

Rasesh J Shah

Advocate
"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.
Mob. : 98250 32272
E-Mail : advrasesh@gmail.com

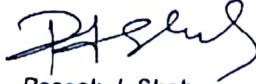
Date: 10.08.2020
Place: Vadodara

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 13.01.2020 for thirty one years & Supplementary Nil-Encumbrance / Upto date Nil-Encumbrance certificate for the period from 13.01.2020 upto 10.08.2020 in respect of project known as "MALBAR VALLEY" Tarsali, Vadodara lying being and situated on the Non Agriculture land admeasuring 3838 Sq. Mts bearing Block/Survey No. 42/2, T P Scheme No. 38, Final Plot No 25/2 of Village Mouje TARSALI Taluka District VADODARA for rights, title & interest over the said land. In my opinion the Title of the owner in respect of the aforesaid property is clear, marketable and free from encumbrance as on 10.08.2020. 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




Partner Partner

Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.

Mob. : 98260 32272

E-Mail : advrasesh@gmail.com

Date: 10.08.2020

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 Tarsali on 10/08/2020 And verified the details of the property standing in the name of M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadresh Maganbhai Desai.

The property details are as under,

All that piece and parcel of the Non Agriculture land admeasuring 3838 Sq., Mts., bearing Block/Survey No 42/2, T P Scheme No. 38, Final Plot No. 25/2 of scheme known as "MALBAR VALLEY" situated at Village Mouje: TARSALI Taluka District VADODARA and bounded as under.

On or toward the North	By 18 00 Mts., Road
On or toward the South	By Survey Nos 53, Final Plot No. 35
On or toward the East	By Adjoining Property
On or toward the West	By 18 00 Mts., Road

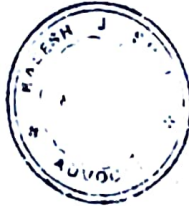
Further, I certify as under

- 1 That there are no prior charges over the said property and M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadresh Maganbhai Desai is 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
Enrollment No. G/1165/1991
(Advocate)



Vinayak Enterprise
Rashmikant P. Patel
Partner

Ravesh J Shah

Advocate

"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.

Mob. : 98250 32272

E-Mail : advrashed @ gmail.com

Vadodara
10.08.2020

To
M/s. VINAYAK ENTERPRISE
Vadodara.

REG: Supplementary Nil-Encumbrance / Upto date Nil-Encumbrance certificate in respect of project known as "MALBAR VALLEY" Tarsali, Vadodara lying being and situated on the Non Agriculture land admeasuring 3838 Sq. Mts, bearing Block/Survey No. 42/2, T P Scheme No. 38, Final Plot No. 25/2 of Village Mouje TARSALI Taluka District VADODARA owned & occupied by M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadrash Maganbhai Desai

Dear Sir

As requested, I have conducted Supplemental the legal investigation of the earlier title report and made a Supplemental search of records in the registration office and other offices for the period from 13.01.2020 upto 10.08.2020 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. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadrash Maganbhai Desai had acquire to the subject property more particularly described in Section :2: hereunder

