

To,

24<sup>th</sup> March 2022

**Shree Shakti Infra a Partnership Firm**

D/59, Shivam Society,  
Chhani Jakat Naka,  
Nr. Giriraj Society, Chhani,  
Vadodara.

**Ref:** Requisition to investigate the title and ownership in respect of the immovable property land bearing R.S.No.1034, T.P.No.49, F.P.No.226 land admeasuring 2307 sq.mtr., and land bearing R.S.No.1035, T.P.No.49, F.P.No.227 land admeasuring 2125 sq.mtr., of Moje - Chhani in Registration District & Sub-district Vadodara.

**Sub:** Investigation Report and Title Clearance Certificate in respect of above referred property;

That I have received above referred requisition to investigate the title and ownership of above-referred immoveable property and for the same I have received following documents for the purposes of investigation of title in respect of the scheduled property.

That I have issued title clearance certificate in respect of schedule property on 6<sup>th</sup> September 2022 and upon request of my client further title is issued which is as under;

**INDEX OF DOCUMENTS IN RESPECT OF**  
**SCHEDULE PROPERTY**

1. Copies of sale deed dated 14.06.2021 bearing registration No.32021 and Sale Deed dated 14.06.2021 bearing registration no. 3200 as executed in respect of the scheduled property whereby Narsinhbhai P. Patel & others in favour of Shree Edifice a Partnership Firm through its partner Darshit V. Patel.



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2. Copy of the order dated 17/12/2020 bearing reference no. 1515/19/15/022/2020, passed by the Office of Collector, Vadodara, for R.S.No.1035 granting the permission to convert the land from new tenure to old tenure.
3. Copy of the order dated 17/12/2020 bearing reference no. 1514/19/15/022/2020, passed by the Office of Collector, Vadodara, for R.S.No.1034 granting the permission to convert the land from new tenure to old tenure.
4. Copy of the order dated 22/12/2020 bearing reference no. 1535/19/15/022/2020, passed by the Office of Collector, Vadodara, for R.S.No.1035 granting the permission to use the land for non-agricultural purpose.
5. Copy of the order dated 22/12/2020 bearing reference no. 1536/19/15/022/2020, passed by the Office of Collector, Vadodara, for R.S.No.1034 granting the permission to use the land for non-agricultural purpose.
6. Copy of the 7/12 & 6 Entries of R.S.No.1034 & 1035.
7. Copy of Will of Shantaben Bhailalbhai Patel, dtd.15/10/2010.
8. Copy of Probate Certificate No.225 of 2010, dtd.24/02/2015.
9. Copy of the newspapers i.e. Sandesh wherein a public notice is published on 27/08/2021 vide page No.13.
10. Copy of MOU executed between Narsinhbhai P. Patel & others and Rajeshbhai C. Shah, dtd.09/08/2019.
11. Copy of Order of Dy. Collector of Vadodara, in RTS Appeal Case No.05/2019, dtd.21/08/2019.
12. Copy of order of Dy. Collector, Vadodara, in Tenancy/Revi/Case No.01/2003, dtd.01/01/2020.



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13. Copy of RCS No.852/2018 along with order below Ex.1 & 17, dtd.14/09/2019.
14. Copy of Compromise Deed in RCS No.852/2018, filed before Hon'ble Civil Judge (S.D.) at Vadodara, dtd.14/09/2019.
15. Copy of Partnership Deed of Shree Edifice, dtd.25/11/2020.
16. Copy of Partnership Deed of Shree Shakti Infra, dtd.23/08/2021
17. Copy of Sale Deed No.6587 & 6588, dtd.22/11/2021.
18. Copy of Development Permission, dtd.16/03/2022.

