

Office: 311, 3rd Floor, Suner Complex, Hari Nagar Crossing, Gotri Road, Vadodara - 390021.

Date : 28/3/13

TITLE CLEARANCE REPORT

**Sub.-INVESTIGATION OF THE TITLE over the
property situated at Village Tarsali, Ta. And
Dist.Vadodara bearing R. S. No. 875,
admeasuring Hector Are 2-25-61 sq. mtr.
belonging to Mr. Ashwinkumar Natubhai Patel
etc.**

At the request of **Mr. Ashwinkumar Natubhai Patel**, I have investigated the title over the captioned property and for this purpose I have conducted search through Shri Sanjay G. Mistry Advocate, Vadodara for the period of last 13 years in the office of Sub-Registrar at Vadodara, and for the purpose of investigation of title following documents are placed on record :-

1. Zerox copies of Village Froms No. 7/12, 8/A and Forms No. 6
2. Zerox copy of Registered Sale-deed, vide Registration No. 3587 dated 3/4/2008.
3. Zerox copy of Title Clearance Certificate issued by Shri K. R. Mishra Advocate dated 22/4/2008.
4. Zerox copy of Development Agreement in favour of M/s. Neavus Infra. Co., dated 10/8/2009.
5. Zerox copy of Registered Agreement to Sale, vide Registration no. Sr. no. 5673 dated 10/8/2009



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Date :



6. Zerox copy of Registered Sale-deed, vide Registration no. Sr. no. 6681 dated 28/6/2011.
7. Zerox copy of Title Clearance Report issued by me on 5/2/12.
8. Original search receipt No. 2013015007238, dated 28/3/13.

During the course of investigation of title it is seen that, the captioned land bearing R. S. No. 875 of Village Tarsali, Ta. And Dist. Vadodara was owned by Gordhanbhai Becharbhai. And by virtue of the oral partition, the captioned land was transferred and entered in the name of minor Pravinbhai Gordhanbhai and his guardian was Kantaben-Gordhanbhai. The entry to that effect is made in revenue records vide entry no. 205.

Thereafter, the captioned land was purchased by Patel Bhailal Hargovind from Kantaben Gordhanbhai guardian of minor Pravinbhai Gordhanbhai on 28/5/56. The entry to that effect is made in revenue records vide entry no. 538 dated 1/8/56.

(Signed)

Thereafter, Bhailalbhai Hargovindbhai expired on 14/11/73, thus the captioned land is transferred in the joint names of (1) Shantaben widow of Bhailalbhai Hargovindbhai (2) Ishwarbhai Bhailalbhai (3) Kantilal Bhailalbhai (4) Kanubhai Bhailalbhai (5) Navinchandra Bhailalbhai (6) Ansuyaben Bhailalbhai and (7) Niranjانبhai Bhailalbhai, in that No. 3,4,5,6,7 were minors and their guardian was Shantaben widow of Bhailalbhai Hargovindbhai. The

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Date :



entry to that effect is made in the revenue records vide entry no. 1715 dated 15/2/74.

Thereafter, Shri K. R. Mishra Advocate had issued the Title Clearance Certificate for the captioned land bearing R. S. No. 875 on 22/4/2008.

Thereafter, Shantaben widow of Bhailalbhai Hargovindbhai etc. have executed one registered sale-deed for the captioned land in favour (1) Prajapati Laxmanbhai Ratanshibhai (2) Bhikhabhai Virjibhai Ranpura (3) Gunvantbhai Kanjibhai Ranpura (4) Narottambhai Ratanshibhai Prajapati (5) Prakashbhai Mohanbhai Prajapati and (6) Jignesh Mohanbhai Prajapati, which is registered in the office of Sub-Registrar Vadodara at Sr. no. 3587 dated 3/4/2008. The entry to that effect is made in revenue records vide entry no. 6349 dated 26/7/2008.

Thereafter, the above land owners Prakashbhai Mohanbhai Prajapati etc. have executed one Development Agreement for the captioned lands in favour of M/s. Neavus Infra. Co., a partnership firm through its partners Dhirajlal Nathabhai Gajera and Prakashbhai Mohanbhai Prajapati on 10/8/2009, which is notarized before Notary Shri H. J. Zala at Serial No. 12684 dated 10/8/2009.

