



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

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Advocate (Gujarat High Court) & Property Consultant,

NOTARY (Govt. of India)

Office : 1st Floor, 103/A, Akshar Plaza, B/s. Govardhan Nathji Haveli,
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TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Revenue Survey No.184/3 Paiki 1, admeasuring 4754 Sq.Mtr., T.P. Scheme No.2 (Sama), Final Plot No.63/2/2, admeasuring 1150 Sq.Mtr.(as par Corporation admeasuring 1095.00 Sq.Mtr.) of Village Mouje Chhani, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Jay Ambe Infratech through its Managing Partner Rajendrakumar Naranbhai Patel, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

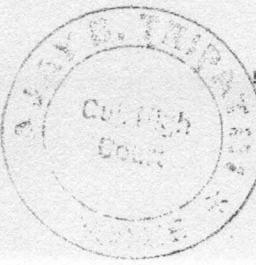
The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of abstract village Form No.7-12, 8-A, 6 (Record of Rights).
2. Photocopy of N.A. Order passed by Collector, Vadodara Vide No.CB/NA/VADODARA/CHANI/184/3P1/996038/2019, dated : 31.05.2019.

ENROLMENT NO.G/1762/2004

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3. Photocopy of Lay-out plan of above said land.
4. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.
5. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
6. Photocopy of Plan.
7. Photocopy of Construction Permission vide No.Ward-7/41/2020-2021, Dated : 01.09.2020.
8. Photocopy of Register Sale Deed vide registration serial No.943, Dated : 04.06.2018 executed by (1) Chimanbhai Garbadbhai Patel (2) Dahyabhai Garbadbhai Patel (3) Arvindbhai in favour of (1) Bhikhabhai Virjibhai Ranpura (2) Gunvantbhai Kanjibhai Ranpara.
9. Photocopy of Register Sale Deed vide registration serial No.5830, Dated : 15.11.2019 executed by (1) Bhikhabhai Virjibhai Ranpura (2) Gunvantbhai Kanjibhai Ranpara in favour of Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel.
10. Photocopy of Index-II of the above Sale Deed No.5830/2019.



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HISTORY OF THE SAID PROPERTY

Tracing of Title

1. I have gone through the photocopies of the certified abstracts of Village Form No.7 issued by Sub-Registrar, Vadodara for different parts of block No.184 of Chhani showing the following details.

Survey No.	Account No.	Measurement (Sq. Mtrs.)	Name of Owner
184/2	1409	0-02-72	Sarovar Narmada Nigam Ltd.
184/3 Paiki 1 (F.P. No.63/2/2)	4484	0-47-54 (F.P. No.1150 Sq. Mtrs.)	Bhikhabhai V. Ranpura
184/3 Paiki 2	1409	0-18-40	Sarovar Narmada Nigam Ltd.
184/4 Paiki 1	193	0-22-05	Shah Hasmukhbhai Mohanlal
184/4 Paiki 2	1409	0-96-32	Sardar Sarovar Narmada Nigam Ltd.
184/5 Paiki 2	1409	0-35-04	Sardar Sarovar Narmada Nigam Ltd.

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184/6 Paiki 1	4414	0-05-75	Patel Minesh Bhagubhai, etc.
184/6 Paiki 2	1409	0-66-08	Sardar Sarovar Narmada Nigam Ltd.
184/7	450	0-71-83	Chimanbhai Gadbadbhai, etc.

1. I have gone through the photocopies of the certified abstracts of Village Form No. 7 & 12, Form No. 6 and Form No.8-A of the said land bearing Survey No.184 Palki 3 Paiki 1. I have found the following entries relevant for the present purpose.
2. Entry No.540 dated nil : it shows that Gordhanbhai Girdharbhai had died and name of Lalabhai Gordhanbhai was entered in revenue records by way of succession and partition.
3. Entry No.1477 dated 3-6-1961 : It shows that the revenue assessment of the said land was reduced from Rs.12.12 ps. to Rs.11.54 ps. on the basis of new Fesal Patrak.
4. Entry No.1924 dated 1-9-1963 : It shows that on the basis of oral partition between brothers, the said land was entered in name of Garbadbhai Lalabhai.
5. Entry No. 2160 dated 31-3-1970 : It shows that on the basis of oral partition between brothers, the said land bearing Survey No.184/3 admeasuring Acre 2-37 Guntha had come into the share of Garbadbhai Lalabhai Gordhanbhai and hence his name was entered in revenue records.