**BACKGROUND AND CHAIN OF EVENTS IN RESPECT OF  
IMMOVABLE PROPERTY i.e. R.S.NO.1034 & 1035 OF MOUJE  
CHHANI, VADODARA.**

- I have been requested to issue Title Clearance Certificate for the schedule property and therefore, I have gone through all the documents as particularly mentioned herein above of present title and carried out search for last 30 year at the concern office of sub-registrar of Vadodara.
- That fountain source of ownership in respect of agricultural land bearing R.S.No.1034 land admeasuring 3845 sq.mtr., & R.S.No.1035 land admeasuring 3541 sq.mtr., of Mouje- Chhani, Taluka & District Vadodara, (herein after "**Land**") is found from records of rights and it transpires that land was in the name of Amin Shivabhai Nathabhai as the administrator of Sadavrat Khata which reflects from Revenue Entry No.491.
- Thereafter, name of Nanubhai Nathabhai Amin was entered in to the revenue records as an administrator of the Sadavrat Khata, vide Revenue entry no.1588, dtd.07/11/1962.
- That from the records of rights it transpires that Administrator of Sadavrat - Nanubhai Amin had applied before the Mamlatdar,



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Vadodara, for transfer the land in favour of Paragbhai Prabhudas Patel in consideration of Rs.1637 as per order of Mamlatdar order No.2774, dtd.01/01/1963 and name of Nanubhai Amin administrator of Sadavrat was remain in second entry of records of rights. That said mutation is entered into records of rights vide Entry No.1622, dtd.14/02/1963.

- Thereafter, Patel Paragbhai Prabhudas had paid the sale price to the land owner and therefore, Sale Certificate No.2771, dtd.28/04/1965 was issued by the Mamlatdar, Vadodara, in favour of Patel Paragbhai Prabhudas and name of Nanubhai Amin administrator of Sadavrat was deleted from the second charge from the revenue records. That entry of the said sale certificate was mutated into records of rights vide Revenue Entry No.1832, dtd.28/04/1965.
- Thereafter, land owner Patel Paragbhai Prabhudas was died on 28/02/1966 and due to his demise by virtue of succession and Will name of Patel Bhailalbhai Paragbhai was mutated into records of rights vide Entry No.1940, dtd.05/01/1967.
- Thereafter, Patel Bhailalbhai Paragbhai was died childless on 19/02/2005 and due to his demise by virtue of succession name of his wife Patel Shantaben Bhailalbhai was mutated into records of rights, vide Revenue Entry No.6189, dtd.27/05/2005 certified on 10/08/2005.
- That from the records of rights particularly from Revenue Entry No.9755, dtd.18/09/2018 that above land owner Patel Shantaben Bhailalbhai was died childless and her legal heirs namely Late Punjabhai Paragbhai Pate (died on 19/03/1987), Late Lakhiben Punjabhai Patel (died on 20/08/1991), Late Shantaben Punjabhai Patel (died on 27/09/1999), Manjulaben Chimanbhai Patel (Died on 11/10/2016), Jashbhai Punjabhai Patel (died on 10/06/2015), Dhiraj Paragbhai Patel (died on 19/03/2009), Vinodbhai



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Chhaganbhai Patel (died on 08/08/2013), Dahyabhai Paragbhai Patel (18/03/1998), Shantaben Paragbhai Patel (died on 01/03/2000), due to their demise by virtue of succession name of legal heirs 1) Narsinhbhai Punjabhai Patel, 2) Maniben Punjabhai Patel, 3) Jitendrabhai Chimanbhai Patel, 4) Sapnaben Ratilal Patel, 5) Rakesh Ratilal Patel, 6) Ranjanben Jashbhai Patel, 7) Nareshbhai Jashbhai Patel, 8) Jyotshnaben Jashbhai Patel, 9) Sushilaben Jashbhai Patel, 10) Kashibhai Chhaganbhai Patel, 11) Jayantibhai Chhaganbhai Patel, 12) Rameshbhai Chhaganbhai Patel, 13) Ambaben Vinodbhai Patel, 14) Mayurbhai Vinodbhai Patel, 15) Neetaben Vinodbhai Patel, 16) Chirag Vinodbhai Patel, 17) Mangalbhai Kuberbhai Patel, 18) Ranchhod Kuberbhai Patel, 19) Jadaben Dahyabhai Patel, 20) Manjulaben Dahyabhai Patel, 21) Govindbhai Dahyabhai Patel, 22) Pushpaben Dahyabhai Patel, 23) Shantilal Dahyabhai Patel, 24) Ravjibhai Paragbhai Patel, 25) Rashmikaben Natvarbhai Patel & 26) Indravadan Natvarbhai Patel were mutated into records of rights vide above entry but the said entry no.9755, dtd.18/09/2018 was cancelled by the Mamlatdar, Vadodara in RTS Case No.15/2018, dtd.03/12/2018. That said order for cancellation of entry was challenged by the Narsinhbhai Patel & others before Dy. Collector of Vadodara, in RTS/Appeal/Case No.05/2019 and order of Mamlatdar, Vadodara was cancelled by the Dy. Collector, Vadodara, and confirmed the Revenue Entry No.9755, dtd.18/09/2018. That mutation of the said order of appeal is entered into record of rights vide entry no.9916, dtd.23/08/2019.