Sr. No.	Particulars		
1	Name of the owner		
	M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P Patel & Bhadrash Maganbhai Desai		
2	Description of Property		
	All that piece and parcel of the Non Agriculture land admeasuring 3838 Sq. Mts, bearing Block/Survey No 42/2, T P Scheme No 38, Final Plot No 25/2 of scheme known as "MALBAR VALLEY" situated at Village Mouje TARSALI Taluka District VADODARA and bounded as under,		
	On or toward the North	By 18 00 Mts, Road	
	On or toward the South	By Survey Nos. 53, Final Plot No 35	
	On or toward the East	By Adjoining Property	
	On or toward the West	By 18 00 Mts, Road	
3	Details / Description of the documents scrutinized		
Sr. No.	Date of Document	Particulars	Whether Original/ Copy
I		Village Form No 7/12, 6 & 8A	Copy
II		Plaint of Regular Civil Suit No 591 of 2014 along with order under Exh 01 & Exh 80	Copy
III		Form No 6 issued by VUDA	Copy
IV	02 12 2016	Order under Criminal Appeal No 516 of 2008	Copy
V	27 12 2017	Zone Certificate issued by VUDA in respect of Block/Survey No 42	Copy
VI	13 09 2019	Sale Deed executed by Niranjankumar Revandas Patel in favour of M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P Patel & Bhadrash Maganbhai Desai registered under Vol No 4325 dated 13 09 2019	Copy
VII		Index-II of the above Sale Deed	
VIII	13 09 2019	Registration Receipt of the above Sale Deed dated 13 09 2019	Copy
IX	17 07 2020	Building Permission issued by VMC dated 17 07 2020	Copy
X	08 08 2020	Deed of Rectification executed by Niranjankumar Revandas Patel in favour of M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P Patel & Bhadrash Maganbhai Desai registered under Vol No 2701 dated 05 08 2020	Copy

Vinayak Enterprise

Partner

Partner

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Rasesh J Shah

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

Tracing of party's title for the one years Search Period 13 01 2020 upto 10 08 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 supplemental search for 13 01 2020 upto 10 08 2020 in the office of the Registrar-Tarsali Vadodara for one years and my observation are as under -

- 1 That as on the date of commencement of search period that from the revenue records so maintained by Talati cum Mantri of Village Mouje Tarsali Taluka District Vadodara shows that the land bearing Block/Survey No 42/2, I P Scheme No 38, Final Plot No 25/2 of Village Mouje Tarsali Taluka District Vadodara was owned and occupied by Ishwarbhai Gordhanbhai by virtue of the oral partition among the brothers right entry no 1/8 take note of the same
- 2 That the landowner Ishwarbhai Gordhanbhai had conveyed for Rs 5,911/- the land bearing Block/Survey No 42/2 in favour of Revandas Fakirbhai Patel on 19 03 1964 right entry no 1045 take note of the same