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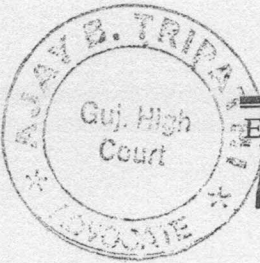
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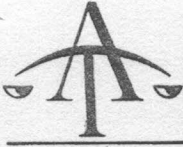
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6. Entry No.3756 dated 21-7-1986 : It shows that land owner had taken a loan of Rs. 80,000/- from Bank of Baroda, Chhani Branch on the said land and hence encumbrance of bank was registered in revenue records.
7. Entry No.3801 dated 9-12-1986 : It shows that the competent authority and Deputy Collector, ULC, Vadodara Unit-3 had granted exemption for agricultural purpose to the said land vide his order bearing No. ULC 1076/989/Chhani/12/85 dated 17-12-1985.
8. Entry No.3915 dated 24-11-1988 : It shows that 0-66-08 Hectare-Are-Sq.Mtrs. was acquired from the said Survey No. 184/3 for Narmada Canal purpose by the Special Land Acquisition Officer, Narmada Project, Unit 2, Vadodara vide his order bearing Compensation Case No.1/80 dated 18-9-1986.
9. Entry No.4278 dated 12-2-1991: It shows that land owners had repaid the loan of Bank of Baroda, Chhani Branch and hence on the basis of certificate of Bank, the encumbrance of Bank was removed from revenue records.
10. Entry No. 4411 dated 16-5-1992: It shows that as per the letter issued by Deputy Executive Engineer, Narmada Canal Distribution Department, Chhani Jakat Naka, Vadodara dated 12-5-2002, the area of land acquired for Narmada Canal purpose from various parts of the said Survey No. 184 is as under:
Survey No. 184/2 - 0-02-72 Hectare-Are-Sq.Mtrs.
Survey No. 184/3 - 0-18-40 Hectare-Are-Sq.Mtrs.
Survey No. 184/5 - 0-35-04 Hectare-Are-Sq.Mtrs.
Survey No. 184/6 - 0-66-08 Hectare-Are-Sq.Mtrs.



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11.Entry No.4531 dated 9-12-1993: It shows that land survey was conducted and land owner Garbadbhai Lalabhai had produced Hissa Form No. 4. As per the Hissa form No. 4, the measurement of the land bearing Survey No. 184/3 paiki is 0-99-97 Hectare-Are-Sq.Mtrs. after deduction of land acquired for Narmada Canal. It also shows that the area of additional land found during land survey is 0-20-19 Hectare-Are-Sq.Mtrs. and thereby total area of land is 1-20-16 Hectare-Are-Sq.Mtrs.

12.Entry No.4589 dated 29-9-1994: It shows that the following land were acquired by Government for Narmada Canal from different parts of Survey No. 184 and were entered in the name of Sardar Sarovar Narmada Nigan Ltd.

Survey No. 184/2 0-65-04 Hectare-Are-Sq. Mtrs.

Survey No. 184/3 0-66-08 Hectare-Are-Sq. Mtrs.

Survey No. 184/5 0-18-40 Hectare-Are-Sq. Mtrs.

Survey No. 184/6 0-02-72 Hectare-Are-Sq. Mtrs.

13.Entry No. 4997 dated 23-7-1998: It shows that Garbadbhai Lalabhai Patel had died on 6-5-1994 and the name of his legal heirs (1) Surajben Garbadbhai, (2) Chimanbhai Garbadbhai, (3) Chhaganbhai Garbadbhai, (4) Dahyabhai Garbadbhai, (5) Jashbhai Garbadbhai, (6) Arvindbhai Garbadbhai, (7) Ravjibhai Garbadbhai and (8) Urmilaben Garbadbhai were entered in revenue records by way of succession.

14.Entry No.5254 dated 15-2-2000: It shows that the District Development Officer, Vadodara had issued permission for non-agricultural use for the land bearing Survey No. 184/3, T.P. Scheme No. 2, Final Plot No. 63



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admeasuring 7262 Sq.Mtrs. vide his order bearing No. LND/SR/41/99-2000, Land Revenue Department/WS/234/2000 dated 11-2-2000.