Thereafter, the above land owners Prakashbhai Mohanbhai Prajapati etc. have also executed one registered Agreement to sale for the captioned lands in favour of M/s. Neavus Infra. Co., a

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Date :



partnership firm through its partners Dhirajlal Nathabhai Gajera and Prakashbhai Mohanbhai Prajapati on 10/8/2009, which is duly registered in the office of Sub-Registrar Vadodara at Sr. no. 5673 dated 10/8/2009.

Thereafter, the above land owners Prakashbhai Mohanbhai Prajapati etc., Confirming Party No. (1) M/s. Labh Developers, a partnership firm and Confirming Party No. (2) M/s. Neavus Infra. Co., a partnership firm have executed one registered Sale-deed for the captioned land in favour of (1) Rupesh Thakorbbhai Patel (2) Ulpesh Thakorbbhai Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel and (5) Rakesh Punambhai Patel, which is registered in the office of Sub-Registrar Vadodara at Sr. no. 6681 dated 28/6/2011. By virtue of said sale-deed Rupesh Thakorbbhai Patel etc. becomes the joint owners of the captioned land. The entry to that effect is made in revenue records vide entry no. 6968 dated 25/8/2011.

The captioned land is old tenure agriculture land.

I have already issued Title Clearance Report on dated 5/2/2012 for the above mentioned property. In continuation of my said Title Clearance Report I have conducted search through Shri Sanjay G. Mistry Advocate, Vadodara for the period of last 13 years in the office of Sub- Registrar at Vadodara and also verified the revenue records such as village forms no. 7/12, forms no. 8/A and forms no.

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Date :



6. hence, I am of the opinion that, the title of the captioned land bearing R. S. No. 875 of Village Tarsali, Ta. And Dist. Vadodara is clear, marketable and free from encumbrances.

Date:- 28/3/2013

Vadodara

(Virendra C. Patel)
28/3/13

(Virendra C. Patel)
Advocate



SAJID U. VOHRA
ADVOCATE (GUJ. HIGH COURT)

Off. : Yakutpura, Patel Faliya, Vadodara-06.

Res. : Yakutpura, Masjid Anas Lane, Vadodara - 06.

Mobile No.: 9879645905

TO
Shri Ashwinkumar Natubhai Patel,
Subhanpura, Vaddoara.

21 April, 2013

RE: **TITLE CLEARANCE CERTIFICATE** in respect of an immovable property, being Non-Agricultural land of R.S. No. 876 ad measuring about **12242.00 Sq. Mts.** situated in Village Tarsali, situate, lying and being in the Sub Registration District and Registration District **Vadodara.**

01. I have been asked to investigate the title of the subject property and supplied documents and papers for investigation, as under:
 - 1) Revenue Record.
 - 2) NA Order.
 - 3) Search Report dated 18.03.2013.
02. It reflects vide Entry No. 50 dated 18.03.1952 that the subjected land of R.S. No.876 of Tarsali was belonged to Maganbhai Prabhudas who sold the same in favour of Shivabhai Prabhudas vide Sale Deed dated 29.01.1952, as stated in the said entry.
03. It reflects from the Entry No.385 that Shivabhai Prabhudas Patel purchased the aforesaid land from Mangal Ranchhod vide sale deed dated 02.06.1947, as stated in the said entry.
04. It reflects vide Entry No.424/36 that the name of Maganbhai Prabhudas was recorded as Protected Tenant of the aforesaid land, as stated in the said entry.
05. It reflects vide Entry No.936 dated 10.12.1961 that upon death of Shivabhai Prabhudas on 02.08.1961 the names of his legal heirs



being Sonaben Shivabhai, Bachubhai Shivabhai, Chimanbhai Shivabhai, Kantibhai Shivabhai, Hasmukhbhai Shivabhai, Narmadaben Shivabhai, Jashodaben Shivabhai, Anandiben Shivabhai were entered into revenue record by way of succession, as stated in the said entry.

06. It reflects vide Entry No.1101 dated 10.08.1964 that on the basis of order of the Government dated 30.04.1960 the entry with respect of giving effect of Kayami Kharda is made in the revenue record.
07. It reflects vide Entry No. 1929 dated 03.11.1979 that the names of Sonaben Shivabhai, Bachubhai Shivabhai, Narmadaben Shivabhai, Jashodaben Shivabhai, Anandiben Shivabhai relinquished their right from the subjected lands and the names of Chimanbhai Shivabhai, Kantibhai Shivabhai, Hasmukhbhai Shivabhai were continued as owners, as stated in the said entry.
08. It reflects vide Entry No. 4620 dated 06.01.1999 that the joint names of Hasmukhbhai Shivabhai, Kantibhai Shivabhai, Chimanbhai Shivabhai, Sonaben Shivabhai, Narmadaben Shivabhai and Anandiben Shivabhai were mutated in the revenue record as stated in the said entry.
09. It reflects vide Entry No.6139 dated 25.08.2007 that upon death of Hasmukhbhai Shivabhai on 25.06.2007, the names of Ranjanben Hasmukhbhai, Jaimin Hasmukhbhai, Nishaben Hasmukhbhai and Dhumiben Hasmukhbhai were entered into revenue record by way of succession, as stated in the said entry.

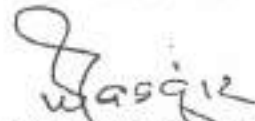


10. It reflects vide Entry No.6140 dated 25.08.2007 that the name of co-owner Sonaben Shivabhai's name is deleted from the record as she expired on 11.09.2005 as stated in the said entry.
11. It reflects vide Entry No.6632 dated 18.03.2010 that the landowners Kantibhai Shivabhai and others executed sale deed at Sr. No.2512 dated 10.03.2010 in favour of Smt. Rasilaben Dhirajlal Gajera for selling/conveying the subjected land, as stated in the said entry.
12. It reflects vide Entry No.6690 dated 29.05.2010 that the aforesaid owner has during her life time added the name of Bhaumik Dhirajlal Gajera as a co-owner of the subjected land as stated in the said entry.
13. It reflects that the Collector, Vadodara granted permission for non-agricultural use in respect of subjected land of R.S. No.876 adm. 12242.00 Sq. Mts. of Tarsali vide order No. Revi/NA/SR/177/2012-2013 No. Jamin/D/Sec.65/Vashi/10450/2012 dated 15.12.2012, as per conditions stated in the said entry.
14. A public notice was issued by me in Sandesh, Gujarat Samachar and Divya Bhaskar daily newspapers inviting objections/representations from the public in respect of subjected property however, no body has approached and submitted objection.
15. I have taken Search in the Office of Sub Registrar, Vadodara, as per receipt produced and during the search I have not found any adverse entry, except the Sale Deed No.2512 dated 10.03.2012 in your favour.



16. On perusal of the above documents as well as observations made hereinabove I am of the opinion that the title of the subject property is clear and marketable and free from all encumbrances in the hands of Rasilaben Dhirajlal Gajera and Bhounik Dhirajlal Gajera, subject to aforesaid observations and compliance.




(SAJID VOHRA)
ADVOCATE

મેકેસનું વર્ણન રે.સ.નં. 876

Search in TARSALI/TARSALI

પરોલ નંબર: 201301Y003372

અરજી નંબર:

4143

અરજી વર્ષ:

2013

તા. ૧૮

બેંક માંથી

સને 2013

રજીસ્ટ્રારનું નામ સાજુદ વર્ણન

નીચે પ્રમાણે શ્રી વર્ણન

૨. પિતા

રજીસ્ટ્રારની કો.

નામ અથવા ની કો સાઈડ / કોવીનો

કેસોની નકલ અથવા માટે કો.

ટપાલ માર્ગ

નામ, અથવા માટે (કેસ ૬૪ થી ૬૭)

Year: 100

સોપ અને તપાસથી

દેડ કેસ-૨૫

કેસ-૨૪ (કેસ-૫૭)

નામ કો કોવીનો

કેસ-૨ કો

મા મિત્રાની વાલતેની કો

કેસ બેકેટર ૩

૬૫

બેંક રૂપિયાપ્રસંગ પુરા.

