

VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

: TO WHOM SO EVER IT MAY CONCERN:

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 36 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

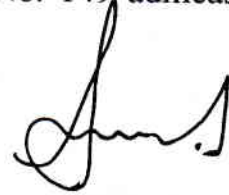
Property Ref:

R. S. No. 116 H. 0-67-79 of village VADSAR, Ta. & Dist. VADODARA included in T. P. Scheme No. 32 (VADSAR), F. P. No. 149 admeasuring 5504 Sq. Mtrs. N. A. land.

Date: 28-09-2018

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner M/s. SHREEJI REALCON- a partnership firm through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL & (2) RAKESHBHAI MANUBHAI PATEL (Hereinafter referred as Owner). 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 for last 30 years. I have also published public advertisement in “SANDESH” daily newspaper on 14-05-2018. I have issued a Title Clearance Certificate dated 18-09-2018. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

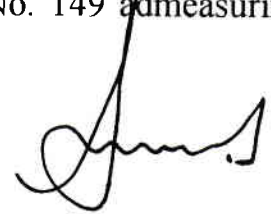
SCHEDULE OF PROPERTY

R. S. No. 116 H. 0-67-79 of village VADSAR, Ta. & Dist. VADODARA included in T. P. Scheme No. 32 (VADSAR), F. P. No. 149 admeasuring 5504 Sq. Mtrs. N. A. land.

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REPORT ON TITLE

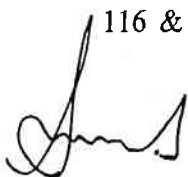
**Investigation of title in respect of
land bearing R. S. No. 116 of village
VADSAR, Ta. & Dist. VADODARA
included in T. P. Scheme No. 32
(VADSAR), F. P. No. 149
admeasuring 5504 Sq. Mtrs. N. A.
land.**

PATEL MATHURBHAI RANCHHODBHAI died approximately 10 years ago, name of his heir PATEL RAMDAS MATHURBHAI was entered in revenue record for R. S. No. 116 & others vide entry No. 18/1 dated 27-10-1952, certified by revenue authority.

PATEL RAMDAS MATHURBHAI had executed registered Sale Deed dated 04-06-1942 in favor of PATEL VITTHALBHAI GORDHANBHAI for R. S. No. 116 & others. Name of purchaser was entered in revenue record for said land vide entry No. 18/2 dated 27-10-1952, certified by revenue authority.

PATEL VITTHALBHAI GORDHANBHAI had executed registered Sale Deed dated 31-07-1952 in favor of PATEL RAMDAS MATHURBHAI for R. S. No. 116 & others. Name of purchaser was entered in revenue record for said land vide entry No. 295, certified by revenue authority. Name of PATEL RAMDAS MATHURBHAI was not entered in village Form No. 7/12 from the year 1952 onwards.

As per GOVERNMENT NOTIFICATION No. 3335 dated 11-7-55 & TALUKA HUKUM No. LND 3630 dated 11-8-55, land bearing R. S. No. 116 & others declared as fragment land. The said change was entered in



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VADSAR, Ta. & Dist. VADODARA
included in T. P. Scheme No. 32
(VADSAR), F. P. No. 149
admeasuring 5504 Sq. Mtrs. N. A.
land.

I have investigated the title of said land and found that title of said
land is clear, marketable & free from encumbrances.

Date: 28-09-2018

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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revenue record vide entry No. 412 dated 15-10-55, certified by revenue authority.

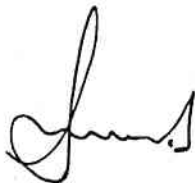
VITTHALBHAI GORDHANBHAI & BAI NATHI- wife of VITTHALBHAI GORDHANBHAI had jointly executed registered Gift Deed dated 05-04-1962 in favor of Minor BHUPENDRAKUMAR NAVNITLAL through his guardian NAVNITLAL MANGANLAL for R. S. No. 116 & others. Name of Minor BHUPENDRAKUMAR NAVNITLAL was entered in revenue record for said land vide entry No. 648 dated 09-06-1962, certified on 21-03-1964.

Charge of VADSAR VIVIDH KARYKARI SAHKARI MANDLI for Rs. 10,000/- was entered in revenue record for R. S. No. 116 & others vide entry No. 1389 dated 01-09-1976, certified by revenue authority.

As per order No. CON/ 20-9-76 and 29-09-1976, land bearing R. S. No. 116 & others declared as fragment land. The said change was entered in revenue record vide entry No. 1500 dated 30-7-80 certified on 3-1-82.

Dy. COLLECTOR & SECRETARY of REVENUE DEPARTMENT vide his order in case No. U.L.C 2077/65 dated 06-02-1980 had granted an exemption u/s 20 (1) (3) of U.L.C. Act for land bearing R. S. No. 116 H. H. 0-67-79 of village VADASAR, Ta. & Dist. VADODARA. The said change was entered in revenue record for said land vide entry No.1564/48 dated 01-09-1982, certified by revenue authority.

Charge of BANK OF BARODA, VADASAR BRANCH for Rs.9000/- was entered in revenue record for R. S. No. 116 & others vide entry No.1606 dated 04-12-1984, certified on 23-05-1985. The said charge was deleted from revenue record for said land vide entry No. 2245/4 dated 18-02-1992, certified on 31-03-1992.



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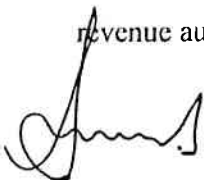
COMPETENT OFFICER & Dy. COLLECTOR, VADODARA vide his order No. D - No. 3201 dated 27-12-1985 granted an exemption for R. S. No. 116 & others for agriculture purpose. The said change was entered in revenue record for said land vide entry No.1648/3 dated 15-02-1986, certified on 20-03-1986.

Charge of VARANAMA GROUP VIVIDH KARYAKARI SAHAKARI MANDLI LTD., VARANAMA BRANCH for Rs. 60,000/- was entered in revenue record for R. S. No. 116 & others vide entry No. 1651/2 dated 15-04-1986, certified on 11-07-1986. The said charge was deleted from revenue record for said land vide entry No. 2283 dated 04-06-1992, certified on 15-07-1992.

Charge of Sales Tax Department, VADODARA for Rs. 17,426.80/- was entered in revenue record for R. S. No. 116 & others vide entry No. 2060 dated 11-10-1990, certified on 23-11-1990. The said charge was deleted from revenue record for said land vide entry No. 2410 dated 07-02-1994, certified on 16-05-1994.

MAMLATDAR & KRUSHI PANCH, VADODARA vide his order in TENANCY CASE NO. 1660/89 dated 29-9-92, held that by executing the gift deed, there is no breach of Sec. 2 (6) & 63 of Bombay Tenancy Act. The said change was entered in revenue record for R. S. No. 116 & others vide entry No. 2340 dated 03-11-1992, certified on 28-01-1993.

DY. COLLECTOR, VADODARA (JAMIN SUDHARNA) vide his order No. TENANCY / D / RIVI / 76 / A / 217 / 94 dated 30-6-95 / 1-7-95 had confirmed the order of KRUSHIPANCH, VADODARA in TENANCY CASE No. 1660/89 dated 21-9-92 u/s 2 (6) & 63 of BOMBAY TENANCY ACT for R.S.No. 116 & others. The said change was entered in revenue record for said land vide entry No. 2486 dated 28-07-1995, certified by revenue authority.



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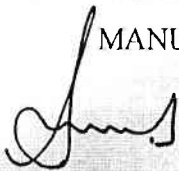
MAMLATDAR, VADODARA (City) vide his order No. RECORD/ E- DHARA/ VASHI/ 1950/ 07 dated 17-07-2007. The said change was entered in revenue record for R. S. No. 116 & others vide entry No. 3326 dated 16-10-2007, certified on 10-01-2008. As per certificate charge of VADSAR VIVIDH KARYKARI SAHKARI MANDLI LIMITED dated 05-08-2016 was deleted from revenue record for R. S. No. 116 & others vide entry No. 3904 dated 08-08-2016, certified on 08-09-2016.

VADODARA URBAN DEVELOPMENT AUTHORITY had issued building permission No. UDA/ Zone Certi/ 55855/ 2016 dated 25-07-2016 for said land.

COLLECTOR, VADODARA vide his order No. N. A./ S. R. / 630/ 2016- 17 No. LAND – D/ Sec – 65/ VASI/ 678 to 686/ 16 dated 18-02-2017 granted N. A. permission for R. S. No. 116 of village VADSAR, Ta. & Dist. VADODARA included in T. P. Scheme No. 32 (VADSAR), F. P. No. 149 admeasuring 5504 Sq. Mtrs. land. The said change was entered in revenue record vide entry No. 3932 dated 28-02-2017, certified on 23-05-2017.

I have also published public advertisement in “SANDESH” daily newspaper on 14-05-2017 inviting objections in respect of said land. In response to the said notice, Adv. SHAMSINGH D. HANJRA on behalf of his client MAHESHBHAI ISHWARBHAI PATEL filed objection on 17-05-2017 claiming a right in suit for probate by virtue of WILL. Thereafter, Adv. SHAMSINGH D. HANJRA had withdraw the said objection on 27-09-2018 in respect of said land.

BHUPENDRABHAI NAVNITBHAI PATEL has executed registered Sale Deed dated 14-09-2018 registered at Serial No. 15000 in favor of M/s. SHREEJI REALCON- a partnership firm through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL & (2) RAKESHBHAI MANUBHAI PATEL for R. S. No. 116 H. 0-67-79 of village VADSAR, Ta.



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& Dist. VADODARA included in T. P. Scheme No. 32 (VADSAR), F. P. No. 149 admeasuring 5504 Sq. Mtrs. N. A. land.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. M/s. SHREEJI REALCON- a partnership firm through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL & (2) RAKESHBHAI MANUBHAI PATEL are owners of R. S. No. 116 H. 0-67-79 of village VADSAR, Ta. & Dist. VADODARA included in T. P. Scheme No. 32 (VADSAR), F. P. No. 149 admeasuring 5504 Sq. Mtrs. N. A. land. As per my opinion the title of said land is clear, marketable & free from encumbrances.

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Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

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