15. Entry No. 7578 dated 10-5-2010: It shows that (1) Chhaganbhai Garbadbhai, (2) Jashbhai Garbadbhai, (3) Ravjibhai Garbadbhai and (4) Urmilaben Garbadbhai had released their rights by executing release deed without consideration. It also shows that Surajben Garbadbhai had died on 17-7-2009. Hence, names of persons were deleted from revenue records on the basis of release deed, death certificate, and affidavit.
16. Entry No. 9719 dated 4-6-2018: It shows that the land owners (1) Patel Chimanbhai Garbadbhai, (2) Patel Dahyabhai Garbadbhai and (3) Patel Arvindbhai Garbadbhai had sold the said land bearing Survey No. 184/3 paiki 1 admeasuring 0-47-54 Hectare-Are-Sq.Mtrs. as per village Form No. 7/12 and admeasuring 1150 Sq.Mtrs. as per Final Plot No. 63/2/2 of T.P. Scheme No. 2 (Sama-2) to Bhikhabhai Virjibhai Ranpura and Gunvantbhai Kanjibhai Ranpara by registered Sale Deed No. 943 dated 4-6-2018 and the names of purchasers were entered in revenue records on the basis of the sale deed.
17. Entry No. 9892 dated 6-7-2019 : It shows that the Collector of Vadodara has granted permission for non-agricultural use for multi purpose of the said 1150 Sq.Mtrs. of land bearing Survey No. 184/3 paiki 1, T.P. Scheme No. 2, Final Plot No. 63/2/2 vide his order bearing No. CB/NA/Vadodara/Chhani/184/321/996038/2019 dated 31-5-2019.
18. Release Deed: I have gone through photocopy of release deed executed by (1) Chhaganbhai Gadbadbhai, (2) Jasbhai Gadbadbhai, (3) Ravjibhai

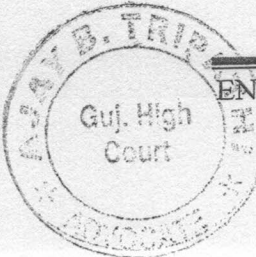


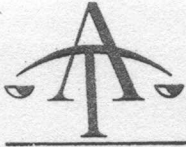
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Gadbadbhai, and (4) Urmilaben Gadbadbhai on 27-04-2010 for releasing their rights from the said land in favour of other joint holders. This document has been notarized before notary Shri Nagin S. Gohil vide his Reg. Sr. No. 5429 dated 27-04-2010.

- 19.N.A. Order dated 12-2-2000: I have gone through photostat copy of N.A. order issued by District Development Officer, Vadodara bearing No. LND-SR-41/99-2000, Land Revenue Department-234/2000 dated 12-2-2000. It shows that this N.A. permission has been granted for the land bearing Survey No. 184/3, T.P. Scheme No. 2, Final Plot No. 63 paiki 7262 Sq.Mtrs. for residential purpose.
- 20.N.A. Order dated 31-5-2019 : I have gone through photostat copy of N.A. order issued by Collector of Vadodara bearing No. CB / NA / Vadodara / Chhani / 184 / 3P1 / 996038 / 2019 dated 31-5-2019. It shows that The Collector has granted permission for non-agricultural use for multi purpose of the said land bearing Survey No. 184/3 paiki 1, T.P. Scheme No. 2, Final Plot No. 63/2/2 admeasuring 1150 Sq.Mtrs.
21. Death Certificate of Garbadbhai : I have gone through photostat copy of death certificate of Garbadbhai Lalabhai Patel issued by Vadodara Municipal Corporation on 22-9-2015. It shows that he had died on 6-5-1994 and his death was registered vide Sr. No. 1994/99/91-0819 on 12-5-1994.
22. Death Certificate of Surajben : I have gone through photostat copy of death certificate of Surajben Garbadbhai Patel issued by Vadodara Municipal Corporation on 4-9-2015. It shows that she had died on 17-7-2009 and her death was registered vide Sr. No. 2009/07/341 on 21-7-2009.