- 3 That the land bearing Survey Nos 66 admeasuring 1-15 Acre Guntha, 86 admeasuring 1-29 Acre Guntha, 42/1 admeasuring 0-33 Acre Guntha, 42/2 admeasuring 0-33 Acre Guntha & 699 Paiki admeasuring 1-15 Acre Guntha came into the entitlement of the landowner Ajitkumar Revandas Patel the land bearing Survey Nos 52/1 admeasuring 0-29 Acre Guntha, 54 admeasuring 1-25 Acre Guntha, 629 admeasuring 2-27 Acre Guntha, 42/1 Paiki admeasuring 0-33 Acre Guntha & 42/2 Paiki admeasuring 0-33 Acre Guntha came into the entitlement of the landowner Niranjankumar Revandas Patel AND the land bearing Survey Nos 699 Paiki admeasuring 1-14 Acre Guntha, 83 admeasuring 3-11 Acre Guntha, 42/1 Paiki admeasuring 0-33 Acre Guntha & 42/2 admeasuring 0-34 Acre Guntha came into the entitlement of the landowner Arvindkumar Revandas Patel by virtue of the Will of the landowner Revandas Fakirbhai Patel relative right entry no 3023 take note of the same
- 4 That the Competent authority had granted ULC permission under order no 6418 relative right entry no 3034 take note of the same
- 5 That the Metropolitan Magistrate, Ahmedabad had passed necessary order on 24 08 1998 in Case No 2145/93 filed against the Ajitbhai Revandas & Vimdaben Ajitbhai Patel who had declared abscond and present in 30-days before the Court & Police Station hence the custody of the land bearing Survey No 66, 86, 42/1, 42/2 & 699 of Village Mouje Tarsali Taluka District Vadodara was taken relative right entry no 4580 take note of the same
- 6 That the dispute arose in relation to the right entry no 4580 before Mamlatdar, Vadodara in Takrar/RTS/Case No 1/99 in respect of the land bearing Survey No 66, 86, 42/1, 42/2 & 699 of Village Mouje Tarsali Taluka District Vadodara passed necessary order on 31 05 2000 for the entry of the encumbrance and also the Civil Court (SD), Vadodara in RCS No 807/1998 had passed necessary order for statuesque relative right entry no 4875 take note of the same
- 7 That the Mamlatdar, Office had acted upon the order of the Metropolitan Magistrate, Ahmedabad passed on 24 08 1998 in Case No 2145/93 under section 83 of CRPC for the custody of the land bearing Survey No 66, 86, 42/1, 42/2 & 699 of Village Mouje Tarsali Taluka District Vadodara owned by the Accused No. 1 Ajitbhai Revandas Patel and House No 1 in the Sanket Park Society, Golri Road, Vadodara owned by Accused No. 2 Vimdaben Ajitbhai Patel relative right entry no 5346 take note of the same
- 8 That the share of the landowner Niranjankumar Revandas Patel & Arvindkumar Revandas Patel were not affected in any court matter and the same were not disputed hence they can sale, mortgage, transfer their share relative right entry no 6471 which was not confirmed take note of the same
- 9 That the landowners Ajitbhai Revandas Patel, Niranjankumar Revandas Patel & Arvindkumar Revandas Patel had made family partition accordingly the land bearing Block/Survey No 42/1 admeasuring 0-33-39 Sq. Mts., & the land bearing Block/Survey No 42/2 admeasuring 0-33-39 Sq. Mts., were came into the entitlement of the landowner Ajitbhai Revandas Patel, the land bearing Block/Survey No 42/1 admeasuring 0-66-78 Sq. Mts., came into the entitlement of the landowner Niranjankumar Revandas Patel and the land bearing Block/Survey No 42/2 admeasuring 0-67-77 Sq. Mts., came into the entitlement of the landowner Arvindkumar Revandas Patel relative right entry no. 6472 which was not confirmed take note of the same
- 10 That Hon'ble Supreme Court of India in Civil Appeal No. 2003 of 2008 with Criminal Appeal