- That from the Revenue Entry No.9781, dtd.05/12/2018 it transpires that during the life time late Shantaben Bhailalbhai Patel had made Will for the land in favor of Shah Chandravadan Keshavlal and Shah Chandravadan Keshavlal was died on 07/08/2013 and due to his demise by virtue of succession name of his legal heirs 1) Sharmishtaben Chandravadan Shah, 2) Rajesh Chandravadan Shah, 3) Kalpu Alias Kunjlata Chandravadan Shah, 4) Heenaben Chandravadan Shah & 5) Minaxiben Chandravadan



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Shah have applied for mutation their names by Will and Probate Certificate, dtd.24/02/2015 but the said entry no.9781 was cancelled by the Mamlatdar Vadodara, in RTS Case No.1/19/Vashi/106/19, dtd.05/03/2019. That against the said order appeal was filed before Dy. Collector of Vadodara, vide appeal no.07/2019. Further, Narsinhbhai Punjabhai Patel & others have filed Civil Suit No.852/2018 before the Hon'ble Civil Judge (S.D.) at Vadodara, against Legal heirs of Late Chandravadan K. Shah- Rajesh C. Shah and in the said suit parties have filed consent deed and as per compromise dtd.14/09/2020 land owner Narsinhbhai Patel and others have confirmed the rights and possession of the Rajeshbhai C. Shah as acquire by Probate Certificate and Will and it is agreed that Rajesh Shah shall pay Rs.1.60 cr. to the land owners and upon the sell of land Rajesh Shah and land owners will jointly execute the sale deed in favour of purchasers. Further, parties have also executed Memorandum of Understanding in favour of Rajesh C. shah, on 09/08/2019 vide Sr.No.2195. That said mutation is entered into records of rights vide entry no.9915, dtd.23/08/2019, certified on 30/09/2019.

- Thereafter, 1) Maniben Punjabhai Patel, 2) Jitendrabhai Chimanbhai Patel, 3) Sapnaben Ratilal Patel, 4) Rakesh Ratilal Patel, 5) Jyotshnaben Jashbhai Patel, 6) Sushilaben Jashbhai Patel, 7) Kashibhai Chhaganbhai Patel, 8) Jayantibhai Chhaganbhai Patel, 9) Rameshbhai Chhaganbhai Patel, 10) Ambaben Vinodbhai Patel, 11) Mayurbhai Vinodbhai Patel, 12) Neetaben Vinodbhai Patel, 13) Chirag Vinodbhai Patel, 14) Manjulaben Dahyabhai Patel, 15) Pushpaben Dahyabhai Patel, 16) Rashmikaben Natvarbhai Patel & 17) Indravadan Natvarbhai Patel have relinquish their rights, title and interest from the land and upon that their names were deleted from the record of rights vide Revenue Entry No.9921, dtd.30/08/2019 certified on 03/10/2019.
- Thereafter, Dy. Collector, Jamin Sudharna, Vadodara, vide his order in the Revision under Section 76(A) of Bombay Tenancy and



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Agricultural Lands Act, 1948 vide Order no.Tenancy/Revi/Case No.01/2003, dtd.01/01/2020 has passed order for cancellation of order of Mamlatdar Vadodara in Tenancy Case No.133/2001 and order for restriction under Section 43 of Tenancy Act. That said entry is mutated into records of rights vide entry no.10006, dtd.10/02/2020.