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23. Pedhinama of Lalabhai Gordhanbhai Patel : I have gone through photostat copy of Pedhinama of Lalabhai Gordhanbhai Patel prepared by Talati Chhani, Vadodara on 06-05-1992. It shows that Lalabhai Gordhanbhai had died on 04-04-1991 leaving three legal heirs wife-Ambaben, Son-Garbadbhai and Daughter-Lilabben. It also shows that the legal heirs of Garbadbhai Lalabhai were (1) Wife-Surajben, (2) Son-Chaganbhai (3) Son - Chimanbhai, (4) Son-Dhabhai, (5) Son-Jasbhai, (6) Son-Arvindbhai and (7) Daughter- Urmilaben. It also shows that this pedthinama on the basis of information provided by Chimanbhai Garbadbhai Patel as the applicant and Ranchodbhai Mangalbhai Patel, Ambalal Dhulabhai Patel and Haribhai Chhotabhai Patel as the Panchas.
24. Land Survey Map: I have gone through photostat copy of land survey map issued by District Survey office, Vadodara on 3-12-1993 and also on 9-1-2019. It shows that survey of land was conducted on 8-11-1993.
25. Hissa Form No. 4: I have gone through photostat copy of Hissa Form No. 4 issued by District Survey office, Vadodara on 3-12-1993. It shows that land bearing Survey No. 184 was totally admeasuring 7-60-81 Hectar-Are-Sq. Mtrs. It also shows that land bearing Survey No. 184 Paiki 3 was admeasuring 1-20-16 Hectare-Are-Sq. Mtrs, and was standing in the name of Garbadbhai Lalabhai.
26. Letter of Town Development Officer dated 6-9-2019 : I have gone through photostat copy of letter issued by Town Development Officer, Vadodara to Deputy Town Development Officer, Building Permission Department Vadodara bearing letter No. TPS/Vadodara/No.2 (Sama)/Case No. 63/7384, dated 6-9-2019. It shows that as per draft T.P. Scheme the said land bearing



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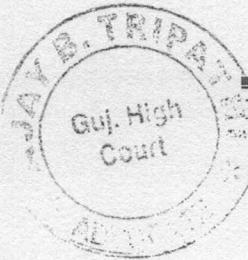
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Survey No. 184/3 has been allotted original Plot No. 63/2 admeasuring 12016 Sq.Mtrs. and two different Final Plots No. 63/2/1 admeasuring 7316 Sq.Mtrs, and Final Plot No. 63/2/2 admeasuring 1095 Sq.Mtrs, and thereby total area of both the final plots comes to 8411 Sq.Mtrs.

27. Sale Deed : I have gone through photostat copy of sale deed executed by land owners (1) Chimanbhai Garbadbhai Patel, (2) Dahyabhai Garbadbhai Patel and (3) Arvindbhai Garbadbhai Patel in favour of (1) Bhikhabhai Virjibhai Ranpura and (2) Gunvantbhai Kanjibhai Ranpara for sale of the said land bearing R.S. No.184/3 paiki 1, T.P. Scheme No. 2 (Sama), Final Plot No. 63/2/2 admeasuring 1150 Sq.Mtrs. as per final plot This sale deed was executed on 4-6-2018 and it was registered vid document No. 943 on 4-6-2018 with the office of Sub-Registrar, Vadodara- (Rural).
28. Registration Receipt : I have gone through photostat copy of receipt for payment of registration fee of Rs. 1,82,2001- for sale deed No. 943/2018 dated 4-6-2018 issued by Sub-Registrar, Vadodara-8(Rural).
29. Index No. 2 : I have gone through photostat copy of Index No. 2 of the above sale deed issued by Sub-Registrar, Vadodara-8 (Rural) on 11-10-2019. It shows that above sale deed has been duly registered vide Sr. No. 943 dated 4-6-2018.
30. Zone Certificate: I have gone through photostat copy of zone certificate bearing No. UDA/Zone Certi./68850/2018 dated 06-04-2018 issued by Vadodara Urban Development Authority. It shows that as per the approved second revised development plan (effective from 18-1-2012), the said land



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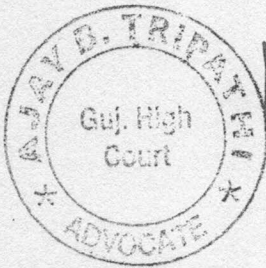
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is situated in residence Zone R-1 and it has been covered in T.P. Scheme No. 2 (Sama).

