



VIDHYARTHI HEMANT M.

B. Com., LL.B., D.L.P.

ADVOCATE

(Gujarat High Court)

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Residence : 4, Krupal Society No. 1, Nr. Deep Chamber, Manjalpur, Vadodara - 390 011. Ph. : 0265-2645939

Date :- 20/04/2021

Sub : Legal Opinion cum Non Encumbrances Certificate for the Land / Block No. 410/A, 410/B and 411 of Moje Village Danteshwar (Vibhag-2 Danteshwar) registration Dist. Sub Dist. Vadodara.

With reference to the above subject I have been provided the following documents to submit the Legal Opinion cum Non Encumbrances Certificate for the residential and commercial scheme named as Safal Vihaan organized on the land having Block / Survey Nos. 410/A, 410/B and 411 of Moje Village Danteshwar (Vibhag-2 Danteshwar) registration Dist. Sub Dist. Vadodara and I herewith submit my opinion for the same as under:

A. Documents

To Submit the legal opinion I have been provided the following documents:

Sr. No.	Date	Details of Documents / Permission
1	11/09/2019	Partnership Deed of M/s. Shree Vinayak Buildcon duly registered before the Notary A T Solanki vide registration No. 13589.
2	27/11/2019	Zerox Copy of Zone Certificate given by VUDA vide No. UDA/Zone Cert./78703/2019 for RS No. 410.
3	27/11/2019	Zerox Copy of Zone Certificate given by VUDA vide No. UDA/Zone Cert./78704/2019 for RS No. 410.
4	16/03/2020	Zerox Copy of NA Permission given by competent authority vide order No. 537/19/16/026/2020 for RS No. 410/B.
5	21/03/2020	Zerox Copy of NA Permission given by competent authority vide order No. 587/19/16/026/2020 for RS No. 410/A.
6	26/03/2020	Zerox Copy of NA Permission given by competent authority vide order No. 615/19/16/026/2020 for RS No. 411.
7	21/10/2020	Zerox Copy of Sale Deed in favour of M/s. Shree Vinayak Buildcon the partnership firm execute by Shantaben daughter of Ramabhai Rabari and wife of Karshanbhai Desai and



		others along with the confirming party Sagarbhai Laljibhai Rabari and others duly registered before the Sub Registrar vide registration No. 4135.
8	23/02/2021	Zerox Copy of Construction Permission given by Vadodara Mahanagar Palika vide No. Ward-3/SBH-58/2020-2021.
9	03/04/2021	Zerox Copy of GST Registration Certificate of M/s. Shree Vinayak Buildcon the partnership firm.
10		Zerox Copy of Village Form No. 7/12, 8-A and 6.

B. Description of the property :

Residential scheme named as Safal Vihaan organized on Non Agriculture land having Block / Survey No. 410/A, 410/B and 411 having area admeasuring 2433 Sq. Mtrs., 988 Sq. Mtrs. and 926 Sq. Mtrs. respectively Paiki Revenue Survey Nos. 410/A and 411 having area admeasuring 3359 Sq. Mtrs. of Moje Village Danteshwar (Vibhag-2 Danteshwar) of Registration Dist. Sub Dist. Vadodara bounded as under :

Boundary for Block / Survey No. 410/A.

East : 36 Mtrs. Road.
West : Adjoining Block / Survey No. 409.
North : Adjoining Block / Survey No. 411.
South : Adjoining Block / Survey No. 405, 402 (A).

Boundary for Block / Survey No. 410/B.

East : Adjoining Block / Survey No. 413.
West : 36 Mtrs. Road.
North : Adjoining Block / Survey No. 413 and 36 Mtrs. Road.
South : Adjoining Block / Survey No. 404/1.

Boundary for Block / Survey No. 411.

East : 36 Mtrs. Road.
West : Adjoining Block / Survey No. 409.
North : Adjoining Block / Survey No. 412 (B).
South : Adjoining Block / Survey No. 410/A.



C. History of the property :

On going through the Documents provided to me regarding the above Describe property and on going through the search at the Sub Registrar Office, I have found the following details.