- That from the perusal of documents it transpires that Collector of Vadodara has issued order for convert the land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., into old tenure land for non-agricultural purpose and remove the restriction from the land vide Order No.1514/19/15/022/2020, dtd.17/12/2020.
- That from the perusal of documents it transpires that Collector of Vadodara has issued order for convert the land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., into old tenure land for non-agricultural purpose and remove the restriction from the land vide Order No.1515/19/15/022/2020, dtd.17/12/2020.
- That non-agricultural permission for the land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., was issued by Collector of Vadodara for use of non-agricultural purpose, vide Order No.1536/19/15/022/2020, dtd.22/12/2020.
- That non-agricultural permission for the land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., was issued by Collector of Vadodara for use of non-agricultural purpose, vide Order No.1535/19/15/022/2020, dtd.22/12/2020.



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- Thereafter, one of the co-owner namely Jadaben Dahyabhai Patel was died on 10/09/2020 and therefore, her name was deleted from the revenue records vide Revenue entry no.10129, dtd.29/12/2020 certified on 10/03/2021.
- Thereafter, 1) Narsinhbhai Punjabhai Patel, 2) Ranjanben Jashbhai Patel, 3) Nareshbhai Jashbhai Patel, 4) Mangalbhai Kuberbhai Patel, 5) Ranchhod Kuberbhai Patel, 6) Govindbhai Dahyabhai Patel, 7) Shantilal Dahyabhai Patel, 8) Ravjibhai Paragbhai Patel as a land owner and 1) Sharmishtaben Chandravadan Shah, 2) Rajesh Chandravadan Shah, 3) Kalpu Alias Kunjlata Chandravadan Shah, 4) Heenaben Chandravadan Shah & 5) Minaxiben Chandravadan Shah as a confirming party have sold the land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., Mouje-Chhani, Taluka & District Vadodara, by executing registered sale deed in favour of Shree Edifice a Partnership Firm and said sale deed is duly registered with SRO-Vadodara, on 14/06/2021, vide Sr.No.3200 and by virtue of sale deed Shree Edifice a Partnership Firm become owner of land and upon that name of firm is mutated into records of rights vide Revenue Entry No.10210, dtd.28/06/2021 certified on 29/07/2021.
- Thereafter, 1) Narsinhbhai Punjabhai Patel, 2) Ranjanben Jashbhai Patel, 3) Nareshbhai Jashbhai Patel, 4) Mangalbhai Kuberbhai Patel, 5) Ranchhod Kuberbhai Patel, 6) Govindbhai Dahyabhai Patel, 7) Shantilal Dahyabhai Patel, 8) Ravjibhai Paragbhai Patel as a land owner and 1) Sharmishtaben Chandravadan Shah, 2) Rajesh Chandravadan Shah, 3) Kalpu Alias Kunjlata Chandravadan Shah, 4) Heenaben Chandravadan Shah & 5) Minaxiben Chandravadan Shah as a confirming party have sold the land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., Mouje-Chhani, Taluka & District Vadodara, by executing registered sale deed in favour of Shree Edifice a Partnership Firm and said



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sale deed is duly registered with SRO-Vadodara, on 14/06/2021, vide Sr.No.3201 and by virtue of sale deed Shree Edifice a Partnership Firm become owner of land and upon that name of firm is mutated into records of rights vide Revenue Entry No.10209, dtd.28/06/2021 certified on 29/07/2021.