31. Site Plan: I have gone through photostat copy of site plan of Survey No. 184 of Chhani bearing No. UDA/Plan/192360/2018 dated 06-04-2018 issued by Vadodara Urban Development Authority. It shows that the land bearing Survey No. 184 is situated in Residence Zone R-1.
32. Photocopy of Register Sale Deed vide registration serial No.5830, Dated : 15.11.2019 executed by (1) Bhikhabhai Virjibhai Ranpura (2) Gunvantbhai Kanjibhai Ranpara in favour of Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel.

Hence it is crystal clear that Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel are the owners and in possession of the captioned land.

It transpire from the record that thereafter Jay Ambe Infratech have planned a scheme in the said land which is know as "Fourtune Heights" as per the approved map and construction permission given by the Vadodara Mahanagar Palika.



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SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) of available revenue and registration record from the Office of the Sub-Registrar, Vadodara for last 30 years vide receipt No.2020017017091 & 2020317007246, dated : 04.09.2020.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.



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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Non Agricultural Land bearing Revenue Survey No.184/3 Paiki 1, admeasuring 4754 Sq.Mtr., T.P. Scheme No.2 (Sama), Final Plot No.63/2/2, admeasuring 1150 Sq.Mtr.(as par Corporation admeasuring 1095.00 Sq.Mtr.) of Village Mouje Chhani, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat. The said land is bounded by as under:

On towards East : Survey No. 222 Paiki, F. P.74/1,
(Pancham Height Building)

On towards West : Adjoining Final Plot's Land

On towards North : 30.00 Mtrs. wide T.P. Road

On towards South : Survey No.212/1 etc. (F.P. No. 75/1)

Vadodara
Date : 11.09.2020



Ajay B. Tripathi
AJAY B. TRIPATHI
Advocate



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ENROLMENT NO.G/1762/2004

Dated : 11.09.2020

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted bearing Non Agricultural Land bearing Revenue Survey No.184/3 Paiki 1, admeasuring 4754 Sq.Mtr., T.P. Scheme No.2 (Sama), Final Plot No.63/2/2, admeasuring 1150 Sq.Mtr.(as par Corporation admeasuring 1095.00 Sq.Mtr.) of Village Mouje Chhani, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat for the last 30 years vide Receipt No.2020017017091 & 2020317007246, dated : 04.09.2020. I have not found any adverse entry in the search report.

Vadodara
Date : 11.09.2020



Ajay Tripathi
AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara attached.

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 184/3 પૈકી 1, ખાતા નં-4484, ટી.પી.2, ફા પ્લોટ નં. 63/2/2,

Search in : છાણી /CHHANI

પહોંચ નંબર 20200190190061

અરજી નંબર

10406

અરજી વર્ષ

2020

તારીખ

૪

માટે

સપ્ટેમ્બર

સને

2020

રજી કરનારનું નામ અજય ત્રિપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સાઈડ / ફોલીયો

સેરોની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા યાદીઓ (કલમ 54 થી 59)

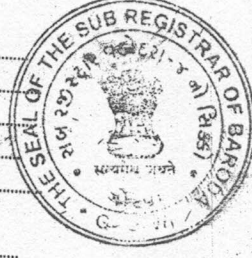
શોધ અગર તપાસણી Year: 1994 2011

દંડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીયો

ઈન્ડેક્સ-૨ ફી



160.00

અંકે રૂપિયા એક સો નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

NARENDRASINH KAHALSANGBHAI
JALIYA
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

અંકે રૂ. : 190.00

20200831786878625

સબ રજીસ્ટ્રાર, BRA - 4 - GRV

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં-184/3 પૈકી 1 ખાતા નં-4484 ટી.પી-2 ફા.પ્લોટ નં-2 ફા.પ્લોટ નં-63/2/2

Search in : CHANI /CHANI

પહોંચ નંબર ૨૦૨૦૩૧૭૦૦૭૨૪૬

અરજી નંબર

૩૫૨૮

અરજી વર્ષ

૨૦૨૦

તારીખ

૪

માહે

સપ્ટેમ્બર

સને

૨૦૨૦

રજુ કરનારનું નામ અજય ત્રિપાઠી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

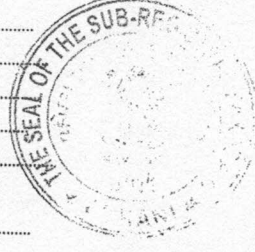
શોધ અગર તપાસણી.....Year: 2012 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૦૦.૦૦

કુલ ચેકેદરે રૂ.

