

*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](mailto:advrasesh@gmail.com)

Date: 20.08.2020

Place: Vadodara

TO WHOM SO EVER IT MAY CONCERN

"NO ENCUMBRANCE CERTIFICATE"

I, Rasesh J. Shah, declared that my name is entered as an Advocate under no. G/1165/1991 on the state roll maintained by the Bar Council of Gujarat under the provision of Section 17 of the Advocate Act, 1961, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificate for which "No Encumbrance" certificate is issued. I have issued Title Clearance Certificate dated 14.10.2020 for thirty years that is to say from 1990 upto 2020 in respect of 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 scheme known as "ATHARVA FLATS" of Village Mouje: BHAYLI Taluka District VADODARA for rights, title & interest over the said land. In my opinion the Title of the owner M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta in respect of the aforesaid property is clear, marketable and free from encumbrance as on 14.10.2020, I am possessing required experience of more than ten 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.

  
Rasesh J. Shah  
(Advocate)  
Enrollment No. G/1165/1991



# અરજી પત્રો

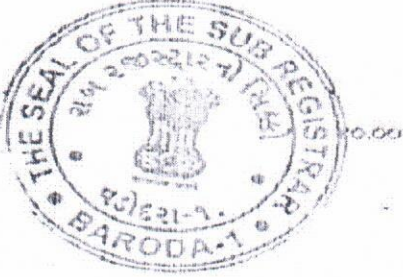
સિદ્ધાન્ત નું વર્ણન : બ્લોક/સેલ 479 (જુનિ રે.સ. નં 353/2) ટી પી 4 રોડ પી 142 ગ્રામ 1348.00 ચો મી  
 Search in BHAYLI /BHAYLI.

પાસે નંબર 20201014441376705 અરજી નંબર 180221 અરજી તારીખ 2020  
 તારીખ 2020 સાથે રજીસ્ટ્રાર 3030

રજીસ્ટ્રારના નામ રસીદ નંબર 3030  
 નીચેના મુદ્દાઓ પરથી

જ. રાજ

રજીસ્ટ્રારના નામ  
 નંબર 180221 ની પાછળ / ડોકીઓ  
 ડોકીની નંબર 3030 માટે ફી  
 ટપાલ નંબર  
 નંબર 180221 ની પાછળ (ફલમ 54 થી 53)  
 રજીસ્ટ્રારના નામની Year: 1991 1993  
 ફી 54મ-24  
 ફલમ-33 (ફલમ-24)  
 નંબર 180221 ની પાછળ  
 ટપાલ-2 ની પાછળ



ફી ચકાસે રૂ. 40.00

## અરજી પત્રોના વાલીના પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટ્રાર ટપાલથી મોકલવામાં

આવશે.

નંબર

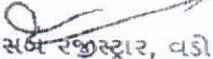
ફીમાં આપવામાં.

દસ્તાવેજ રજીસ્ટ્રાર ટપાલથી નીચેના સરનામે મોકલશે.

  
 D D Pathava  
 સબ રજીસ્ટ્રાર  
 વડોદરા - 1

અંકે રૂ. : 40.00

20201014441376705

  
 સબ રજીસ્ટ્રાર, વડોદરા - 1

# ચારજ પર્મિટ

નિલ તંત્ર વર્ણન : બ્લોક/સર્વે નં. 479 (જુ.સ.નં. 563-2) ટી.પી.સી.મ નં. 4 કા.પ્લોટ નં. 142 ટી.પી.  
ક્ષેત્રફળ 1348.00 ચો.મી.

ડોનાર નામ : ભાયલી /BHAYALI

પરમિટ નંબર 2020015025969 ચારજ નંબર 11343 ચારજ વર્ષ 2020  
તારીખ ૧૪ માંહે ઓક્ટોબર સને 2020

રજીસ્ટ્રારનું નામ રમેશ જી શાહ

નીચે પ્રમાણે ફી પહેચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

ફોલી નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો બદલા ચાલીઓ (કલમ 58 થી 59).....

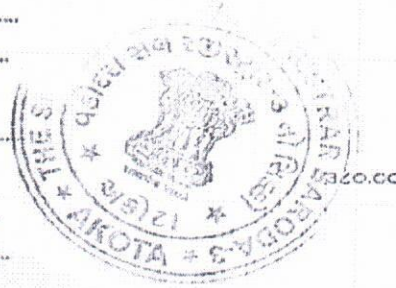
ગોચર ખર્ચ તપાસણી.....Year: 1994 2020

ટેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ની ફોલીઓ.....

ફોલી નકલ ની.....