દસ્તાવેજ

મા કિલ્લે તૈયાર થશે અને

નકલ

તે રજીસ્ટર દપાલથી મોકલવામાં

કેસોમાં પ્રાપ્તવામાં

બાબતો.

દસ્તાવેજ રજીસ્ટર દપાલથી નીચેના સરનામે મોકલશે.

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અરજી પત્રો

મેલકતનું વર્ણન રે.સ.નં. B76

Search in: તરસાલી/Tarsali

પત્રો નંબર ૨૦૧૩૦૧૧૦૦૬૪૮૪

અરજી નંબર

૫૨૦૧

અરજી વર્ષ

૨૦૧૩

તા: ૧૮

માસ: માર્ચ

સંવત્ર

૨૦૧૩

રજીસ્ટ્રારનું નામ સાજુદ વ્હોરા

નીચે પ્રમાણે ફી પાડીશો

કુ. વૈસા

રજીસ્ટ્રેશન ફી

નકલ કરવા ની કી સાઈડ / કોબીઓ

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રેસીની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા પાટીઓ (કલમ ૧૪ થી ૧૮)

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સોમ અમર તપાસણી

Year

૨૦૧૩

૧૦૫

કલમ-૨૫

કલમ-૩૪ (કલમ-૫૩)

નકલ ફી કોબીઓ

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ઈ-ટેક્સ-૨ ફી

આ ડિવાઇસની બાબતોની ફી

કુલ બેકાઉટ રૂ.

૧૦૫

બંધે જુદીયા એકસો પાંચ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર કરો અને

નકલ

તે રજીસ્ટર દખાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર દખાલથી નીચેના સરનામે મોકલશે.



(A D VAGHELA)

સબ રજીસ્ટ્રાર

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ઈન્ડેક્સ : -૨

૧૮/૦૩/૨૦૧૩

પ્રતિ શ્રી, :

સાજીદ વ્હોરા, એડવોકેટ

કાર્થલ :

અરજદાર/માલિક :

મોજે તરસાલી તા. જી. વડોદરા

રે.સ.નં. ૮૭૬, ૧-૨૨-૪૨, ૪-૬૪, (ખુલ્લી જમીન)

સને ૧૯૮૪ થી ૨૦૧૩, ૩૦ વર્ષનું સર્વ કરેલ છે. પાવતી સામેલ છે.

- વડોદરા તબ રજીસ્ટ્રાર કચેરીના તમામ ઝોનની ઈન્ડેક્સ-૨ ના રજીસ્ટરે બધા ફાટેલી/ખુલ્લી છે. જેથી ફક્ત સર્વના સહારે કોઈપણ જાતની તબદીલી કરવી નહીં. આ સીપોર્ટ ફક્ત વડોદરા ના માટે છે તેનો ઉપયોગ કોઈ પણ વ્યક્તિ/બેંક/ફાઇનાન્સીયર નહીં કરવો. સર્વ સીપોર્ટ થી થયેલ નુકસાનની બરખાઈ કરવાની જવાબદારી સર્વે નહીં. સહર સીપોર્ટના ખસપડાનો જવાબદારી રહેશે નહીં.
- સને ૧૯૮૩ થી ૧૯૮૯ નો રેકૉર્ડ તદ્દન ફાટેલો હોવાથી જોવા મળેલ નથી.
- ૨૦૧૨ નો રેકૉર્ડ ઉપલબ્ધ નથી.
- સબપ્લોટોની ઓકપણ એન્ટ્રી લીધેલ નથી.
- ૨૦૦૫ થી ૨૦૧૧ ના ઉપલબ્ધ છુટા પાના વાળા રેકૉર્ડનું સર્વ કરેલ છે.
- ૨૦૧૧ ના ફક્ત પહેલા છ મહિના છુટા પાના જોવા મળેલ છે.