Vinayak Enterprises

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Partner

Ravesh J Shah

Advocate

"PUSIIKAR" 2nd Floor, Opp. Tip Top Tailor,
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- No. 502 of 2008 passed necessary Judgment for removal of the charge created on the property on 14.03.2008 relative right entry no. 6579 confirmed on 18.06.2010 take note of the same
- 11 That the order passed on 30.07.2009 for cancellation of the mutation entries no. 6471 & 6472 in respect of land bearing Survey Nos. 42/1 & 42/2 was appeal before the Dy. Collector, Vadodara by the Arvindbhai R. Patel which was partly allowed under order no. RTS/Appeal/55/10 dated 04.09.2010 relative right entry no. 6779 confirmed on 22.11.2010 take note of the same
 - 12 That the order passed by the Mamlatdar, Vadodara in RTS/Takrar/67/09 dated 17.04.2010 was not proper hence the Dy. Collector, Vadodara in RTS/Appeal/ Old Case No. 356/10 no. RTS/Appeal/New No. 146/11 no. RTS/Appeal/Old Case No. 359/10 no. RTS/Appeal/New No. 147/11 had allowed the both the Appeal according to the para-50(1) of the Order passed by the Hon'ble Supreme Court dated 14.03.2008 and order passed by the Metropolitan Magistrate, Ahmedabad dated 12.05.2008 & 07.07.2009 and declared to restart to maintained records of rights according to the new rules necessary right entry no. 7107 confirmed on 29.05.2012 take note of the same
 - 13 That the Metropolitan Magistrate, Ahmedabad had passed necessary order in Criminal Case No. 7541/06 dated 12.05.2008 according to the para-50 of the order of the Hon'ble Supreme Court which issued direction for the Mamlatdar, Vadodara to act upon such order relative right entry no. 7109 confirmed on 30.04.2012 take note of the same
 - 14 That the Mamlatdar, Vadodara had passed order under RTS/Remand Case No. 76/10 dated 07.09.2012 that, (1) earlier right entry no. 6471 was not allowed in respect of the Survey No. 42/1, 42/2 & 699 of Village Mouje Tarsali Taluka District Vadodara which was subsequently allowed to maintained (2) earlier right entry no. 6472 was not allowed in respect of the Survey No. 42/1, 42/2 & 699 of Village Mouje Tarsali Taluka District Vadodara which was subsequently allowed to maintained relative right entry no. 7232 confirmed on 30.01.2013 take note of the same
 - 15 That the Hon'ble Civil Judge, Vadodara had passed order for dismissed for default under Order 9 Rule 8 of CPC in the Regular Civil Suit No. 591 of 2014 relating to the Survey Nos. 42/1, 42/2, 66, 86 & 699 of Village Mouje Tarsali Taluka District Vadodara relative right entry no. 8082 confirmed on 15.09.2016 take note of the same
 - 16 That the Hon'ble Supreme Court had allowed a Criminal Application No. 516 of 2008 in respect of the lands bearing Block/Survey No. 42/1 & other relative right entry no. 8559 confirmed on 01.03.2019 take note of the same
 - 17 That Ajilbhai Revandas Patel & Arvindkumar Revandas Patel had willingly waived their rights by a Waiver Deed registered under Vol. No. 655 dated 04.05.2019 relative right entry no. 8625 confirmed on 24.06.2019 take note of the same
 - 18 That the Collector, Vadodara had granted NA permission in respect of the land bearing Revenue Survey No. 42/2, T P Scheme No. 38, Final Plot No. 25/2 admeasuring 10825 Sq. Mts., Paiki 3838 Sq. Mts., under order no. CB/NAVADODARA/TARSALI/42/2/1005801/2019 dated 27.07.2019 relative right entry no. 8704 confirmed on 30.09.2019 take note of the same
 - 19 Agreement to Sale
 - 20 That the land bearing Revenue Survey No. 42/2, T P Scheme No. 38, Final Plot No. 25/2 admeasuring 3838 Sq. Mts. remained unencumbered upto 13.09.2019 when the landowner Niranjankumar Revandas Patel had sold & conveyed the same in favour of M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadresh Maganbhai Desai by a Sale Deed registered under Vol. No. 4325 dated 13.09.2019 relative right entry no. 8755 confirmed on 18.12.2019 take note of the same. Thus M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadresh Maganbhai Desai became well sufficient entitled to the same
 - 21 That thereafter the landowner M/s. VINAYAK ENTERPRISE had applied necessary Building Permission issued by VMC dated 17.07.2020
 - 22 That subsequently in such Sale Deed registered under Vol. No. 4325 dated 13.09.2019 had an apparent error of typing error which required a deed of Correction which was executed by the landowners Niranjankumar Revandas Patel had sold & conveyed the same in favour of M/s. VINAYAK ENTERPRISE represented through its partners Rashmikant P. Patel & Bhadresh Maganbhai Desai registered under Vol. No. 2701 dated 05.08.2020
 - 23 That Supplementary Search is taken with the office of Sub-Registrar, Tarsali, Vadodara on 10.08.2020 for the period from 13.01.2020 and according to search report, Index-II, Register of Village Mouje Tarsali for the year 2020 Sub Registrar records shows that there



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Vinayak Enterprise

Partner

Partner

Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
Dandia Bazar, Vadodara-1.

Mob. : 98250 32272

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are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property. Therefore I have a reason to believe that the title of existing owner **M/s. VINAYAK ENTERPRISE** represented through its partners **Rashmikant P. Patel & Bhadrash Maganbhai Desai** 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 or to have been created in respect of the subject property.

