

VIJAY S. GOSWAMI

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BHOOMIK V. GOSWAMI

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

: 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 issuance 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 37 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.

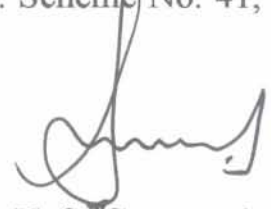
Property Ref:

R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 N. A. land of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs.

Date: 15-03-2019

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner GANESH ENTERPRISE – a partnership firm through its partner HARIOM LEKHRAJ ADVANI (Hereinafter referred as Owner). 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 34 years. I have also published public advertisement in “SANDESH” daily newspaper on 05-09-2014. I have issued a Title Clearance Certificate dated 15-03-2019. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

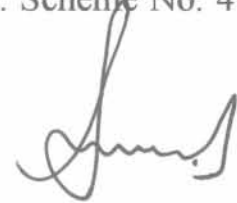
SCHEDULE OF PROPERTY

R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 N. A. land of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs.

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TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land
bearing R. S. No. 92, 93, Block No. 67/2
H. 2-77-12 of village KAPURAI, Ta. &
Dist. VADODARA included in T. P.
Scheme No. 41, F. P. No. 44/1
admeasuring 16632 Sq. Mtrs.

I have investigated the title of the said land and as per my opinion the
title of said land is clear, marketable & free from encumbrances.

Date: 15-03-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



REPORT ON TITLE

**Investigation of title in respect of land
bearing R. S. No. 92, 93, Block No. 67/2
H. 2-77-12 of village KAPURAI, Ta. &
Dist. VADODARA included in T. P.
Scheme No. 41, F. P. No. 44/1
admeasuring 16632 Sq. Mtrs.**

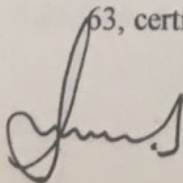
After the death of KESHAVGIR, name of his heir SHREE MANGALNATH MAHADEV'S PUJARI SOMGIR SHIVGIR was entered in revenue record for R.S. No. 93 vide entry No. 206, certified by revenue authority.

YASVANT RAV had transferred R.S. No. 92 in favour of his son VISHAWNATHRAV KALE. Name of VISHAWNATHRAV KALE was entered in revenue record for said land vide entry No. 238, certified by revenue authority.

Name of BHAILALBHAI CHHAGANBHAI as protected tenant was entered in revenue record for R.S. No. 92, 93 vide entry No. 369, certified by revenue authority.

Name of BHAILALBHAI CHHAGANBHAI was entered in KABJEDAR column for R.S. No. 92 as prohibited tenure land and charge of land owner VISHAWANATHRAV YASHVANTRAV for Rs. 1430/- was entered in second right column of revenue record vide entry No. 793 dated 27-11-62, certified by revenue authority.

BHAILALBHAI CHHAGANBHAI had paid/deposited the sale price of R.S. No. 92 and obtained the sale certificate for said land and charge of land owner was deleted from revenue record vide entry No. 918 dated 1-10-63, certified by revenue authority.



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As per order of MAMLATDAR & A.L.T in case No. A.L.T./No. 2/70 dated -11-71, name of BHAILALBHAI CHHAGANBHAI was entered in revenue record for R.S. No. 93 as prohibited tenure land. Charge of SOMPURI SANKARPURI as PUJARI OF MANGALNATH MAHADEV for Rs. 1280 was entered in ledger No. 1219, form No. 5. The said change was entered in revenue record vide entry No. 1376 dated 20-3-72, certified on 3-4-73.

Charge of KAPURAI SEVA SAHKARI MANDALI for Rs. 11,000/- was entered in revenue record for R.S. No. 92, 93 & others vide entry No. 1460 dated 20-10-75, certified on 24-1-76.