Land having Block / Survey No. 410/A, 410/B and 411 having area admeasuring 2433 Sq. Mtrs., 988 Sq. Mtrs. and 926 Sq. Mtrs. respectively of Moje Village Danteshwar (Vibhag-2 Danteshwar) of Registration Dist. Sub Dist. Vadodara was originally belongs to Bapubhai Gordhanbhai and he was the owner and occupant of the said property and his entry was entered in the village Revenue Record at the relevant time.

Later on said owner and occupant of the property Bapubhai Gordhanbhai was died and after his death said property was transferred in the name of his legal heirs – Bhikhabhai Bapubhai and he became the owner and occupant of the said property and his entry was entered in the village Revenue Record vide entry No. 189 and said entry was certified by the competent authority.

Later on said owner and occupant of the property Bhikhabhai Bapubhai has sold the said land and execute the Sale Deed in favour of Ramabhai Kalabhai Rabari and said Sale Deed is duly registered before the Sub Registrar on Dtd. 14/10/1959. And as such said Ramabhai Kalabhai Rabari became the owner and occupant of the said proepty and his entry was entered in the village Revenue Record vide entry No. 461 and said entry was certified by the competent authority.

Later on said owner and occupant of the property Ramabhai Kalabhai Rabari died on Dtd. 24/06/1977 and after his death said property was transferred in the name of his legal heirs – Laduben widow of Ramabhai Kalabhai Rabari, Sonaben Ramabhai Rabari, Shantaben Ramabhai Rabari, Naranbhai Ramabhai Rabari, Haribhai Ramabhai Rabari, Zaverben Ramabhai Rabari, Mukeshbhai Ramabhai Rabari, Laljibhai Ramabhai Rabari, and Lilaben ramabhai Rabari and they became the joint owner and occupant of the said property and their entry was entered in the village revenue record on Dtd. 03/01/1978 and said entry was certified by the competent authority.



Later on out of the joint owner and occupant of the property Laduben widow of Ramabhai Kalabhai Rabari was died on Dtd. 11/10/1982 and Sonaben Ramabhai Rabari was died on Dtd. 29/04/1989 and after their death their names were deleted from the village Revenue Record and its entry was entered in the village Revenue Record vide entry No. 2586, Dtd. 03/06/1991 and said entry was certified by the competent authority on Dtd. 06/07/1991.

Later on out of the said joint owner and occupant of the said property Naranbhai Ramabhai Rabari was died on Dtd. 02/03/2009 and after his death said property was transferred in the name of his legal heirs - Leelaben widow of Naranbhai Ramabhai Rabari, Maheshbhai Naranbhai Rabari, Pravinbhai Naranbhai Rabari and Manishaben Naranbhai Rabari and they became the joint owner and occupant of the said property and their entry was entered in the village Revenue Record vide entry No. 5162, Dtd. 03/08/2009 and said entry was certified by the competent authority on Dtd. 08/09/2009.

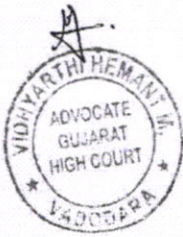
Later on out of the joint owner and occupant of the property Leelaben widow of Naranbhai Rabari was died on Dtd. 11/01/2014 and after her death her name was deleted from the village Revenue Record vide entry No.5593, Dtd. 17/05/2014 and said entry was certified by the competent authority on Dtd. 30/09/2014.

The competent authority has given the permission for the use of said land having Revenue Survey No.410/A vide order No. 587/19/16/ 026/2020, Dtd. 21/03/2020 and its entry was entered in the village Revenue Record vide entry No. 5872, Dtd. 07/07/2020 and said entry was certified by the competent authority on Dtd. 11/08/2020.

The competent authority has given the permission for the use of said land having Revenue Survey No.410/B vide order No. 537/19/16/ 026/2020, Dtd. 16/03/2020 and its entry was entered in the village Revenue Record vide entry No. 5872, Dtd. 07/07/2020 and said entry was certified by the competent authority on Dtd. 11/08/2020.

The competent authority has given the permission for the use of said land having Revenue Survey No. 411 vide order No. 615/19/16/ 026/2020, Dtd. 26/03/2020 and its entry was entered in the village Revenue Record vide entry No. 5869, Dtd. 26/03/2020 and said entry was certified by the competent authority on Dtd. 13/05/2020.