(૧) માલિકી ફેરખત/વેચાણ

રે. ૧૨૫૦૦૦૦૦

રે.સ.નં. ૮૭૬ વાળી હે.

આરે. ૧-૨૨-૪૨ પ્ર. આરે

એટલે કે ૧૨૨૪૨ ચો.મી.

માપ વાળી પીચાત ખેતીની

જમીન

૧. પટેલ

શીવાભાઈ

૨. પટેલ

શીવાભાઈ

૩. પટેલ

શીવાભાઈ (તે શીવાભાઈ

પ્રભુદાસની દિકરી)

૪. પટેલ આનંદીબેન

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પ્રભુદાસની દિકરી)

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૫/૨. પટેલ નીશાબેન

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૫/૩. પટેલ ધુમીબેન ઉર્ફે

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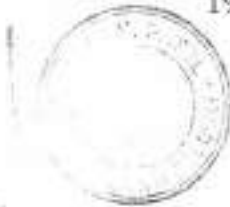
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Bhaialalbhai Hargovindbhai mutated in revenue record vide its mutation entry no.1715 on dated 15-2-1974 for above referred land.



19. Thenafter, Shanteben widow of Bhaialalbhai Hargovindbhai & others had executed a sale deed in favour of (1) Prajapati Laxmanbhai Ratanshibhai (2) Bhikhabhai Virjibhai Ranpura (3) Gunvantbhai Kanjibhai Ranpura (4) Narottambhai Ratanshibhai Prajapati (5) Prakashbhai Mohanbhai Prajapati (6) Jigneshbhai Mohanbhai Prajapati vide its entry no.3587 on dated 3-4-2008 for above referred land.
20. Therefore, the names (1) Prajapati Laxmanbhai Ratanshibhai (2) Bhikhabhai Virjibhai Ranpura (3) Gunvantbhai Kanjibhai Ranpura (4) Narottambhai Ratanshibhai Prajapati (5) Prakashbhai Mohanbhai Prajapati (6) Jigneshbhai Mohanbhai Prajapati mutated in revenue record vide its mutation entry no.6349 on dated 26-7-2008 for above referred land.
21. Thenafter, the above land owners had executed a development agreement in favour of M/s. Neavus Infra Co. through its partners (1) Dhirajlal Nathabhai Gajera (2) Prakashbhai Mohanbhai Prajapati before notary Mr. H.J.Zala vide its entry no.12684 on dated 10-8-2009 for above referred land.
22. Thenafter, Prakashbhai Mohanbhai Prajapati & others also executed a registered Agreement for Sale in favour of M/s. Neavus Infra Co. through its partner Dhirajlal Nathabhai Gajera & Prakashbhai Mohanbhai Prajapati vide its entry no.5673 on dated 10-8-2009 for above referred land.
23. Thenafter, Prakashbhai Mohanbhai Prajapati & others had executed a sale deed in favour of (1) Rupesh Thakorbhai Patel (2) Ullesh Thakorbhai Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel (5) Rakesh Punambhai Patel through conforming party no.1 Labh Developers & through conforming party no.2 M/s. Neavus Infra Co. vide its entry no.6681 on dated 28-6-2011 for above referred land.

24. Therefore, the names (1) Rupesh Thakorbhail Patel (2) Ulpesh Thakorbhail Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel (5) Rakesh Punambhai Patel mutated in revenue record vide its mutation entry no.6681 on dated 25-8-2011 for above referred land.

25. Thus, (1) Rupesh Thakorbhail Patel (2) Ulpesh Thakorbhail Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel (5) Rakesh Punambhai Patel became the absoltly owner of R.S.No.875.

26. Thenafter, (1) Rupesh Thakorbhail Patel (2) Ulpesh Thakorbhail Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel (5) Rakesh Punambhai Patel had executed a development agreement in favour of (1) Amit Makhhanlal Agraval (2) Ashwinkumar Natubhai Patel the partners of M/s. Shourya Creators before notary Nagin S. Gohil vide its entry no.6263 on dated 21-3-2013 for above refrrd land.

