

RECEIPT

Login ID PDEN	8022021133818	BARCODE Error: Subreport could not be shown.		Printed On	27/12/2021 12:47:07
Department		Payer Details			
Superintendent of Stamps And Inspector General Of Registration					
Details		TAX ID (If Any)			
Office Name		Full Name			
S.R.O - Akota		Alka Jadhav			
Location		Address			
VADODARA		Vadodara			
Year		2021-2022 One time			
Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Bank-Branch
20211227479521789	Registration Fee (0030-03-104-00)		135.00	57000013551003027122112693	SBIEPAY
	Stamp Duty (0030-02-102-01)		5.00		
Total Amount :-			135.00		
Total Amount In Words :-			Rupees One Hundred Thirty Five Only		
Remarks (If Any)					

TSMAIL ENTERPRISE

10 Feb. 1. Petal
Proprietor

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

અલકા વા. જાધવ

એડવોકેટ
ગુજરાત હાઈકોર્ટ



ALKA Y. JADHAV

ADVOCATE
GUJARAT HIGH COURT
SANAD NO: G/299/1996

ઓર્ડીસ નંબર :- હરપળેનો વાડો, ઘીકાંટા રોડ, ભદ્રકાળી માતાની પોળ, નાગરવાડા શાક માર્કેટ પાસે, રાવપુરા,
વડોદરા. (M) 9974193402

Date: 28-12-2021

To,
MR. IRFANBHAI ISMILBHAI PATEL,
A Prop. of ISMAIL ENTERPRISE
Residing at Meena Bunglows,
Near Darul Ulem Madresa,
Tandalja, VADODARA.

Sub:- Title Clearance Certificate in respect of the Property situated
at Tower G of MEENA BUNGLOWS situated on the land
bearing Revenue Survey No: 483 to 487, 488/1 & 488/2, T.P.
Scheme No-23, Final Plot No: 64,65,66 City Survey No: 468,
469, 471 to 475 Admeasuring 308.90 Sq.mt of Land of Village
Tandalja Dist. Sub Dist. Vadodara.

You have provide me the following documents for issuing a Title Clearance Certificate in respect of the above noted property.

- (1) Copy of Village form No-7, 12, & 6-A.
- (2) Copy of the Property Card Shoeing the entry from- 2008.
- (3) Copy of the N.A. order No: NA/SR/10/2007-2008 Date : 05-01-2008,
- (4) Copy of the Register Sale Deed No: 17139 dated 31-12-2015 executed by MR. ISMILBHAI DADABHAI PATEL in favour of MR. MOHSINBHAI ISMILBHAI PATEL & MR. IRFAN ISMILBHAI PATEL for the Plot No: A/116, A/115, A/114, A/109, A/2/127, A/2/128 and A/108 of Tower-C and Tower-G of MEENA BUNGLOWS.
- (5) Copy of the Building Permission No: Ward-II/104/2020-2021.
- (6) Copy of the approved Building Plan.
- (7) Copy of the Registered Partition deed No: 17936 dated 06-10-2021 executed between MOHASIN I. PATEL and MR. IRFAN I. PATEL

I have Scrutinised all these documents and also made the search for the above noted property in the office of the sub registrar Vadodara Vide receipt No: 2021016005072 dated: 10-02-2021 for last 30 years and Vide receipt No: 802202113318 dated: 27-12-2021 for last One year.



ISMAIL ENTERPRISE

CONTD.

IRFAN I. PATEL

Proprietor

- (8) On-going through all the documents and facts I found that originally the land bearing R. Survey No: 483 to 487 and 488/1 and 488/2 of Village Tandalja belongs to MR. DADABHAI VALIBHAI PATEL. The Necessary entry in this respect is appeared in the Village form No-6, at Entry No-834, dated 18-11-1965, which is certified on 7-12-1965.

Mr. Dadabhai Valibhai Patel was expired on 30-12-1988 After his death his legal heirs MR. ALIBHAI DADABHAI PATEL & MR ASMALBHAI DADABHAI PATEL became the Joint owners of the said land . The Necessary entry in this respect is appeared in the Village form No-6 at entry No-985 dated 31-12-1968.

- (9) Alibhai Dadabhai and Asmalbhai Dadabhai made oral Partition between them for the said property. The necessary entry in this respect is append in the Village form No-6 at entry No 1085, dated 16-06-1971.

- (10) As per the oral partition between the owners o the said land Mr. Asmalbhai Dadabhai became the Soul owners of the land bearing Revenue Survey No 483 to 487, 488/1, 488/2 of Village Tandalja The necessary entry in this respect is append in the Village form No-6 at entry No-1085 dated 16-06-1971.