Later on said owner and occupant of the property Shantaben daughter of Ramabhai Rabari and wife of Karsanbhai Desai, Haribhai Ramabhai Rabari, Mukeshbhai Ramabhai Rabari, Zaverben daughter of Ramabhai Rabari and wife of Vashrabhai Rabari, Leelaben daughter of Ramabhai Rabari and wife of Pravinbhai Desai, Laljibhai Ramabhai Rabari, Maheshbhai Naranbhai Rabari, Pravinbhai Naranbhai Rabari and Manishaben daughter of Naranbhai Rabari and wife of Maheshbhai Rabari have sold the said property and execute the Sale Deed in favour of the



partnership firm M/s. Shree Vinayak Buildcon along with the confirming party Sagarbhai Laljibhai Rabari, Samir Laljibhai Rabari, Jaydeep Mukeshbhai Rabari, Vinay Mukeshbhai Rabari, Mitesh Haribhai Rabari and Jayeshbhai Haribhai Desai and said sale deed is duly registered before the sub registrar vide registration No. 4135, Dtd. 21/10/2020. And as such said M/s. Shree Vinayak Buildcon the partnership firm became the owner and occupant of the said property and their entry was entered in the village Revenue Record vide entry No. 5891, Dtd. 26/10/2020 and said entry was certified by the competent authority on Dtd. 01/12/2020.

The competent authority of Vadodara Mahanagar Palika has given the construction permission to construct the residential and commercial scheme named as Safal Vihaan on Revenue Survey No. 410/A and 411 vide No. Ward-3/SHB-58/2020-2021, Dtd. 23/02/2021.

And as such presently the owner and occupant of the property are M/s. Shree Vinayak Buildcon the partnership firm and they construct the residential and commercial scheme named as SAFAL VIHAAN and said M/s. Shree Vinayak Buildcon the partnership firm are having absolute, good and clear marketable title in their favour.

I have verified the available documents provided to me and also verify the Revenue Record and carried out the necessary search for the last 16 years at the Sub Registrar office and paid the necessary fees at Sub Registrar office vide receipt No. 2021015006049, Dtd. 19/04/2021 and obtain the EC Report and found that presently the Owner and Occupant of the property Describe here in above are M/s. Shree Vinayak Buildcon the partnership firm and the title of the property is good, clear and marketable in their favour.

Place : Vadodara
Date : 20/04/2021




VIDHYARTHI HEMANTKUMAR M.
Advocate
Sanad No. G/128/1989

SHREE VINAYAK BUILDCON

Handwritten signature

PARTNER

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતા નં. 198, બ્લોક/સ.નં. 410/અ, ક્ષેત્રફળ હે.આરે. 0-24-33 ચો.મી., 2433 ચો.મી.,
આકાર રૂ. 1.69 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 410/બ, ક્ષેત્રફળ હે.આરે. 0-09-88
ચો.મી., 988 ચો.મી., આકાર રૂ. 0.68 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 411, ક્ષેત્રફળ
હે.આરે. 0-09-26 ચો.મી., 926 ચો.મી., આકાર રૂ. 0.68 પૈસા, કુલ ક્ષેત્રફળ 0-43-47,
4347 ચો.મી. બીનખેતીની ખુલ્લી જમીન

Search in : દંતેશ્વર /Danteshwar

પહોંચ નંબર ૨૦૨૧૦૧૫૦૦૬૦૪૯

અરજી નંબર

૩૫૬૪

અરજી વર્ષ

૨૦૨૧

તારીખ ૧૯

માહે

એપ્રિલ

સને

૨૦૨૧

રજુ કરનારનું નામ વિદ્યાર્થી હેમંતકુમાર એમ

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: 2006 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૭૦.૦૦

કુલ એકંદરે રૂ.