27. Thenafter, there was obtained necessary permission for Non Agricultural Land from collector office of Vadodara vide its order no.Revi./ NA/ SR/ 375/ 2011-2012, No. Jamin/ D/ Sec.65/ Vashi/ 3997/ 2012 on dated 4-6-2012 for above referred land.

28. Thenafter, there was obtained building permission from VUDA vide its building permission no.UDA/Plan-2/ Parvangli/ 164/ 2014 on dated 11-4-2014 for above referred land.

CERTIFICATE

I hereby certify and opine the property being R.S.No.876 admeasuring 12242 sq.mts. belonging to M/s. Shourya Creators & R.S.No.875 adeassuring 22561 sq.mts. belonging to (1) Rupesh Thakorbhail Patel (2) Ulpesh Thakorbhail Patel (3) Amish Bhogilal Patel (4) Ashwinkumar Natubhai Patel (5) Rakesh Punambhai Patel situated at mouje : TARSALI,

registration dist. **VADODARA** sub dist. **VADODARA** and the title of the said property is clear, marketable and free from all encumbrances.

Date: 10/5/2016

Plac : Vadodara

Nitin K. Patel

(Advocate)

NITIN K. PATEL
ADVOCATE GUJ. HIGH COURT
A/1, Vallabh Avenue,
Bhadreshkali Estate's Pole,
Opp. Optic Palace,
Rampura, Baroda - 360 001,
Mob No. 9825041237/9824041899

:: સર્વ - રીપોર્ટ ::

પ્રતિશ્રી,
વકીલ

મોજે. ૧૨૨૧૧૧ તા. ૦૩/૦૨/૨૦૨૧ જિ. ૦૩/૦૨/૨૦૨૧ સબ રજી.
કચેરી ૦૩/૦૨/૨૦૨૧ વિભાગ ૨ રે.સ. નંબર./જુઓ રે.સર્વે નં.
૨૦૧૧, ૨૦૧૨ બ્લોક નં./મકાન નં./પ્લોટ નં. ટી.પી. નંબર.
 કા.પ્લોટ નં. શીટી સર્વે નં. ટીકા નં.
કલેટ નં./કુકાન નં./ઓકીસ નં.

૨૦૦૪ થી ૨૦૧૬ સબ રજી. કચેરી ૦૩/૦૨/૨૦૨૧ - ૨
માં ૧૩ વર્ષ સુધીનું સર્વે કરવામાં આવ્યું છે.

૨૦૦૩ -	૨૦૦૩ -	૨૦૦૬ -	૨૦૧૨ -
૨૦૦૪ -	૨૦૦૭ -	૨૦૧૦ -	૨૦૧૩ -
૨૦૦૫ -	૨૦૦૮ -	૨૦૧૧ -	૨૦૧૪ -
			૨૦૧૫ -
			૨૦૧૬ -

નોંધ : ઉપરોક્ત જણાવેલ વર્ષોમાં સબ રજી. કચેરી વકીલોના ઈન્ડેક્સ નં. ૨ પાસે કાટેલી અને મધુરી છે, જેથી ફક્ત સર્વેના આધારે કોઈપણ જાતની તબદીલી કરવી નહિ.

- > સબ રજી.ની કચેરીમાં જે રેકર્ડ ઉપલબ્ધ છે, તે પ્રમાણેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે, તેની નોંધ લેવી.
- > ૨૦૦૪ થી ૨૦૦૫ સુધીનો મેન્યુઅલ રેકર્ડ ઉપલબ્ધ ન હોવાથી તેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ નહિ.
- > ૨૦૦૭ થી ૨૦૧૧ સુધીની કોમ્પ્યુટર પ્રિન્ટની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે.
- > આ સાથે સામેલ સર્વે - રીપોર્ટ વકીલોની જાણ પુરતું જ છે, તેનો ઉપયોગ કોઈપણ વ્યક્તિ બેંક, સંસ્થાએ કરવો નહિ, સર્વે રીપોર્ટથી કયેલ નુકસાની ભરપાઈ કરવાની જવાબદારી રહેશે નહિ.
- > ઉપરોક્ત સર્વે સબ રજી. કચેરી, વકીલોના જે તે હાલતમાં ઉપલબ્ધ રેકર્ડ મુજબ સર્વે કરવામાં આવ્યું છે.