કુલ ચેકફર રૂ. 320.00

અધિકારીના નામ સો ઓફીસ પ્રસ

સહાયક

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

ફોલીમાં આપવામાં

કસ્ટોડિયન રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

JAGMALBHAI KUPAJI MAL  
સબ રજીસ્ટ્રાર  
Akota

અંકે રૂ. : 320.00

20201014873675079

સબ રજીસ્ટ્રાર, Akota

2020

મિલકત પરના બોજા અંગેનું પત્રક

Searchin: રષેશ જે.જી.અરજી નંબર : 14313 ગ્રામ નું નામ : BHAYALI

ફાઇલ નું વર્ગ : બંદોબસ્ત નં. 479 (જુ.સ.નં. 563-2) ટી.પી.સી.મ નં. 4 કા.પો.સી.મ નં. 142 ટી.પી. સેક્ટર 1348.00 ચો.મી.

સર્કારી રજીસ્ટ્રારના કાર્યાલય Sub-Registrar Office(SRO) Vadodara-3 Akola માં -26 વર્ષના બંદોબસ્ત -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપરથી નોંધાયેલ અવસ્થા આથી છે.

સમુદાયના નોંધણી દ્વારા દસ્તાવેજોની સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાબ માહિતી વિશે બાંધકામની આપત્ત નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકસાનની માટેના કોઈપણ હકાલવા માટે તે જવાબદાર રહેશે નહિ.

| દસ્તાવેજોના પ્રકાર અને અવેજ (સાદા પટ્ટાના કિસ્સામાં આકાર પટે આગનાર રકમના પટે રાખવાના બાબતે છે તે જણાવવું) | સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કેઈ પણ હોય તો)                                                                                                                             | સેક્ટર ક્રમ | આકાર અથવા જુડી આપવામાં આવે ત્યારે તે | દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ             | દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ | સહીની તારીખ નોંધણીની તારીખ | દસ્તાવેજ નંબર | શ્રેણી |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------|---------------|--------|
| ગાંધી ફેરબાંધવાનું                                                                                        | જિન ખેતીવાની જમીન જેનો ખાતા નં. 41 બંદોબસ્ત નં. 479 (જુ.સ.નં. 563-2) 7/12 મુજબ સેક્ટર 0-13-22 બે.અરે.વો.મી. ટી.પી.સી.મ નં. 4 કા.પો.સી.મ નં. 142 ટી.પી.મુજબનું ફાઇલ નં. 1348.00 ચો.મી. |             |                                      | મધુબેન તે મનહરભાઈ ખુશાલભાઈ પટેલની વિધવા વિજેશભાઈ મનહરભાઈ પટેલ પ્રવિણભાઈ પ્રસોત્તમભાઈ પટેલ ચૈતન્ય પ્રવિણભાઈ પટેલ | DEVASHYA INFRA નામની ભાગીદારી પેટી ના વતે અને તેના વતી વહીવટ કરતા ભાગીદાર પ્રયાગ પી ગુપ્તા     | 18-05-2013<br>18-05-2016   | 3407          |        |

સબ-રજીસ્ટ્રાર  
Sub-Registrar Office(SRO) Vadodara-3  
Akola

*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](mailto:advrasesh@gmail.com)

Date: 14.10.2020  
Place: Vadodara

**TO WHOM SO EVER IT MAY CONCERN**

**"NO ENCUMBRANCE CERTIFICATE"**

This is to confirm that I have visited the Registrar/Sub registrar's office at Bhayli on 14.10.2020. And verified the details of the property standing in the name of M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta.

The property details are as under;

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 F Scheme No. 4, Final Plot No. 142 of scheme known as "ATHARVA FLATS" of Village Mouje: BHAYLI Taluka District VADODARA which is bounded as under;

On or toward the North : By Block Nos. 478 & 480  
On or toward the South : By Block No. 476  
On or toward the East : By Block No. 478  
On or toward the West : By Block No. 481

Further, I certify as under:

1. That there are no prior charges over the said property and M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta are the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub Registrar's Office.
2. That as per the records available at Registrar/Sub registrar's Office, the subject property is unencumbered.

The contents of above are true and correct hence "No Encumbrance" certificate is issued.

*Rasesh J. Shah*  
Rasesh J. Shah  
Enrollment No. G/1165/1991  
(Advocate)



*Rasesh J Shah*

Advocate  
"PUSHKAR" 2<sup>nd</sup> Floor,  
Opp. Tip Top Tallor,  
Dandia Bazar, Vadodara-1.  
Off.: 2024061,  
Mob.: 98250 32272  
E-Mail: [advrasesh@gmail.com](mailto:advrasesh@gmail.com)

Vadodara  
14.10.2020

To  
M/s. Devashya Infra  
Vadodara.