૨૦૦.૦૦

અંકે રૂપીયા બે સો શૂન્ય 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. : 200.00

20200904530376550

સબ રજીસ્ટ્રાર, વડોદરા - 7 છાણી

2020

Search in : અજય ત્રિપાઠી અરજી નંબર : 3528 ગામ નું નામ : CHANI

મિલકતનું વર્ણન : રે.સ.નં-184/3 પેક્ટી 1 ખાતા નં-4484 ટી.પી-2 ફા.પ્લોટ નં-2 ફા.પ્લોટ નં-63/2/2

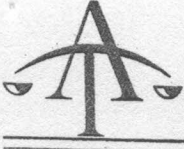
દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-7(Chani) મા -8 વર્ષના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરખત/વિચારણ			ખાતા નં- 4484 રે.સર્વે.નં- 184/3 પેક્ટી 1 બ્લેન્ડુ ક્ષેત્રફળ 0-47-54 હે.અરે.ચો.મી મુસદ્દાકૃત ટીપી સ્કીમ નં-2(સમા) ફો.બોલ્ટ.નં- 63/2/2 તે મુજબનું ક્ષેત્રફળ 1150 ચો.મી	લીખાલાઇ વીરજીલાઇ રાણપુરા ગુણવંતલાઇ કાળજીલાઇ રાણપરા	જય અંબે ઇન્ફ્રાટેક એ નામની ભાગીદારી પેઢી વતી અને તર્ફે વહીવટકર્તા ભાગીદારો 1 રાજેન્દ્રકુમાર નારણલાઇ પટેલ 2 શિલ્પા જગદીશ પટેલ	15-11-2019	5830	
રૂ.210000000.00						15-11-2019		



સબ-રજીસ્ટ્રાર

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



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
B.Com., LL.B.
Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office : 1st Floor, 103/A, Akshar Plaza, B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.
Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

ENROLMENT NO.G/1762/2004

TO WHOM SO EVER IT MAY CONCERN

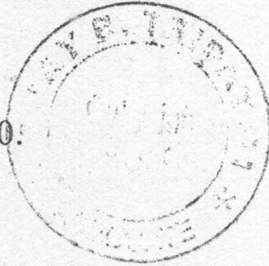
I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of "no encumbrance certificate" on the Non Agricultural Land bearing Revenue Survey No.184/3 Paiki 1, admeasuring 4754 Sq.Mtr., T.P. Scheme No.2 (Sama), Final Plot No.63/2/2, admeasuring 1150 Sq.Mtr.(as par Corporation admeasuring 1095.00 Sq.Mtr.) of Village Mouje Chhani, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

my experience of 14 years in land related matters accordance to GUJ RERA RULES.

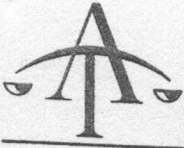
The contents of above are true and correct. And nothing material has been concealed by me there form.

Date : 11.09.2020:

Place: Vadodara



Advocate Sign: *Ajay Tripathi*
Advocate Name: Ajay B. Tripathi



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
B.Com., LL.B.
Advocate (Gujarat High Court) & Property Consultant
NOTARY (Govt. of India)

Office : 1st Floor, 103/A, Akshar Plaza, B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.
Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

ENROLMENT NO.G/1762/2004

NON-ENCUMBRANCE CERTIFICATE

This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned and developed by Shree Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel (hereinafter referred as owner). by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Non Agricultural Land bearing Revenue Survey No.184/3 Paiki 1, admeasuring 4754 Sq.Mtr., T.P. Scheme No.2 (Sama), Final Plot No.63/2/2, admeasuring 1150 Sq.Mtr.(as par Corporation admeasuring 1095.00 Sq.Mtr.) of Village Mouje Chhani, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat. Upon that land Shree Jay Ambe Infratech through its Managing Partner (1) Rajendrakumar Naranbhai Patel (2) Shilpa Jagdish Patel had constructed various Commercial and Residential Purpose under name and style as "Fourtune Heights".

Date : 11.09.2020.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi