

VIJAY S. GOSWAMI

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Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the joint owners, 1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL (hereinafter referred as Owners) & ADITYA INFRA a partnership firm through it's partner VAISHAKH ANILBHAI GANDHI (hereinafter referred as Developers) In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 30 years & published public notice in GUJARAT SAMACHAR daily newspapers on 10-1-2018. **I have issued a Title Clearance Certificate dated 1-6-2018** & therefore in my opinion the title of the Owners in respect of the below mentioned property is clear, marketable and free from encumbrances subject to registered Development Agreement dated 9-2-2018 of ADITYA INFRA a partnership firm.

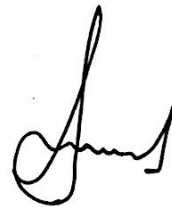
SCHEDULE OF PROPERTY

R.S. No. 129 of village ATLADARA, Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLADARA), O.P.No. 97, F.P. NO. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki westernside 3232.50 sq.mtrs (34795 sq.feet) N.A. land.

Date: 1-6-2018

Place: Vadodara

Advocate Sign



Advocate name: V.S. Goswami



SANAD NO.: G/636/1982

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:- TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and insurance of "no encumbrance" certificate of land in which the owner of the land has the right/title/interest in the property and I also have 35 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

TO,

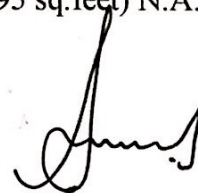
ADITYA INFRA

property Ref:

Land bearing R.S. No. 129 of village ATLADARA Ta & Dist. VADODARA included in T.P.Scheme No.25 (ATLADARA), O.P. No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/ part 2 paiki admeasuring 6465 sq. mtrs. paiki westernside 3232.50 sq. mtrs. (34795 sq.feet) N.A. land.

Date: 1-6-2018

Advocate sign:



Place: VADODARA

Advocate name: Vijay S. Goswami

SANAD NO. G/636/1982



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TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of
land bearing R.S. No. 129 of
village ATLADRA Ta. & Dist.
VADODARA included in T.P
Scheme No. 25 (ATLADARA)
o.p No. 97, F.P. No. 89, 90, 91, 97,
98, 99, 101, 103, 104, 105/ part 2
paiki admeasuring 6465 sq.mtrs
paiki westernside 3232.50 sq.mtrs
(34795 sq.feet) N.A land.

I have investigated the title of the said land and in my opinion the
title of the said land is clear, marketable & free from encumbrances
subject to registered Development Agreement dated 9-2-2018 of
ADITYA INFRA a partnership firm.

Date:1-6-2018

VADODARA



V. S. GOSWAMI

ADVOCATE

SANAD NO.:G/636/1982

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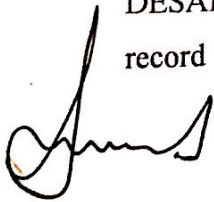
REPORT ON TITLE

Investigation of title in respect of
land bearing R.S.No. 129 of village
ATLADARA Ta. & Dist.
VADODARA included in
T.P.Scheme No. 25 (ATLADARA)
o.p.No. 97, F.P.No. 89, 90, 91, 97,
98, 99, 101, 103, 104, 105/part 2
paiki admeasuring 6465 sq.mtrs
paiki westernside 3232.50 sq.mtrs
(34795 sq.feet) N.A. land.

ZAVERI DALSUKH SHIVLAL had executed registered sale deed dated 22-10-1942 in favour of DANUPRASAD GOPAL DESAI, NARSINH RAM GOPAL DESAI, and HARISHCHANDRA GOPAL DESAI for R.S.No. 129 & others. Name of purchasers were entered in revenue record for said land vide entry No. 386, certified by revenue authority.

TALUKA HUKAM No. LND/3670 dated 10-8-55 & As per Government Notification No. CON 3335 dated 11-7-55, land bearing R.S.No. 129 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 433 dated 30-9-55, certified by revenue authority.

NARSINH RAI GOPAL RAI died on 5-12-62, therefore his heirs (1) DEVAK NARSINH RAI DESAI (2) HARISHCHANDRA GOPAL RAM DESAI (3) DHANUPRASAD GOPAL RAI were entered in revenue record for said land vide entry No. 928 dated 26-1-65, certified on 16-8-65.