૨૭૦.૦૦

અંકે રૂપિયા બે સો સીત્તેર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R. S. JAL
સબ રજીસ્ટ્રાર
Danteswar

અંકે રૂ. : 270.00

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સબ રજીસ્ટ્રાર, Danteswar

SHREE VINAYAK BUILDCON

વિનયક બિલ્ડકોન

PARTNER

સુપ્રિટેન્ડેન્ટ ઓફ સર્વેસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ ડિવિઝન - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in :

વિધાર્થી હેમંતકુમાર એમ અરજી નંબર : 3564 ગામ નું નામ : Danteshwar

મિલકતનું વર્ણન : ખાતા નં. 198, બ્લોક/સ.નં. 410/અ, ક્ષેત્રફળ હે.આરે. 0-24-33 ચો.મી., 2433 ચો.મી., આકાર રૂ. 1.69 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 410/બ, ક્ષેત્રફળ હે.આરે. 0-09-88 ચો.મી., 988 ચો.મી., આકાર રૂ. 0.68 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 411, ક્ષેત્રફળ હે.આરે. 0-09-26 ચો.મી., 926 ચો.મી., આકાર રૂ. 0.68 પૈસા, કુલ ક્ષેત્રફળ 0-43-47, 4347 ચો.મી. બીનખેતીની ખુલ્લી જમીન

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar

મા શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા

મા -16 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે.

સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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 હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ

દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ

સહીની તારીખ

દસ્તાવેજ નંબર

શેરો

નોંધણીની તારીખ



SHREE VINAYAK BUILDCON
PARTNER

સુપ્રિટેન્ડેન્ટ ઓફ (પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ (માગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : વિધાર્થી હેમંતકુમાર એમ અરજી નંબર : 3564 ગામ નું નામ : Danteswar

મિલકતનું વર્ણન : ખાતા નં. 198, બ્લોક/સ.નં. 410/અ, ક્ષેત્રફળ હે.આરે. 0-24-33 ચો.મી., 2433 ચો.મી., આકાર રૂ. 1.69 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 410/બ, ક્ષેત્રફળ હે.આરે. 0-09-88 ચો.મી., 988 ચો.મી., આકાર રૂ. 0.68 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 411, ક્ષેત્રફળ હે.આરે. 0-09-26 ચો.મી., 926 ચો.મી., આકાર રૂ. 0.68 પૈસા, કુલ ક્ષેત્રફળ 0-43-47, 4347 ચો.મી. બીનખેતીની ખુલ્લી જમીન

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar

આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા

મા -16 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

માલિકી ફરજત/વેચાણ	ખાતા નં. 198, બ્લોક/સ.નં. 410/અ, ક્ષેત્રફળ હે.આરે. 0-24-33 ચો.મી., 2433 ચો.મી., આકાર રૂ. 1.69 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 410/બ, ક્ષેત્રફળ હે.આરે. 0-09-88 ચો.મી., 988 ચો.મી., આકાર રૂ. 0.68 પૈસા, ખાતા નં. 198, બ્લોક/સ.નં. 411, ક્ષેત્રફળ હે.આરે. 0-09-26 ચો.મી., 926 ચો.મી., આકાર રૂ. 0.68 પૈસા, કુલ ક્ષેત્રફળ 0-43-47, 4347 ચો.મી. બીનખેતીની ખુલ્લી જમીન	રબારી શાંતાબેન રામાભાઈ ની દીકરી તે દેસાઈ કરશનભાઈ ની પત્ની રબારી હરીભાઈ રામાભાઈ રબારી મુકેશભાઈ રામાભાઈ રબારી ઝવેરબેન રામાભાઈ તે રબારી વસરાભાઈ ની પત્ની રબારી લીલાબેન રામાભાઈ તે દેસાઈ પ્રવિણભાઈ ની પત્ની રબારી લાલજીભાઈ રામાભાઈ રબારી મહેશભાઈ નારણભાઈ રબારી પ્રવિણભાઈ નારણભાઈ રબારી મનિષાબેન નારણભાઈ તે રબારી મહેશભાઈ ની પત્ની રબારી સાગરભાઈ લાલજીભાઈ રબારી સમીર લાલજીભાઈ રબારી જયદીપ મુકેશભાઈ રબારી વિનય મુકેશભાઈ રબારી મિતેશ હરીભાઈ દેસાઈ જયેશભાઈ હરીભાઈ	શ્રી વિનાયક બીલ્ડકોન ભાગીદાર પેઢી તરફ અને વતી વહીવટકર્તા/ઓથોરાઇઝ ભાગીદાર ભરતભાઈ બાબુલાલ પટેલ	21-10-2020	4135	
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સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-2
Danteswar

SHREE VINAYAK BUILDCON

Partner
PARTNER