RE: Title Clearance Certificate in respect of project known as "ATHARVA FLATS" Bhayli, Vadodara lying being and situated on Non Agricultural Land admeasuring 1348 Sq. Mts., bearing Block / Survey No. 479 (Old Survey No. 563-2), T P Scheme No. 4, Final Plot No. 142 of Village Mouje: BHAYLI Taluka District VADODARA owned & occupied by M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta.

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices for the period of Thirty One Years from 01.01.1990 upto 14.10.2020 as required in the matter. 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 had acquired the subject property more particularly described in Section:2: hereunder.

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                        |                        |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1       | Name of the owner                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                        |                        |
|         | M/s. Devashya Infra represented through its partner Prayag P. Gupta                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                        |                        |
| 2       | Description of Property                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                        |                        |
|         | 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 scheme known as "ATHARVA FLATS" of Village Mouje: BHAYLI Taluka District VADODARA which is bounded as under; |                                                                                                                                                                                                                                                                                        |                        |
|         | On or toward the North : By Block Nos. 478 & 480                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                        |                        |
|         | On or toward the South : By Block No. 476                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                        |
|         | On or toward the East : By Block No. 478                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                        |                        |
|         | On or toward the West : By Block No. 481                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                        |                        |
| 3       | Details / Description of the documents scrutinized                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        |                        |
| Sr. No. | Date of Document                                                                                                                                                                                                                                                                                                           | Particulars                                                                                                                                                                                                                                                                            | Whether Original/ Copy |
| I.      |                                                                                                                                                                                                                                                                                                                            | Village Form Nos. 7/12 & 6                                                                                                                                                                                                                                                             | Copy                   |
| II.     |                                                                                                                                                                                                                                                                                                                            | Boundary Map                                                                                                                                                                                                                                                                           | Copy                   |
| III.    |                                                                                                                                                                                                                                                                                                                            | Hissa Form No. 4                                                                                                                                                                                                                                                                       | Copy                   |
| IV.     | 05.04.2016                                                                                                                                                                                                                                                                                                                 | NA Order issued by Collector, Vadodara dated 05.04.2016                                                                                                                                                                                                                                | Copy                   |
| V.      | 13.05.2016                                                                                                                                                                                                                                                                                                                 | Agreement to Sale executed by Madhuben Manharbhai Patel & Vijeshbhai Manharbhai Patel in favour of Pravinbhai Parshottambhai Patel & Chaitun Pravinbhai Patel registered under Vol. No. 8899 dated 13.05.2016                                                                          | Copy                   |
| VI.     | 13.06.2016                                                                                                                                                                                                                                                                                                                 | Registration Receipt of the above Agreement to Sale                                                                                                                                                                                                                                    | Copy                   |
| VII.    | 06.03.2018                                                                                                                                                                                                                                                                                                                 | Partnership Deed of M/s. Devashya Infra attested before notary public A T Solanki under no. 3624 dated 06.03.2018                                                                                                                                                                      | Copy                   |
| VIII.   | 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                   |



*Rasesh J Shah*

Advocate  
"PUSHKAR" 2<sup>nd</sup> Floor,  
Opp. Tip Top Tailor,  
Dandia Bazar, Vadodara-1.  
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Mob. : 98260 32272  
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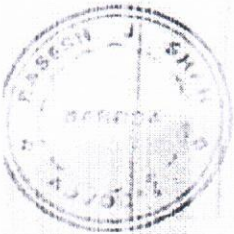
|       |                           |                                                                                                                                |      |
|-------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|------|
| IX    | 18.05.2018                | Registration Receipt of the above Sale Deed                                                                                    | Copy |
| X     |                           | Index-II of the above Sale Deed                                                                                                | Copy |
| XI    | 24.07.2018                | NOC for High-rise Building issued by Fire & Emergency Services of VMC dated 24.07.2018                                         | Copy |
| XII   | 10.08.2018                | Registration Certificate of Establishment issued by VMC                                                                        | Copy |
| XIII  | 17.10.2018/<br>04.12.2018 | Development Permission issued by VUDA dated 17.10.2018/04.12.2018                                                              | Copy |
| XIV   | 05.07.2019                | Partnership Deed of M/s. Devashya Infra attested before notary public A T Solanki under no. 10785 dated 05.07.2018             | Copy |
| XV    |                           | Gujarat RERA application                                                                                                       | Copy |
| XVI   | 08.02.2019                | Registration Certificate of Project issued by RERA dated 08.02.2019                                                            | Copy |
| XVII  | 10.01.2019                | Amendment in Partnership Deed of M/s. Devashya Infra attested before notary public A T Solanki under no. 462 dated 10.01.2019  | Copy |
| XVIII | 08.02.2019                | Amendment in Partnership Deed of M/s. Devashya Infra attested before notary public A T Solanki under no. 2320 dated 08.02.2019 | Copy |
| XIX   | 28.11.2019                | Development Permission issued by VUDA dated 28.11.2019                                                                         | Copy |
| XX    |                           | Lay Out Plan                                                                                                                   |      |

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

Tracing of party's title for Search Period 01.01.1990 upto 14.10.2020 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of party's title, it shall also be done

I have taken search for 01.01.1990 upto 14.10.2020 in the office of the Registrar-Vadodara Kasba and my observation are as under :-

1. That from the revenue records so maintained by the Talati cum Mantri Village Mouje, Bhayli in respect of land bearing Old Survey No. 563-2 of Village Mouje, Bhayli 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, Bhayli 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, Bhayli 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, Bhayli Branch was stood satisfied as certificates received from Bank of Baroda, Bhayli 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.



*Ramesh J Shah*

Advocate

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- 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 2000/6 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 Prayag Prakashchandra Gupta, Rohit Prakashchandra Gupta, Rajendrasinh Lalsingh Solanki, Rizwankhan Badarkhan Pathan, Girishbhai Kesubhai Mistri, Chaitunbhai Pravinbhai Patel, Prakashchandra Jorawarlal Gupta & Chiragbhai Vinubhai Patel had formed a Partnership Deed name & style M/s. Devashya Infra by a Partnership Deed which was attested before notary public A T Solanki under no. 3624 dated 06.03.2018.
  14. 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. Mts., 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 relative right entry under no. 16123 confirmed on 15.09.2018 is taken on records. Thus M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta became absolute owner occupier of the same.
  15. That Rohit Prakashchandra Gupta, Rajendrasinh Lalsingh Solanki & Prakashchandra Jorawarlal Gupta had decided to retire from partnership firm and Yogendra Girdharbhai Agrawal, Jigneshbhai Ambalal Patel, Ashokkumar Gangasai Agrawal, Pradipbhai Chandrakant Patel & Yogeshbhai Ghanshyambhai Agrawal were entered as new partners therefore a Partnership Deed of M/s. Devashya Infra was executed which was attested before notary public A T Solanki under no. 10785 dated 05.07.2018.
  16. That Fire & Emergency Services of VMC had granted NOC for High-rise Building under o/w no. 1139/18-19 dated 24.07.2018.
  17. That VUDA had granted necessary Development Permission for Resi Com under no. VUDA/17-10-2018/1020629/01/000049 dated 17.10.2018/04.12.2018.
  18. That one Mr. Jigneshbhai Ambalal Patel had decided to retire on 25.10.2018 and remaining partners will continue in the partnership firm hence Amendment in Partnership Deed of M/s. Devashya Infra was executed which was attested before notary public A T Solanki under no. 482 dated 10.01.2019.
  19. That thereafter one Hemant Natubhai Makwana was entered as partner therefore Amendment in Partnership Deed of M/s. Devashya Infra was executed which was attested before notary public A T Solanki under no. 2320 dated 08.02.2019.
  20. It is on records that thereafter Gujarat Real Estate Regulatory Authority (RERA) had issued a Registration Certificate of Project under no. PR/GJ/VADODARA/VADODARA/ Others /MAA04810/080219 in respect of "ATHARVA FLATS" on 08.02.2019.
  21. That M/s. DEVASHYA INFRA represented through its partner Prayag P. Gupta had obtained necessary Development Permission for total 5 Shop commercial & total 42



residential flats in the Low-rise Tower (wing A & B) under no. UDA/Plan-6/Permission/130/2019 dated 28.11.2019.

22. I state that I had carried out all reasonable search in the land and revenue records, as also with the Sub-Registrar, Bhayli District Vadodara on 14.10.2020 and according to search report, Index-II, Register of Village Mouje: Vadodara Kasoa for the year 1990 to 2020 Sub Registrar records shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of 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: Bhayli Taluka District Vadodara and the title in respect of subject land as acquired 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 Thirty Years**

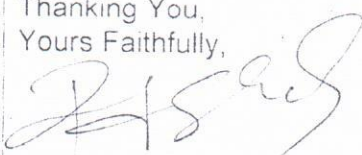
That Search for Encumbrances for Thirty year was carried out, for the period 01.01.1990 upto 14.10.2020 the original receipt are produced under no. 2020014021393-14895 & 2020016026787-14313 which are enclosed herewith.

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 title in respect of 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 scheme known as "ATHARVA FLATS" of Village Mouje: Bhayli 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- Bhayli, Vadodara for thirty years that is to say from 1990 upto 2020 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**  
Enrollment No. G/1165/1991  
(Advocate)

