

CHANDRAKANT G. PATEL
(ADVOCATE)

Mobile no.98798 80374.

Enrollment No :- G/468/1993.

Resi.:- 213, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,
VADODARA: 390024.



TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.450 Block/Revenue Survey No.308/1, old Revenue Survey No.395, 400 of admeasuring 0-61-72 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

I have investigated the title of **A PARTNESHIP FIRM M/S.ARIES REALTY**. The Title of the said land is found clear, marketable and free from encumbrances.

(According to document discussed in **Annexure-A**.)

Place:-**Vadodara**

Dated:-**10/07/2019**.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

213/214, Shakti Park Apartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

[List of Documents]

Annexure – A

Sr. No.	Description of Document
1	Copy Of Village From No-7/12
2	Copy Of Village From No-06
3	Copy of N.A. Order No.NA/SR/1019/2014-15 No-Jamin-D/Kalam-65/Vashi/2474to 2482/16 issued by Collector of Vadodara on dated-22-04-2015
4	Copy of Sale deed for Rs.6,00,00,000/- executed by Vinodbhai Harmanbhai Patel in favor of A Partnership Firm M/s.Aries Realty through its Administrative Partner Hem Mrugendrabhai Rana of said property registered with the Sub Registrar, Vadodara on 6th Jun, 2019 under Serial No.9445.
5	Copy of Search report

Place:-**Vadodara**

Dated:-**10/07/2019.**

Chandrakant G. Patel

(Signature)

(Advocate)

Advocate

C. G. PATEL

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ANNEXURE-"B"

SEARCH NOTES

Facts of title in respect of Non-agriculture land bearing (Account) Khata No.450 Block/Revenue Survey No.308/1, old Revenue Survey No.395, 400 of admeasuring 0-61-72 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- ❖ The said land old Revenue Survey No.395, 400 originally belonged to Pa. Paragbhai Karshanbhai. Thereafter he was died and after his death name of his legal heir i.e. Pa. Harmanbhai Paragbhai has been entered in revenue record by way of succession. The same fact has been recorded on revenue record vide entry no-**225**. The said entry was certified by competent authority.
- ❖ Thereafter the said land old revenue survey no.395 **Sanrakshit Ganotiya (Tenant)** Dahyabhai Desai bhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation



Entry No.252/12. The said entry was certified by competent authority.

- ❖ Thereafter the old revenue survey no.400 said land **Ganotiya (tenant)** Pa. Mahijibhai Lallubhai was removed from said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.340. The said entry was certified by competent authority.
- ❖ Thereafter the old revenue survey no.395 said land **Ganotiya (tenant)** Pa. Bhailalbai Lallubhai removed from said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.341. The said entry was certified by competent authority.
- ❖ Thereafter the old revenue survey no.400 Pa. Dahyabhai Desaibhai was removed from said land revenue record. The same fact has been recorded in record of rights by Mutation Entry



No.**343**. The said entry was certified by competent authority.

❖ Thereafter the said land owner Pa. Harmanbhai Paragbhai had taken loan of RS.2000/-. The same fact has been recorded in record of rights by Mutation Entry No.**421**. The said entry was certified by competent authority.

❖ Thereafter the said land owner Pa. Harmanbhai Paragbhai had taken loan of RS.2500/-. The same fact has been recorded in record of rights by Mutation Entry No.**481**. The said entry was certified by competent authority.

❖ Thereafter the said land owner Pa.Harmanbhai Paragbhai had repaid the loan by District Development Office S.No.515/68. The same fact has been recorded in record of rights by Mutation Entry No.**669 and 670**. The said entry was certified by competent authority.

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- ❖ Thereafter the said land owner Pa.Harmanbhai Paragbhai had taken loan from Indian Oversease Bank, Kalali Branch for RS.3000/-. The same fact has been recorded in record of rights by Mutation Entry No.**856**. The said entry was certified by competent authority.
 - ❖ Thereafter according to Government of Gujarat Revenue Department order no. U.L.C/A.R.A./2077-30 UC-79 to 108/79 date-22/06/79 and order of Additional Collector that the said land was covered under **Kheti Mukti** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**876/30**. The same entry was certified by the concern authority.
 - ❖ Thereafter the said land owner Patel Harmanbhai Paragbhai had taken loan from Indian Oversease Bank, Kalali Branch for RS.3000/- on dated. 04/08/80 has been entered in revenue record. The



same fact has been recorded in record of rights by Mutation Entry No.**888**. The said entry was certified by competent authority.

❖ Thereafter the said land owner Patel Harmanbhai Paragbhai had taken loan from Indian Oversease Bank, Kalali Branch for RS.5000/-. The same fact has been recorded in record of rights by Mutation Entry No.**927**. The said entry was certified by competent authority.

❖ Thereafter the said land owner Patel Harmanbhai Paragbhai was died and after his death names of his legal heirs i.e. (1) Kamlaben wife of Patel Harmanbhai Paragbhai (2) Savitaben Daughter of Patel Harmanbhai Paragbhai (3) Kokilaben Daughter of Patel Harmanbhai Paragbhai (4) Dakshaben Daughter of Patel Harmanbhai Paragbhai (5) Jitendrabhai Son of Patel Harmanbhai Paragbhai (6) Rameshbhai Son of Patel Harmanbhai Paragbhai



(7) Vinodbhai Son of Patel Harmanbhai Paragbhai

(8) Jashvantbhai Son of Patel Harmanbhai Paragbhai

has been entered in revenue record by way of succession. The same fact has been recorded in record of rights by Mutation Entry No.1137. The said entry was certified by competent authority.

