

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

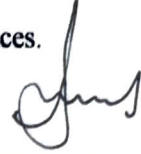
**Investigation of title in respect of land
bearing R. S. No. 252/2 admeasuring 2128
Sq. Mtrs. paiki Sub – plot admeasuring
1363 Sq. Mtrs. N. A. land of village
GORWA, Ta. & Dist. VADODARA.**

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

Date: 10-05-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

**Investigation of title in respect of land
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1363 Sq. Mtrs. N. A. land of village
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After death of PATEL BHULA KHUSHAL, name of AMBALABHAI BHULABHAI was entered in revenue record for R. S. No. 252/2 & other vide entry No. 1/19 dated 01-09-1954, certified by revenue authority.

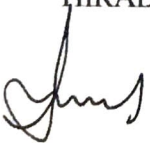
AMBALAL BHULABHAI had executed Sale Deed dated 14-06-1955 in favor of PATEL BHIKHABHAI HIRABHAI for R. S. No. 252/2 of village GORWA, Ta. & Dist. VADODARA. Name of purchaser was entered in revenue record for said land vide entry No. 635 dated 07-08-1955, certified by revenue authority.

As per Fragmentation & Consolidation Act, land bearing R. S. No. 252/2 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 654 dated 25-11-1955, certified on 14-06-1956.

Mutation entry No. 2125 is not visible.

As per partition between brothers dated 06-09-1963, land bearing R. S. No. 252/2 Acre 1 – 1 Gunthas land mutated in name of PATEL LALLUBHAI HIRABHAI. The said change was entered in revenue record for said land vide entry No. 2175 dated 11-06-1967, certified on 27-07-1967.

As per partition deed dated 21-03-1970 of PATEL LALLUBHAI HIRABHAI, land bearing R. S. No. 252/2 Acre 1 – 1 Gunthas land mutated



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in name of PATEL, RASIKBHAI LALLUBHAI. The said change was entered in revenue record for said land vide entry No. 2361 dated 29-06-1970, certified by revenue authority.

REVENUE DEPARTMENT, STATE OF GUJARAT had granted an exemption vide Notification dated 29-10-56 from the fragment land. The said exemption was withdrawn vide his order No. CON 2019/76 dated 29-9-1976, land baring R. S. No. 252/2 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 2938 dated 15-03-1978, certified on 20-05-1978.

SPECIAL LAND ACQUISITION OFFICER in compensation case no. 1/73, land bearing R. S. No. 252/2 paiki H. 0-20-20 Sq. Mtrs. acquired for Gujarat Housing Board. The said change was entered in revenue record for said land vide entry No. 3280 dated 26-08-1981, certified by revenue authority.

COLLECTOR, VADODARA vide his order No. CB/ NA/ VADODARA/ GORWA/ 252/ 2/ 1003839/ 2019 dated 10-04-2019 granted N. A. permission in respect of R. S. No. 252-2 admeasuring 2128 Sq. Mtrs. paiki Sub – Plot admeasuring 1363 Sq. Mtrs. N. A. land of village GORWA, Ta. & Dist. VADODARA. The said change is entered in revenue record vide entry No. 11213 dated 04-05-2019, certified on 17-08-2019.

RASIKBHAI LALLUBHAI PATEL has executed registered Power of Attorney dated 09-09-2020 registered at Serial No. 6369 in favor of KALPESHBHAI RASIKBHAI PATEL in respect of said land.

VADODARA MAHANGARPALIKA vide its order No. WARD/11/ SHB – 3/ 2021 – 2022 dated 05-04-2021 issued building permission for commercial & residential purpose in respect of said land.



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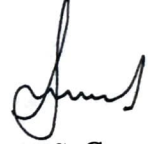
As per building permission, RASIKBHAI LALLUBHAI PATEL – a proprietor of KRISHNA ASSOCIATES (Land Owner/ Promoter) have plan to construct commercial & residential project in the name & style “AARYAA HEIGHTS”.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. PATEL RASIKBHAI LALLUBHAI – a proprietor of KRISHNA ASSOCIATES is owner of R. S. No. 252/2 admeasuring 2128 Sq. Mtrs. paiki Sub – Plot admeasuring 1363 Sq. Mtrs. N. A. land of village GORWA, Ta. & Dist. VADODARA. As per my opinion the title of said land is clear, marketable & free from encumbrances.

Date: 10-05-2021

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 RASIKBHAI LALLUBHAI PATEL – a proprietor of KRISHNA ASSOCIATES (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 issued a Title Clearance Certificate dated 08-12-2020. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable & free from encumbrances.

As per building permission, RASIKBHAI LALLUBHAI PATEL – a proprietor of KRISHNA ASSOCIATES (Land Owner/ Promoter) have plan to construct commercial & residential project in the name & style “AARYAA HEIGHTS”.

SCHEDULE OF PROPERTY

R. S. No. 252/2 admeasuring 2128 Sq. Mtrs. paiki Sub – plot admeasuring 1363 Sq. Mtrs. N. A. land of village GORWA, Ta. & Dist. VADODARA.

Boundaries:

East: 18 Mtrs. Wide road.
West: R. S. No. 252/1.
North: 24 Mtrs. Wide road.
South: Gujarat Housing Board.

Date: 10-05-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

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: 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 38 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. 252/2 admeasuring 2128 Sq. Mtrs. paiki Sub – plot admeasuring 1363 Sq. Mtrs. N. A. land of village GORWA, Ta. & Dist. VADODARA.

As per building permission, RASIKBHAI LALLUBHAI PATEL – a proprietor of KRISHNA ASSOCIATES (Land Owner/ Promoter) have plan to construct commercial & residential project in the name & style "AARYAA HEIGHTS".

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