the Certified copy of the said Registered Sale deed. This Sale deed is registered in the office of the Sub-Registrar at Baroda, at Sr.No.2995 and Umedbhai Dahyabhai Patel

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and two others purchased these lands for a total consideration of Rs.3,200/-. The Vendors have acknowledged having received the said consideration. As Umedbhai Dalhyabhai had right to purchase this property under the provisions of Bombay Tenancy Act, as his name was mentioned in the Column of the other rights as the protected tenant. Instead of becoming the owner under the provisions of Bombay Tenancy Act, they decided to purchase these lands by paying the full consideration to the original owners and executing the sale deed. However, in the Revenue Records, it was mentioned as the land of New and Prohibited Tenure. By entry No.4452, dtd.5/3/98, the said remark of New and Prohibited Tenure was deleted by the Revenue Authorities. In the said entry, it is mentioned that, the Mamlatdar and A.L.T. by its order, dtd.23/2/98, passed in Sec.84-C of Bombay Tenancy Act as declared this land as the land of Old Tenure. The Mamlatdar and A.L.T. had initiated proceedings under Sec.63, 64 and 84-C of the Tenancy Act on the ground of alleged violation of the said provisions. On examination of the merits of the matter, the Mamlatdar came to the conclusion that, it was a case of a transaction of sale by a Land lord in favour of sitting tenant under the provisions of the Transfer of Property Act and it was a regular

13/10/98

transaction. The said order was also taken in revision by Dy. Collector, Land Reform, Baroda, in Revision Case No.28/98. This matter was taken in Revision Suo Moto under Sec.76-A of the Bombay Tenancy Act. The Dy. Collector Land Reforms examined the matter on merits and came to the conclusion that the order passed by the Mamlatdar and A.L.T. is perfectly legal and valid and he confirmed the order passed by Mamlatdar and A.L.T. This order is passed on 24/3/98. The effect of this order is also given in the Revenue Records by Entry No.4479, dtd.30/3/98. The said entry is duly certified by the Competent Authority on 8/5/98. Thus, these lands are the lands of Old Tenure and there is no prohibition of transfer under the Bombay Tenancy Act.

(5) One of the owners, Umedbhai Dahyabhai Patel died on 26/8/92, leaving behind him his widow Pushpaben and two sons, namely, Kishorbhai Umedbhai and Lalitbhai Umedbhai. The names of all these three persons were entered in the Revenue Records by Entry No. 4070, dtd.10/2/95. However, this entry was rejected on technical Ground. Thereafter, by another entry No.4149 dtd.12/9/95, the names of all these persons were entered in the Revenue Records and the said entry is duly certified.

11/8/98

(6) Similarly, another owner Hasmukhbhai Dahyabhai Patel, died on 30/6/83, leaving behind him his Widow Ramilaben and three sons, namely, Nitinbhai, Rakeshbhai and Pramodbhai. The names of all these four persons were entered in the Revenue Records by entry No.4216, dtd.2/3/96, and the said entry is duly certified. Thus, at present, the owners of both these lands are

- (1) Pushpaben Wd/o. Umedbhai Dahyabhai Patel,
- (2) Kishorbhai Umedbhai Patel,
- (3) Lalitbhai Umedbhai Patel,
- (4) Ramilaben Wd/o. Hasmukhbhai Dahyabhai Patel,
- (5) Nitinbhai Hasmukhbhai Patel,
- (6) Rakeshbhai Hasmukhbhai Patel,
- (7) Pramodbhai Hasmukhbhai Patel, and
- (8) Ramanbhai Dahyabhai Patel.

(7) I have been supplied with the Zone Certificate issued by Vadodara Urban Development Authority, certifying that, both these lands fall in Residential Zone. However, at present, both these lands are Agriculture lands.

(8) I have published an Advertisement in Gujarat Samachar, Daily, dtd.1/6/2000, inviting the objections regarding the Title of these lands. Till date,

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I have not received any objections claiming any right in the lands.