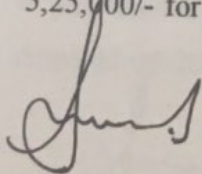
Charge of BANK OF INDIA for Rs. 12,000/- was entered in revenue record for R.S. No. 92 & others vide entry No. 1721 dated 22-9-82, certified by revenue authority.

As per order of D.I.L.R in case No. order/1/CON/VADODARA/450 dated 18-3-81 & as per Government Notification dated 2-4-81, a consolidation scheme was introduced in sim of village KAPURAI Ta. & Dist. VADODARA. The said change was entered in revenue record vide entry No. 1824 dated 27-12-87.

BHAILALBHAI CHHAGANBHAI died on 2-7-89, name of his heirs (1) REVABEN W/O of BHAILALBHAI CHHAGANBHAI (2) KALIDAS BHAILALBHAI (3) PRAFFULABEN BHAILALBHAI (4) NILABEN BHAILALBHAI (5) ARUNABEN BHAILALBHAI (6) FATESINH BHAILALBHAI were entered in revenue record for R.S. No. 92, 93 vide entry No. 1831 dated 29-7-89, certified by revenue authority.

As per mutation entry No. 2983 dated 16-7-2008, name of REVABEN W/O BHAILALBHAI CHHAGANBHAI as guardian of minor was deleted from revenue record from block No. 67/2. The said entry certified on 4-6-08.

Charge of BANK OF BARODA, THUVAVI BRANCH for Rs. 5,25,000/- for Tractor Tailor etc., & Rs. 1,50,000/- for agricultural purpose



were entered in revenue record for block No. 67/2 & others vide entry No. 3052 dated 27-10-2008, certified on 2-12-2008.

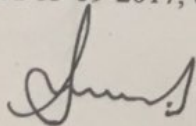
Charge of THE KAPURAI V.V.K SAHKARI MANDALI Ltd., BANK OF BARODA & CENTRAL BANK OF INDIA dated 15-5-2014, 24-4-2014 & 13-5-2014 respectively deleted from revenue record for block No. 67/2 & others vide entry No. 4029 dated 27-5-2014.

Charge of CENTRAL BANK OF INDIA, RAJMAHAL ROAD BRANCH is deleted from revenue record vide entry No. 4078 dated 15-7-2014.

Charge of BANK OF BARODA, dated 2-8-2011 is deleted from revenue record vide entry No. 4079 dated 15-7-2014.

COLLECTOR, VADODARA vide his order No. Tenancy/ A/ VASHI/ 1036 to 1042/2017 dated 28-08-2017 R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs prohibited tenure land to old tenure land with a condition to sale the said land to Ankit Ashokkumar Thakkar. The said change was entered in revenue record for said land vide entry No. 4764 dated 04-09-2017, certified on 07-10-2017.

(1) PADHIYAR ARUNABEN BHAILALBHAI, (2) PADHIYAR REVABEN – widow of BHAILALBHAI CHHAGANBHAI, (3) PADHIYAR NILABEN BHAILALBHAI, (4) PADHIYAR FATEHSINH BHAILALBHAI, (5) GOHIL KALIDAS BHAILALBHAI, (6) GOHIL PRAFULLABEN BHAILALBHAI had jointly executed registered Sale deed dated 05-09-2017 registered at Serial No. 1201/2017 in favor of ANKIT ASHOKKUMAR THAKKAR for R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs. Land. Name of purchaser was entered in revenue record for said land vide entry No. 4767 dated 05-09-2017, certified on 07-10-2017.



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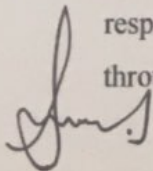
COLLECTOR, VADODARA vide his order No. TATKAL/ N.A./ S.R./ 100/ 2017 – 18 No. LAND/ D/ Sec – 65/ VASHI/ 6053 to 6061/ 2017 dated 14-11-2017 granted N. A. permission for R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs. Land. The said change is entered in revenue record for said land vide entry No. 4830 dated 06-01-2018, certified on 26-02-2018.