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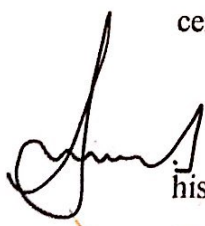
1. DEVAK NARSINH RAI (2) HARISHCHANDRA GOPAL RAI
(3) DHANUPRASAD GOPAL RAI had jointly executed registered sale deed dated 19-5-65 in favour of MOTIBHAI PUNJABHAI for R.S.No. 129 of R.S.No. 129 of village ATLADARA Ta. & Dist. VADODARA. Name of purchaser was entered in revenue record for said land vide entry No. 952, dated 21-6-65, certified on 16-8-65.

MOTIBHAI PUNJABHAI had executed registered sale deed dated 4-5-66 in favour of SANABHAI BECHARBHAI for R.S.No. 129 of village ATLADARA Ta. & Dist. VADODARA. Name of purchaser was entered in revenue record for said land vide entry No. 1019, dated 29-4-67, certified on 10-1-68.

As per order of Tenancy case No. 3163/77, each had to pay Rs. 108/80 paisa in government & therefore a proceedings of u/s 84 C was closed. The said change was entered in revenue record for said land vide entry No. 1433 dated 22-1-78, certified on 3-4-78.

As per Government Revenue Department No. N/76/19/M/K/1076/634/67/76 dated 5-7-76 & TALUKA HUKAM No. CON/2019/76, land bearing R.S.No. 129 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 1488 dated 23-2-80, certified ON 28-3-80.

ADDITIONAL COLLECTOR, VADODARA vide his order No. LAND/2593/79 dated 4-9-79, had granted an exemption for agriculture purpose for land bearing R.S.No. 129 & others. The said change was entered in revenue record for said land vide entry No. 1508 dated 3-4-80, certified on 22-9-80.



SANABHAI BECHARBHAI SOLANKI died on 11-7-97, name of his heirs (1) DAHIBEN w/o SANABHAI BECHARBHAI (2) BHAILALBHAI SANABHAI (3) KALIDAS SANABHAI (4)

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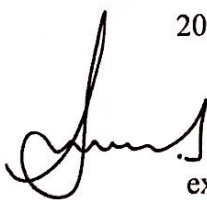
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JASODABEN SANABHAI (5) RAMANBHAI SANABHAI (6) CHANDUBHAI SANABHAI were entered in revenue record for said land vide entry No. 2167 dated 10-12-97, certified on 23-1-98.

COLLECTOR, VADODARA vide his order No. N.A./S.R/468/2009-10 No. LAND/D/SEC.65/VASHI/1333/2010 dated 20-3-2010, has granted N.A. permission for said land. The said change was entered in revenue record for said land vide entry No. 3551 dated 2-6-2010, certified on 5-8-2010.

(1) DAHIBEN w/o SANABHAI BECHARBHAI SOLANKI (2) BHAILALBHAI SANABHAI SOLANKI (3) KALIDAS SANABHAI SOLANKI (4) JASODABEN SANABHAI SOLANKI (5) RAMANBHAI SANABHAI SOLANKI (6) CHANDUBHAI SANABHAI SOLANKI (7) NAGINBHAI BHAILALBHAI SOLANKI (8) SURESHBHAI BHAILALBHAI SOLANKI (9) GOPALBHAI KALIDAS SOLANKI (10) MANOJBHAI RAMANBHAI SOLANKI (11) Minor AJAYKUMAR CHANDUBHAI SOLANKI through his guardian CHANDUBHAI SANABHAI SOLANKI had jointly executed registered sale deed dated 15-2-2010 registered at Serial No. 1873 in favour of 1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL for R.S.No. 129 H. 0-66-77 sq.mtrs land of village ATLADARA Ta. & Dist. VADODARA. Name of purchasers were entered in revenue record for said land vide entry No. 3554 dated 23-6-10, certified on 20-8-2010.

VADODARA MUNICIPAL CORPORATION has issued building permission RAJACHHITHI No. WARD/6/HB/43/2011-2012 dated 30-12-2011 for said land.



JAYANTIBHAI DALSUKHBHAI PANCHAL & others have jointly executed agreement/contract dated 24-7-2010, permitted the owner of R.S.No. 138 of village ATLADARA for passing & re-passing from

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R.S.No. 128 & 129. The said change was entered in revenue record for said land vide entry No. 3698 dated 21-1-2012, certified on 23-4-12.