- (11) Mr. Asmalbhai Dadabhai and Mr Ismilbhai Dadabhai was one and the same person/ Actually Mr. Asmalbhai Dadabhai True name was Mr. Ismailbhai Dadabhai for that Mr. Asmalbhai Dadabhai produce the school leaving Certificate, Passport and election card and filed a Affidavit for the same before the Revenue Officer.

The Revenue Office changed the Name as Ismilbhai Dadabhai instead of Asmalbhai Dadabhai. The Necessary entry in this respect is append in the Village form No-6, at Entry No 3387 dated 16-11-2005, which is certified on 10-12-2005.

CONTD.

ISMAIL ENTERPRISE

12/11/2005
Ismailbhai Patel
Proprietor

- (12) As per Property card Mr. Ismilbhai Dadabhai Patel Name was entered in the City Survey No 468, 469, 471 to 475 of Village Tandajia The Necessary entry in this respect is appears in the property card at entry No 3489 dated 9-4-2008, which is certified on 31-05-2008.
- (13) The land was Agriculture the collector of Baroda vide his order No: NA/SR/10/2007-2008 Date 5-1-2008 declared the land as non-Agriculture.
- (14) MR. ISMILBHAI DADABHAI PATEL executed a registered Sale Deed No: 17139 date 31-12-2015 in favour of MR. MOHASIN ISMILBHAI PATEL and IRFAN ISMILBHAI PATEL for the Plot No : A/116, A/115, A/114, A/109, A/2/127, A/2/128, A/108 of Tower-C and G of MEENA BUNGLOWS Admeasuring 797.95 Sq. Mt & 308.90 Sq.mt. of Land.
- (15) The Necessary entry in this respect is appear in the property card.
- (16) The Vadodara Mahanagar Palika Issued a Building permission No Ward-11/L-8/20-21 date 23-08-2021 to Mr. MOHASIN ISMILBHAI PATEL & MR. IRFAN ISMILBHAI PATEL. The Vadodara Mahanagar Palika also approved the Building plan.
- (17) MR. MOHASIN ISMILBHAI PATEL & MR. IRFANBHAI ISMILBHAI PATEL executed a Registered Partition deed No 17936 date: 06-10-2021 for the said property.
- As per the Register Partition deed Date 06-10-2021 MR. MOHASINBHAI ISMILBHAI PATEL became the absolute owner of Tower-C of MEENA BUNGLOWS situated on the land bearing R.Survey No 483 to 487, 488/1 & 488/2 T.P. Scheme No-23, final Plot No: 64, 65, 66 city survey No 468,469, 471 to 475 admeasuring 489.05 Sq.mt of land of Village Tandajia.

ISMIL ENTERPRISE

CONTD.

17 Jan. 1. Patel
Proprietor

As per the Register Partition Deed dated 06-10-2021 MR. IRFANBHAI ISMILBHAI PATEL became the absolute owner of Tower-G of MEENA BUNGLOWS, situated on the land bearing R. Survey No:483 to 487, 488 & 488/2 T.P. Scheme No-23, final Plot No: 64, 65, 66 city survey No 468,469, 471 to 475 admeasuring 308.90 Sq.mt of land of Village Tandalja.

(18) MR. MOHASINBHAI ISMILBHAI PATEL & MR. IRFANBHAI ISMILBHAI PATEL applied for the same in the city survey office The city Survey office issued the 135-D Notice to both of them under the Bombay Land Revenue code. The Necessary entry in this respect is appears in the property card at entry No 25357 dated 24-11-2021.

(19) That one Sp. Civil Suit No 240/2021 is filed by the alleged heirs of Dadabhai Valibhai Pael and Challenged the sale Deed No 8056 dated 6-6-2015 which suit is hopelessly time barred and application under order-7, Rule-11 of CPC given which is yet to decide. Thus the Suit is not tenable at law and hence does not obstruct the present title clearance certificate however at present the suit is still pending.

(20) Thus the above suit Mentioned in the above Para is still pending hence the present title clearance certificate is subject to final outcome of the mentioned suit bearing no Sp. Civil Suit No 240/2021.

(21) I have gone through all the relevant documents I opine that the Tower-C of MEENA BUNGLOWS on the land bearing R. Survey No:483 to 487, 488/1, 488/2, T.P. No: 23 Final Plot No: 64, 65, 66, City Survey No: 468, 469, 471 to 475 Admeasuring 308.90 Sq. mt of land of village Tandalja has a Reasonably clear and Marketable title. It is free from any encumbrance. Subject to usual declaration and final outcome of Civil Suit as observed and mention above and if any appeal or revision will be preferred by the plaintiff of disposed suit which is yet Not preferred. As per record Mr IRFANBHAI ISMILBHAI PATEL is the owners the Tower-G of Meena Bungalow and a proprietor of ISMAIL ENTERPRISE.