5 Encumbrances Normally 31 Years

That Search for Encumbrances for the period from 13 01 2020 upto 10 08 2020 the original receipt is produced under no. 2020015008854-5028 for 13 01 2020 upto 10 08 2020 which is enclosed.

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. VINAYAK ENTERPRISE** represented through its partners **Rashmikant P. Patel & Bhadrash Maganbhai Desai** had acquired to the said the Non Agriculture land admeasuring 3838 Sq. Mts. bearing Block/Survey No. 42/2, T P Scheme No. 38, Final Plot No. 25/2 of scheme known as "**MALBAR VALLEY**" situated at Village Mouje **TARSALI** Taluka District **VADODARA** (which property is fully and more particularly described in Section : 2 : herein above) and certify that the title of **M/s. VINAYAK ENTERPRISE** represented through its partners **Rashmikant P. Patel & Bhadrash Maganbhai Desai** 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-Tarsali, Vadodara for the period from 13 01 2020 upto 10 08 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)



Vinayak Enterprise

Partner

મિલ્કત ગું વર્ણન : બ્લોક/સેવે નં. 42/2, જેનું કુલ ક્ષેત્રફળ 1-08-25 ચો.મી., ટી.પી.સ્કીમ નં.38 માં ફાયનલ પ્લોટ નં. 25/2, જેનું કુલ ક્ષેત્રફળ 3838.00 ચો.મી.,બીનખેતીનો ખુલ્લો પ્લોટ

પસંદ નંબર ૨૦૨૦૦૧૫૦૮૮૫૪ અરજ નંબર ૫૯૨૮ અરજ વર્ષ ૨૦૨૦
તારીખ ૩૦ માઁ ૨૫/૦૮/૨૦ મને ૩૦/૦૮/૨૦

3. पेशा

120.00

કુલ બેઠકરૂ.:	૧૨૦.૦૦
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આવશે

કચેરીમાં આપવામાં

R S LAL
सब रजिस्ट्रार
Darieswar

સબ રજીસ્ટ્રાર, Danteswar

Vinayak Enterprise
Partner

2020

2020

Search in : રસીક જે શાહ અરજી નંબર : 5928 ગામ નું નામ : Tarsali

મિલકતનું વર્ણન : બ્લોક/સર્વે નં. 42/2, જેનું કુલ ક્ષેત્રફળ 1-08-25 ચો.મી., ટી.પી.સી.મ નં.38 માં ફાયનલ પ્લોટ નં. 25/2, જેનું કુલ ક્ષેત્રફળ 3838.00 ચો.મી., બી.નં.બે.તી.નો ખુલ્લો પ્લોટ

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar માં 0 વર્ષના છઠ્ઠેસ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે.

આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદિત આ શોધમા તા. સમુપીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા

નુજાવાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અલેખ (ભાડા પટાના ટિકિયામાં 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 ટિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા ટિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
સુપાડો	બ્લોક/સર્વે નં. 42/2, જેનું કુલ ક્ષેત્રફળ 1-08-25 ચો.મી., ટી.પી.સી.મ નં.38 માં ફાયનલ પ્લોટ નં. 25/2, જેનું કુલ ક્ષેત્રફળ 3838.00 ચો.મી., બી.નં.બે.તી.નો ખુલ્લો પ્લોટ			નિરંજનકુમાર રેવનદાસ પટેલ	મે.વિનાયક એન્ટરપ્રાઇઝ એ નામની ભાગીદારી પેટી તરફ વહીવટકર્તા ભાગીદાર 1.રશ્મીકાંત પી પટેલ 2.ભદેશ મગનભાઈ દેસાઇ	05-08-2020	2701	
શેરો						05-08-2020		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-2
Danteswar

Vmayak Enterprise
Partner

પ્રિન્ટ તારીખ : 10/08/2020

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