1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL No. 3 personally & as a power of attorney holder No. 1 & No. 2 KARTIKBHAI JAYANTIBHAI PANCHAL has executed registered Agreement to Sale dated 14-7-2016 registered at Serial No. 10489 in favour of V.R.INFRASPACE Ltd through its Managing Director VIPULBHAI DEVCHANDBHAI RUPARELIYA for R.S.No. 129 of village ATLDADARA Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLDADARA) o.p.No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki easternside 3232.50 sq.mtrs paiki Northernside 1616.25 sq.mtrs N.A. land.

1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL No. 3 personally & as a power of attorney holder No. 1 & No. 2 KARTIKBHAI JAYANTIBHAI PANCHAL has executed registered Sale deed dated 4-2-2017 registered at Serial No. 1700 in favour of V.R.INFRASPACE Ltd. through its Managing Director VIPULBHAI DEVCHANDBHAI RUPARELIYA for R.S.No. 129 of village ATLDADARA Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLDADARA) o.p.No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki easternside 3232.50 sq.mtrs paiki Northernside 1616.25 sq.mtrs N.A. land. Name of purchaser is entered in revenue record for said land vide entry No. 4014 dated 14-2-2017, certified on 16-3-2017.

1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL No. 3 personally & as a power of attorney holder No. 1 & No. 2 KARTIKBHAI JAYANTIBHAI PANCHAL has executed registered Sale

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deed dated 14-2-2017 registered at Serial No. 1701 in favour of V.R.INFRASPACE Ltd. through its Managing Director VIPULBHAI DEVCHANDBHAI RUPARELIYA for R.S.No. 129 of village ATLADARA Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLADARA) o.p.No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki easternside 3232.50 sq.mtrs paiki Sourthernside 1616.25 sq.mtrs N.A. land. Name of purchaser is entered in revenue record for said land vide entry No. 4015 dated 14-2-2017, certified on 16-3-2017.

NARAYAN REALTY PVT. LTD. THROUGH IT'S PARTNERS 1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL No. 3 personally & as a power of attorney holder No. 1 & No. 2 KARTIKBHAI JAYANTIBHAI PANCHAL has executed registered Development Agreement dated 9-2-2018 registered at Serial No. 2400 in favour of ADITYA INFRA a partnership firm through it's partner VAISHAKH ANILBHAI GANDHI for R.S.No. 129 of village ATLADARA Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLADARA) o.p.No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki westernside 3232.50 sq.mtrs (34795 sq.feet) N.A. land.

I have verified available revenue records & carried out necessary search from office of sub- registrar, VADODARA for last 30 years from available record. I have also published public advertisement in GUJARAT SAMACHAR daily news paper on 10-1-18. I have not received any objection in response to the said notice. 1. JAYANTIBHAI DALSUKHBHAI PANCHAL 2. PRANAVBHAI JAYANTIBHAI PANCHAL 3. KARTIKBHAI JAYANTIBHAI PANCHAL are joint owners of R.S.No. 129 of village ATLADARA Ta. & Dist. VADODARA included in T.P.Scheme No. 25 (ATLADARA) o.p.No. 97, F.P.No. 89, 90, 91, 97, 98, 99, 101, 103, 104, 105/part 2 paiki admeasuring 6465 sq.mtrs paiki



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Date:1-6-2018

VADODARA


V. S. GOSWAMI
ADVOCATE



અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં 129 ટીપી25 ઓપી 97 એફ પી 89 90 91 97 98 99 101 103
104 105/પાઈ 2 પૈકી માપ 3232.50 ચો મી બીનખેતી જમીન
Search in : અટલાદરા/ATLADARA

પહોંચ નંબર: ૨૦૧૮૦૧૬૦૧૮૫૩૯ અરજી નંબર: ૮૭૦૫ અરજી વર્ષ: ૨૦૧૮

તા: ૩૧ માહે: મે સને: ૨૦૧૮

રજ કરનારનું નામ વિજય એસ ગોસ્વામી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલોનો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસાની..... Year: ૨૦૧૮ ૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલોનો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૧૫

અંકે રૂપીયા પંદર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(Kishor A. Damor)
સબ રજીસ્ટ્રાર
Akota

IGR-NIC

6609674105397140975

૩૧/૫/૨૦૧૮

૩:૨૬:૪૯ pm