(9) I have taken search in the office of the Sub-Registrar, at Baroda, for the years 1960 till 2000 and have not found any encumbrance of any nature over the same.

(10) Looking to the above discussion and documents, I am of the Opinion and I hereby Certify that, the Title of Land bearing Revenue Survey No.39, admeasuring Hec.1, Are.23 Sq.Mtrs.43, (12343 Sq.mtrs.) and Land bearing Revenue Survey No.43, admeasuring Hec.1, Are.55, Sq.Mtrs. 80, (15580 Sq.Mtrs.) of Village Sim of Tarsali of District and Registration Sub-District Baroda, is Clear and/or Marketable and Free from Encumbrances.

Place : Vadodara.
Dated : 23/06/2000.

Niramayi K. Parikh
(Niramayi K. Parikh)
Advocate.

Niramay Kanaiyalal Parikh

B. Com., LL. B.

Advocate : Gujarat High Court

001, G.F., Sarjanam Appartment,
21, Vrundavan Society, Ellora Park,
VADODARA - 390 023.
Ph.: (O) 2393375 • M.: 98240 38036
e-mail : nirakp@rediffmail.com

Date : 23-05-2019

:- TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly, declare that, I have experience of more than 38 years 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 party in or over land, and my experience is of 38 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.

Date: 23/05/2019

Advocate Sign:



Place: **VADODARA**

Advocate name: **Niramay K Parikh**

NIRAMAY K. PARIKH
ADVOCATE : GUJARAT HIGH COURT
001, G.F., Sarjanam Appartment,
21, Vrundavan Society, Ellora Park,
VADODARA - 390 023

Niramay Kanaiyalal Parikh

B. Com., LL. B.

Advocate : Gujarat High Court

001, G.F., Sarjanam Apartment,
21, Vrundavan Society, Ellora Park,
VADODARA - 390 023.
Ph.: (O) 2393375 • M.: 98240 38036
e-mail : nirakp@rediffmail.com

Date : 23-05-2019

NO ENCUMBRANCE CERTIFICATE

This is to certify that, I, Niramay K Parikh, undersigned has investigated the title of the immovable property which is more particularly declared here under in "schedule of the property" which is owned by **Mr. Manish K. Patel** (Hereinafter referred as owner). By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the title of the owner in respect of the said property are clear, marketable and free from encumbrances, charges and/or claims.

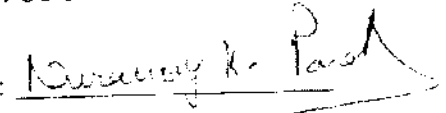
Schedule of the Property:

Following Residential Flats along with proportionate share in the land, of the Scheme named **Mangla Greens**, which is constructed/under construction on Non-Agricultural lands bearing R. S. No. 37 Paiki, R. S. No. 39 and R. S. No. 43 being Final Plot No. 21 Paiki, totally admeasuring 34475.71 Sq. Mts. in Draft T P Scheme No. 38 (Tarsali) of village sim of Tarsali of District and Registration Sub-District Vadodara, is clear and or/marketable and free from encumbrances, in the hands of Manish Kiritbhai Patel.

Tower No.	Flat No.
A-01	102,103
A-09	101,104,204,304,501,504
A-10	101, 104, 201, 204, 301 to 304, 401,403,404, 501,503,504
A-11	101, 102, 104, 201, 203, 204, 301 to 304, 402, 501 to 504
A-12 to A-17	All the 20 Flats in each Tower i.e. 120 Flats
B-01	101,202
B-09	301,303,401,403,501,502,503
B-20	503
B-22 to B-24	All the 20 Flats in each Tower i.e. 60 Flats

Date: 23/05/2019

Place: VADODARA

Advocate Sign: 

Advocate Name: **Niramay K Parikh**

NIRAMAY K. PARIKH
B. Com., LL. B.
ADVOCATE, GUJARAT HIGH COURT
001, G.F., Sarjanam Apartment
21, Vrundavan Society, Ellora Park,
VADODARA - 390 023.