- Thereafter, Shree Edifice a Partnership Firm through its partner Darshit Patel has sold the land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, by executing registered sale deed in favour of Shree Shakti Infra a Partnership Firm and said sale deed is duly registered with SRO-Vadodara, on 22/11/2021, vide Sr.No.6587 and by virtue of sale deed Shree Shakti Infra a Partnership Firm become owner of land and upon that name of firm is mutated into records of rights vide Revenue Entry No.10302, dtd.03/12/2021 certified on 17/01/2022.
- Thereafter, Shree Edifice a Partnership Firm through its partner Darshit Patel has sold the land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, by executing registered sale deed in favour of Shree Edifice a Partnership Firm and said sale deed is duly registered with SRO-Vadodara, on 22/11/2021, vide Sr.No.6588 and by virtue of sale deed Shree Shakti Infra a Partnership Firm become owner of land and upon that name of firm is mutated into records of rights vide Revenue Entry No.10301, dtd.03/12/2021 certified on 17/01/2022.
- Thus, by virtue of above sale deeds Shree Shakti Infra a Partnership Firm become owner of land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., and R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records



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3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., Mouje-Chhani, Taluka & District Vadodara.

- That Shree Edifice & Partner Darshit Patel had obtained development permission from Vadodara Municipal Corporation for the construction of total 26 residential duplex / units on the above land and its permission has been issued by corporation vide Development Permission No.003LD21220104, dtd.16/03/2022 and upon that Shree Shakti Infra a Partnership Firm has organized scheme on the land in title of "Shivdhara Celestial".

That I have carried out further search for the schedule property at SRO-Vadodara, from 2021 to 2022 vide Search Receipt No.2022317003438 and during the search except entry of sale deeds no any other adverse entry is found in respect of the schedule property.

**: CERTIFICATE:**

- Thus, from the scrutiny of the abovementioned documents, search report it transpires that **Shree Edifice & Partner Darshit Patel** holding an absolute exclusive and clearly unencumbered ownership rights in respect of the scheduled property.

**SCHEDULE OF THE PROPERTY R.S.NO.1034**

That the immovable property land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, is bounded as under;

- East: -** Adj. Block/R.S.No.1029 paiki F.P.No.223/2  
**West: -** Adj. Block/R.S.No.1028, F.P.No.222  
**North: -** Adj. 6.00 meter T.P.Road then 12.00 meter road  
**South: -** Adj. Block/R.S.No.1035, F.P.NO.227



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**SCHEDULE OF THE PROPERTY R.S.NO.1035**

That the immovable property land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, is bounded as under;

- East: -** Adj.24.00-meter road then Block/R.S.No.1029 paiki F.P.No.223/2  
**West: -** Adj. Blcok/R.s.No.1028, F.P.No.222 and Garden  
**North: -** Adj. Block/R.S.No.1034, F.P.No.226  
**South: -** Adj. 24.00-meter Road

24<sup>th</sup> March 2022

Vadodara



**NAYAN M. CHAVDA**

Advocate & Legal Consultant



## અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં-1034,1035 ટીપી-49 એફપી-226,227 માપ-2125 ચો.મી.

Search in : CHANI /CHANI

પહોંચ નંબર 20220310003436 અરજી નંબર 1246 અરજી વર્ષ 2022  
તારીખ 24 માહે માર્ચ સને 2022

રજુ કરનારનું નામ નયન ચાવડા એડવોકેટ  
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....  
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....  
શેરોની નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....  
નકલો અથવા યાદીઓ (કલમ 54 થી 57).....  
શોધ અગર તપાસણી.....Year: 2021 2022  
દંડ કલમ-24.....  
કલમ-34 (કલમ-47).....  
નકલ ફી ફોલીઓ.....  
ઈન્ડેક્સ-2 ફી.....