[illegible][illegible]

6) հետևում առաջում ցույց

5-12-2020

উত্তর যেহেতু প্রকৃতি ক্রমিক হওয়ায়
মানুষের মতো প্রকৃতি হওয়া উচিত
নয়।

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ਘੰਟੇ

[illegible]

m/s Shanyu Co., Ltd.
is hereby notified
and its subsidiary
Zhejiang Shanyu
Co., Ltd.
2019-2023
25-5

સરજી પર્ણિત

મેલકતનું વર્ણન રે સ.ન./સર્વે નં 875

Search in: તરસાલી/Tarsali

પહોંચ નંબર: 2018014003833 અરજી નંબર: 8823 સરજી વર્ષ: 2018

તા: ૩ માસ: મે સને: 2018

રજુ કરનારનું નામ શેખ કે પટેલ,

નીચે પ્રમાણે ફી પહોંચી

૩. ફી

રજીસ્ટ્રેશન ફી.....

0

નકલ કરવા ની ફી સર્ટિફ / ફોલોપો.....

ફોલોપો નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

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નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....

34

ફોન અથવા તપાસણી.....

ફોન કલમ-૨ થી.....

કલમ-૩૪ (કલમ-૫૭).....

0

નકલ ફી ફોલોપો.....

ફોલોપો-૨ ફી.....

અન્ય કોઈપણ અન્ય ફી.....



કલમ-૬૬ થી ૬૭..... 34

પહેલું ફી પહોંચીને પૂરું

દસ્તાવેજ

ના દિવસે તેજર કાલે બને

નકલ

તે રજીસ્ટર દખલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર દખલથી નીચેના સરનામે મોકલશે.

(C O DONT)

સબ રજીસ્ટ્રાર

Dantewara

IGR-NIC

5140228517316960101

20/5/2018

2/5/2018 pm

Shri Ganesha Namah

Office:

A/1, Vallabh Avenue,
Bhadrakali Mata's Pole,
Opp. Optic Palace,
Raopura, Baroda
M.No.9426041237

Shri Lakshmi Mata Namah

Nitin K.Patel

Advocate

(Gu). High Court)



To Whomsoever It May Concern

SUB: Title clearance certificate in respect of property being R.S.No.876 admeasuring 12242 sq.mts., R.S.No.875 admeasuring 22561 sq.mts. situated at mouje : TARSALI, registration dist. VADODARA sub dist. VADODARA

Applicant: M/s. Shourya Creators

As per information given by you and provided zerox copies of various documents and papers with respect to being R.S.No.876 admeasuring 12242 sq.mts., R.S.No.875 admeasuring 22561 sq.mts. and I have caused necessary search to be made with the Sub Registrar at Vadodara for being R.S.No.876 admeasuring 12242 sq.mts., R.S.No.875 admeasuring 22561 sq.mts. for last 13 years, [herein attached E.C.Report], the registration record is mostly torn out, it can not to be inspected well, the computerized record is not well prepared/maintained and therefore on the basis of the record available and as you provide zerox copies of the property my opinion as under, but for the land dispute it is advisable to give the public in famous newspaper.....

1. It appears that there was originally land R.S.No.876 belonging to Shivabhai Prabhudas as per old revenue record.
2. Thenafter, Shivabhai Prabhudas died on dated 2-8-1961, the name of his legal heirs namely (1) Sonaben Shivabhai (2) Bachubhai Shivabhai (3) Chimanbhai Shivabhai (4) Kantibhai Shivabhai (5) Hasmukhbhai Shivabhai (4) Narmadaben Shivabhai (5) Jasodaben Shivabhai (6) Anandiben Shivabhai were mutated in revenue record by virtue of succession vide its mutation entry no.936 On dated 10-12-1961 for above referred land.
3. Thenafter, (1) Sonaben Shivabhai (2) Bachubhai Shivabhai (3) Anandiben Shivabhai relinquished

11. Thus, M/s. Shourya Creators became the absolutely owner of R.S.No.876.

12. Thenafter, there was obtained necessary permission for

Non Agricultural Land from collector office of Vadodara vide its order no.Revl/ NA/SR/ 177/ 2012-2013, No. Jamin/ D/ Sec.65/ Vashi/ 10450/ 2012 on dated 15-12-2012 for above referred

land.