❖ Thereafter the said land owner Kamlaben wife of Patel Harmanbhai Paragbhai was died on 12/05/95 after her death her name delete from the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.1269. The said entry was certified by competent authority.

❖ Thereafter the said land owner Patel Jitendrabhai Harmanbhai and others had repaid the loan taken from Indian Oversease Bank, Kalali Branch. The same fact has been recorded in record of rights by Mutation Entry No.1289. The said entry was certified by competent authority.

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- ❖ Thereafter the said land owner Patel Jitendrabhai Harmanbhai and others had taken the loan of Rs.40,000/- from Bill Juth Vividha Ka. Seva Sarakari Mandli. The same fact has been recorded in record of rights by Mutation Entry No.**1315**. The said entry was certified by competent authority.
 - ❖ Thereafter the said land owner Patel Jitendrabhai Harmanbhai and others had taken the loan of Rs.12,000/- from Bill Juth Vividha Ka. Seva Sarakari Mandli. The same fact has been recorded in record of rights by Mutation Entry No.**1416**. The said entry was certified by competent authority.
 - ❖ Thereafter the said land owner Patel Jitendrabhai Harmanbhai and others had repaid the loan from Bill Juth Vividha Ka. Seva Sarakari Mandli. The same fact has been recorded in record of rights by Mutation Entry No.**1625**. The said entry was certified by competent authority.



❖ Thereafter according to the family partition the said land came into the part of (1) Rameshbhai Harmanbhai Patel (2) Vinodbhai Harmanbhai Patel has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1637**. The said entry was certified by competent authority.

❖ Thereafter according to the Mamlatdar Saheb Vadodara urban order no. R.T.S./VASI/3525/08, Dated-19/07/2008 that rectified Sarkari Instead of Juni Sharat has been in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1766**. The said entry was certified by competent authority.

❖ Thereafter the said land owner (1) Rameshbhai Harmanbhai Patel (2) Vinodbhai Harmanbhai Patel had repaid from Bill Juth Vividha Ka. Seva Sarakari Mandli. The same fact has been recorded in record



of rights by Mutation Entry No. **2147**. The said entry was certified by competent authority.

❖ Thereafter the said land old block no.308 admeasuring 1-23-43 was divided and as per the K.J.P. PATRAK block no.308/1 admeasuring 0-61-72 came into the part of Vinodbhai Harmanbhai Patel and block no.308/2 admeasuring 0-61-71 came into the part of Rameshbhai Harmanbhai Patel has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**2425**. The said entry was certified by competent authority.

❖ Thereafter Hon'ble Collector Vadodara has given permission to use said land for residence purpose vide his order no-NA/SR/1019/2014-15 No-Jamin-D/Kalam-65/Vashi/2474to 2482/16, dated.22-04-2015 has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry



No.2482. The said entry was certified by competent authority.

- ❖ Thereafter the said land owner Vinodbhai Harmanbhai Patel has sold the aforesaid land to A Partnership Firm M/s.Aries Realty through its Administrative Partner Hem Mrugendrabhai Rana under a sale deed Reg. No.9445, date-06/06/2019, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the names of A Partnership Firm M/s.Aries Realty through its Administrative Partner Hem Mrugendrabhai Rana.
- ❖ I have issued Public Notice in the daily news paper 'Sandesh', 'Gujarat Samachar' and 'Vadprad toady' on 11th May, 2019 inviting objections from general public at large, and till date I have no received any objection from any one during notice period.

❖ I have caused necessary search for 1989 to 10/07/2019 from the record of the office of Sub-Registrar Vadodara, for the years 1989 till 10/07/2019. According to the search report, most of the index registers of village-Kalali are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no- 9514,8200,1019,9581,8248,1013 and 11838.

Place:-Vadodara

Dated:-10/07/2019.



Chandrakant G. Patel

A handwritten signature in black ink, appearing to read "C. G. Patel".

(Advocate)

Advocate

C. G. PATEL

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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and the Developer A Partnership Firm M/s. Aries Realty (hereinafter referred as owner and Developer), 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. In my opinion the title of the Owner and Developer in respect of the below mentioned property is clear, marketable and free from encumbrances (according to document discussed in Annexure-A).

SCHEDULE OF PROPERTY

All that pieces or parcels Non-agriculture land bearing (Account) Khata No.450 Block/Revenue Survey No.308/1, old Revenue Survey No.395, 400 of admeasuring 0-61-72 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

Place:-Vadodara

Dated:-10/07/2019.



Chandrakant G. Patel

(Advocate)

Advocate

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VADODARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more the Ten 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 24 years in land related meters according to GUJ RERA Rules.

The contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 10/07/2019.

Advocate Sign. :



Place: Vadodara.

Advocate Name: CHANDRAKANT G. PATEL



Advocate
C. G. PATEL
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