130.00

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| કુલ એકંદરે રૂ. | 130.00 |
|----------------|--------|

અંકે રૂપિયા એક સો ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sonalben Narsinhbhai Kharsan  
સબ રજીસ્ટ્રાર  
વડોદરા - 7 છાણી

અંકે રૂ. : 130.00

20220324454714555

સબ રજીસ્ટ્રાર, વડોદરા - 7 છાણી

Search in : નયન ચાવડા એડવોકેટ અરજી નંબર : 1258 ગામ નું નામ : CHANI

મિલકતનું વર્ણન : રે.સ.નં-1034,1035 ટીપી-49 એફપી-226,227 માપ-2125 ચો.મી.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-7(Chani)

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

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 ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

| દસ્તાવેજનો પ્રકાર અને અવેજ<br>(ભાડા પટાના કિસ્સામાં આકાર<br>પટે આપનાર અથવા પટે<br>રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા<br>વિભાગ નંબર<br>અને ઘર નંબર<br>(જો કંઈ પણ<br>હોય તો)                                                                                                                                                   | ક્ષેત્રફળ | આકાર અથવા<br>જુડી આપવામાં<br>આવે ત્યારે તે.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | દસ્તાવેજ કરી આપનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>હુકમનામા અથવા આદેશના<br>સંબંધમાં પ્રતિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>હુકમનામા અથવા આદેશના<br>સંબંધમાં વાદીનું નામ | સહીની તારીખ<br><br>નોંધણીની<br>તારીખ | દસ્તાવેજ નંબર | શેરો |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------|---------------|------|
| માલિકી ફેરખાત/વેચાણ<br><br>રૂ.36912000.00                                                                   | બ્લોક/સર્વે.નં - 1034<br>ટીપી સ્કીમ.નં - 49(છાણી)<br>ફા.પ્લોટ.નં - 226<br>જેનું ક્ષેત્રફળ 2307 ચોમી<br>બીનખેતીનો ખુલ્લો પ્લોટ<br><br> |           | નરસીંહભાઇ પુજાભાઇ પટેલ<br>રંજનબેન જશભાઇ પટેલ<br>નરેશભાઇ જશભાઇ પટેલ<br>મંગળભાઇ કુબેરભાઇ પટેલ<br>રણછોડભાઇ કુબેરભાઇ પટેલ<br>ગોવિંદભાઇ ડાહ્યાભાઇ પટેલ<br>શાંતિલાલ ડાહ્યાભાઇ પટેલ<br>રાવજીભાઇ પરાગભાઇ પટેલ<br>1 શર્માજીબેન ચંદ્રવદન શાહ<br>અનુ.નં -2 થી 4 ના કુમુ તરીકે<br>અને અનુ.નં - 5 રાજેશ<br>ચંદ્રવદન શાહ જાતે પોતે<br>2 કલ્પુ ઉર્ફે કુજલતા ચંદ્રવદન<br>શાહ તે પ્રદિપભાઇ શાહના પત્ની<br>3 મીનાક્ષીબેન ચંદ્રવદન શાહ તે<br>હીમાંશુભાઇ શાહના પત્ની<br>4 હીનાબેન ચંદ્રવદન શાહ તે<br>અનુલ શાહ ના પત્ની | શ્રી એડીફાઇસ એ નામની<br>ભાગીદારી પેઢી ના ભાગીદાર<br>તરીકે દર્શિત વિષ્ણુભાઇ પટેલ                               | 14-06-2021<br><br>15-06-2021                                                                             | 3200                                 |               |      |

2021

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

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : નવન ચાવડા એડવોકેટ અરજી નંબર : 1258 ગામ નું નામ : CHANI

મિલકતનું વર્ણન : રે.સ.નં-1034,1035 ટીપી-49 એફપી-226,227 માપ-2125 ચો.મી.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-7(Chani) મા -2 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા\_\_\_\_\_ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.  
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-7  
(Chani)



2021

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

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : નયન ચાવડા એડવોકેટ અરજી નંબર : 1258 ગામ નું નામ : CHANI