ISMAIL ENTERPRISE

CONTD.

IRFAN. I. PATEL
Proprietor

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(22) The ISMAIL ENTERPRISE develop the said land in the name of
style of "MEENA HEIGHTS"

Date: 28-12-2021

Place: Vadodara.



Jadhav A-Y
(JADHAV ALKA Y)
Advocate

ALKA Y. JADHAV
M.Com., LL.B.
Advocate (Guj. High Court)
Resident:
Harpale's Wada, Gheekata Road,
Vr. Nagarwada Shak Market
Raopura, Vadodara.
M. No. 85117 69736

ISMAIL ENTERPRISE

Ref: 1. Peta
Proprieto.

અલકા વા. યા. જાધવ



ALKA Y. JADHAV

એડવોકેટ
ગુજરાત હાઈકોર્ટ

ADVOCATE
GUJARAT HIGH COURT
SANAD NO: G/299/1996

ઓફીસ/ઘર :- હરપાલેનો વાડો, ઘીકાંટા રોડ, ભદ્રકાલી માતાની પોળ, નાગરવાડા શાક માર્કેટ પાસે, રાવપુરા,
વડોદરા. (M) 9974193402

Date: 28-12-2021

NO ENCUMBRANCE CERTIFICATE

This is to certify that I, the under signed have Investigated the title of the owners ISMAIL ENTERPRISE through PROP. OF IRFANBHAI ISMAILBHAI PATEL below mention property by Perusing Revenue Records title deed relating thereto and taking necessary available search from the concerned office of sub registrar and obtain search report of sub registrar Vadodara and found that the said property is CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES SUBJECT TO USUAL DECLARATION AND FINAL OUTCOME OF THE CIVIL SUIT PENDING BEFORE THE CIVIL COURT.

SCHEDULE OF PROPERTY

R. Survey No: 483 to 487, 488/1, 488/2, T.P. Scheme No-23, Final Plot No 64,65,66 City Survey No: 468, 469, 471 to 475 Admeasuring 308.90 Sq.mt land of TOWER-G of MEENA BUNGLOWS known as MEENA HEIGHTS of Village Tandalja Dist-Sub Dist. Vadodara.

Place: Vadodara.

Date : 28-12-2021

Jadhav A. Y.
(ALKA Y. JADHAV)
Advocate.

ALKA Y. JADHAV

ISMAIL ENTERPRISE

Irfan I. Patel
Proprietor

Advocate (High Court)

Harpale's Wada, Chhenkata Road,
Nr. Nagerwada Bazar Market,
Raopar, Vadodara.
M. No. 85117 69736



અલકા વાય. જાધવ

એડવોકેટ
ગુજરાત હાઈકોર્ટ



ALKYA Y. JADHAV

ADVOCATE
GUJARAT HIGH COURT
SANAD NO: G/299/1996

ઓફીસ/ઘર :- હરપાળેનો વાડો, ઘીકાંટા રોડ, ભઠકાળી માતાની પોળ, નાગરવાડા શાક માર્કેટ પાસે, રાવપુરા,
વડોદરા. (M) 9974193402

Date: 28-12-2021

TO WHOM SO EVER IT MAY CONCERN

I hereby solemnly declare that, I have experience of more than 25 years in land matters relating to Title to land with its search report and issuance of "ENCUMBRANCE CERTIFICATE" of land in which the owner of the land has the right/ title/ interest in the property and I also have 25 years' experience in land matters in accordance of GUJ RERA Rule.

The contents of above are True and Correct and I have concealed nothing therefrom



To,
Mr IRFANBHAI Ismilbhai Patel,
Prop. of ISMAIL ENTERPRISE
Residing at Meena Bunglows,
Near Darul Ulem Madress,
Trndalja, Vadodara.

Place: Vadodara.
Date : 28-12-2021

Alka Y. Jadhav
(ALKYA Y. JADHAV)
Advocate.

ISMAIL ENTERPRISE

Mr. I. Patel
Proprietor

ALKYA Y. JADHAV

M.Com., LL.B.
Advocate (Guj. High Court)

Resident:
Harpale's Wada, Ghee'ata Road,
Nr. Nagarwada Shak Market,
Raopura, Vadodra

M. No. 85117 69795