VADODARA MUNICIPAL CORPORATION vide its Rajachhitthi No. WARD/ 3/ L – 28/ 2018 – 2019 dated 26-12-2018 granted building permission for said land.

ANKIT ASHOKKUMAR THAKKAR has executed registered Sale Deed dated 13-02-2019 registered at Serial No. 1843 in favor of GANESH ENTERPRISE – a partnership firm through its partner HARIOM LEKHRAJ ADVANI for R. S. No. 92, 93, Block No. 67/2 of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632.0 Sq. Mtrs. N. A. land. Name of purchaser is entered in revenue record for said land vide entry No. 5036 dated 07-03-2019.

I have also perused notarized affidavit dated 15-03-2019 notarized at Serial No.2156 filed by HARIOM LEKHRAJ ADVANI – a partner of GANESH ENTERPRISE.

I have verified available revenue record and carried out necessary search from office of Sub-registrar VADODARA for last 34 years from available record. I have also published public advertisement in “SANDESH” daily newspaper on 05-09-2014. I have not received any objection in response to the said notice. GANESH ENTERPRISE – a partnership firm through its partner HARIOM LEKHRAJ ADVANI is owner of land bearing



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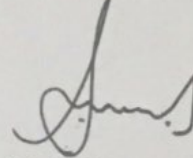
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R. S. No. 92, 93, Block No. 67/2 H. 2-77-12 N. A. land of village KAPURAI, Ta. & Dist. VADODARA included in T. P. Scheme No. 41, F. P. No. 44/1 admeasuring 16632 Sq. Mtrs. As per my opinion title of said land is clear, marketable & free from encumbrances.

Date: 15-03-2019

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



અરજી પહોંચ

મિલકત નું વર્ણન : રેસન.92,93,બ્લોકનં.67/2,ટીપી.41 ફાનં.44/1 માપ 16632 ચો.મી

Search in : KAPURAI/KAPURAI

પહોંચ નંબર ૨૦૧૯૩૧૫૦૦૭૨૫૫ અરજી નંબર ૩૬૬૮ અરજી વર્ષ ૨૦૧૯
તારીખ ૩૩ માટે માર્ચ સને ૨૦૧૯

રજૂ કરનારનું નામ વિજય એસ ગોસ્વામી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

સેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો બદલવા યાદીઓ (કલમ 5૪ થી 5૭).....

શોધ અગર તપાસણી.....Year 2014 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૧૪૦.૦૦

કુલ એકદરે રૂ. ૧૪૦.૦૦

ઝાંડે ફીનીયા એડ સો ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

KAUSHIKKUMAR MAFATLAL VANSOLA

સબ રજીસ્ટ્રાર
વડોદરા - 5 બાપોદ

2014

2019

Search in : વિજય એસ ગોસ્વામી અરજી નંબર : 3668 ગામ નું નામ : KAPURAI

મિલકતનું વર્ણન : રેસનં.92.93,બ્લોકનં.67/2,ટી.પી.41 ફા.નં.44/1 માપ 16632 ચો.મી

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-5(Bapod)

શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં 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 અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચારણા		મોજે કુપરાઈ, જુના સર્વે. 92.93 ના બ્લોક/સર્વે. 67/2 , વાળી કે જેનો પ્રાથમિક ટી.પી.નં. 41(કુપરાઈ) મા સમાવેશ થતા મળેલ ફા.બ્લોક.નં. 44/1 વાળી કે જેનું માપ 16632.00 ચો.મી.છે.		અંકિત અશોકકુમાર ઠક્કર	Ganesh Enterprise એ નામની ભાગદારી પેઢી વતી ભાગીદાર તરીકે હરિઓમ લેખરાજ અડવાણી	13-02-2019	1843	
રૂ.120000000.00						19-02-2019		



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-5
(Bapod)

પ્રિન્ટ તારીખ : 15/03/2019

1 of 1