મિલકતનું વર્ણન : રે.સ.નં-1034,1035 ટીપી-49 એફપી-226,227 માપ-2125 ચો.મી.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-7(Chani) મા -2 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા\_\_\_\_\_ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માર્દેના કોઇપણ હકદાવા 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 ઘર 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 નોંધણીની તારીખ | દસ્તાવેજ નંબર | શેરો |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|---------------|------|
| માલિકી ફેરખાત/વેચાણ રૂ.39500000.00                                                                 | બ્લોક/સર્વે.નં - 1034 જેનું માપ 3845 ચો.મી ટીપી સ્કીમ.નં - 49(છાણી) ફા.પ્લોટ.નં - 226 જેનું ફાઇનલ પ્લોટનું ક્ષેત્રફળ 2307 ચોમી બીનાબેતીનો ખુલ્લો પ્લોટ |           | શ્રી એડીફાઇસ એ નામની ભાગીદારી પેઢી વતી અને તફ્ફ વહીવટકર્તા ના ભાગીદાર તરીકે દર્શિત વિષ્ણુભાઇ પટેલ | શ્રી શક્તિ ઇન્ફ્રા એ નામની ભાગીદારી પેઢી વતી અને તફ્ફ વહીવટકર્તા ભાગીદારો 1 ચૌહાણ દલસુખભાઇ કેહાભાઇ 2 હસમુખભાઇ ગિરધરભાઇ પરમાર 3 ખાંદળા જનક રમેશભાઇ | 22-11-2021<br>24-11-2021                                                                        | 6587                       |               |      |

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-7  
(Chani)

પ્રિન્ટ તારીખ : 24/03/2022

3 of 3

### ENCUMBRANCE CERTIFICATE

This is to certify that the undersigned has investigated the title of the immovable property which is more particularly described here under in "Schedule of Property" which is owned by Shree Shakti Infra a Partnership Firm by pursing the title deeds relating thereto and taking necessary search and upon that I am at the opinion that the title of the owner in respect of the schedule property is clear, marketable and free from Encumbrances.

#### **SCHEDULE OF THE PROPERTY R.S.NO.1034**

That the immovable property land bearing R.S.No.1034, T.P.No.49, F.P.No.226 admeasuring as per revenue records 3845 sq.mtr., and as per final plot is 2307 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, is bounded as under;

- East: - Adj. Block/R.S.No.1029 paiki F.P.No.223/2  
West: - Adj. Block/R.S.No.1028, F.P.No.222  
North: - Adj. 6.00 meter T.P.Road then 12.00 meter road  
South: - Adj. Block/R.S.No.1035, F.P.NO.227

#### **SCHEDULE OF THE PROPERTY R.S.NO.1035**

That the immovable property land bearing R.S.No.1035, T.P.No.49, F.P.No.227 admeasuring as per revenue records 3541.00 sq.mtr., and as per final plot is 2125.00 sq.mtr., Mouje- Chhani, Taluka & District Vadodara, is bounded as under;

- East: - Adj.24.00-meter road & Block/R.S.No.1029 paiki  
F.P.No.223/2  
West: - Adj.BlcoK/R.s.No.1028, F.P.No.222 & Garden  
North: - Adj. Block/R.S.No.1034, F.P.No.226  
South: - Adj. 24.00-meter Road

Place :- Vadodara  
Date :- 24/03/2022

  
**NAYAN M. CHAVDA**  
Advocate & Legal Consultant

**Enrolment No.G/896/2007**  
**Bar Council of Gujarat**

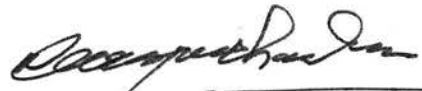
**TO WHOM SO EVER IT MAY CONCERN**

I hereby solemnly declare that, I have experience of more than 10 years in land matters relating to title of land with its search report and issuance of non-encumbrance certificate of land in which the owner of the land has right / title / interest in the property. I also have 14 years' experience in land matters in accordance to Gujarat RERA Rules.

THE ABOVE CONTENTS ARE TRUE AND CORRECT AND NOTHING IS CONCEALED THERE FROM.

Place :- Vadodara

Date :- 24/03/2022

  
**NAYAN M. CHAVDA**  
Advocate & Legal Consultant