13. Thenafter, there was obtained building permission from VUDA vide its building permission no.UDA/Plan-2/ Parvangi/ 100/2013 on dated 9-4-2013 for above referred land.

14. It appears that there was originally land R.S.No.875 belonging to Gordhanbhai Becharbhai as per old revenue record.

15. Thenafter, by virtue of oral partition the said land transferred & entered in the name of minor Pravimbhai Gordnbhai through guardian Kantaben Gordhanbhai vide its entry no.205 for above referred land.

16. Thenafter, Kantaben Gordhanbhai the guardian of minor Pravimbhai Gordnbhai had executed a sale deed in favour of Patel Bhailalbhai Hargovindbhai on dated 28-5-1956 for above referred

land.

17. Therefore, the name of Patel Bhailalbhai Hargovindbhai mutated in revenue record vide its mutation entry no.538 on dated 1-8-1956 for above referred land.

18. Thenafter, Patel Bhailalbhai Hargovindbhai die don dated 14-11-73, therefore, the name of his legal heirs namely (1)

Shantaben widow of Bhailalbhai Hargovindbhai (2) Ishwarbhai Bhailalbhai (3) Kanubhai Bhailalbhai through his gardan

Shantaben widow of Bhailalbhai Hargovindbhai (4) Kanubhai Bhailalbhai through his guardian Shantaben widow of

Bhailalbhai Hargovindbhai (5) Navinchandra Bhailalbhai through his guardian Shantaben widow of Bhailalbhai

Hargovindbhai (6) Anusayaben Bhailalbhai through her guardian Shantaben widow of Bhailalbhai Hargovindbhai (7) Niranjambhai

Bhailalbhai through his guardian Shantaben widow of

their rights in favour of (1) Chimanbhai Shivabhai (2) Kantubhai Shivabhai (3) Hasmukhbhai Shivabhai vide its entry no.1929 on dated 3-11-79 for above referred land.

4. Thereafter, the other names (1) Hasmukhbhai Shivabhai (2) Kantubhai Shivabhai (3) Chimanbhai Shivabhai (4) Sonaben Shivabhai (5) Narmadasben Shivabhai (5) Anandiben Shivabhai were mutated in revenue record jointly vide its mutation entry no.4620 on dated 25-8-2007 for above referred land.

5. Thereafter, Hasmukhbhai Shivabhai died on dated 25-6-2007, therefore, his legal heirs namely (1) Ranjanben Hasmukhbhai (2) Jimin Hasmukhbhai (3) Nishaben Hasmukhbhai (4) Dhumben Hasmukhbhai were entered in revenue record by virtue of succession vide its mutation entry no.6139 on dated 25-8-2007 for above referred land.

6. Thereafter, the name of co-winner Sonaben Shivabhai's name is deleted from revenue record vide its mutation entry no.6140 on dated 25-8-2007 as she died on dated 11-9-2005 for above referred land.

7. Thereafter, Kantubhai Shivabhai & others had executed a sale deed in favour of Smt. Rasilaben Dhiraajal Gajera vide its entry no.212 on dated 10-3-2010 for above referred land.

8. Therefore, the name of Smt. Rasilaben Dhiraajal Gajera mutated in revenue record vide its mutation entry no.6632 on dated 18-3-2010 for above referred land.

9. Thereafter, in presence of Smt. Rasilaben Dhiraajal Gajera, the name of Bhaumik Dhiraajal Gajera mutated in revenue record vide its mutation entry no.6690 on dated 29-5-2010 for above referred land.

10. Thereafter, (1) Smt. Rasilaben Dhiraajal Gajera (2) Bhaumik Dhiraajal Gajera had executed a sale deed in favour of M/s. Shourya Creators through its partner Sunil Jagdishchandra Agrawal vide its entry no.2969 on dated 10-6-2013 for above referred land.