

Dinesh M. Bhaliya

ADVOCATE (Gujarat High Court)

NOTARY (Govt. of Gujarat)

Mob.: 99251 14621.



Office : 204, 2nd Floor, Aditya Avenue,
Mahavir Hall Char Rasta, Ajwa Road,
Vadodara - 390 019.

Resi. : J-1/302, Vrajbhumi Society,
B/h. Jay Yogeshwar Township, Ajwa Road,
Vadodara - 390 019.

Ref. No.:

Date :

TO WHOM SO EVER IT MAY CONCERN

I here by solemnly declared that I have experienced of more than ten years in land related matters, in which land title search reports, issuing of no encumbrance certificate on the land including right, title, interest or name of any party in or over land and my experience 10 years in land related matters accordance to GUJ RERA Rules.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 29/12/2018.

Place. Waghodia.


(Dinesh Bhaliya)

ADVOCATE



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CERTIFICATE OF TITLE

I have been asked to investigate the Title of Immovable property, non-agricultural land bearing R.S.No.22 paiki, Final Plot no.9 of Village Nimeta. Waghodia, Dis.Vadodara admeasuring about 2048 sq.mt. N.A. for Commercial purpose (Hotel and Motel) out of 6899 sq.mt., The land belongs to 1. VINAY RAJNIKANT SHROFF, 2. RAJESHRI VINAY SHROFF, 3. ANKIT VINAY SHROFF and 4. KRUTIKA VINAY SHROFF. Following documents and papers submitted by my client to me.

1) Copy of villedge form no.7/12, 8-A, and no. 6 Hakk Patrak entry i. e. revenue records.

2) Copy of N.A. order dated.21/04/2007.

Description of Property

The Immovable property non- agricultural land bearing R.S.No. 22 paiki, Final Plot no.9 of Village Nimeta, Registration district - Vadodara, Sub-district Waghodia, admeasuring about 2048 sq.mt. for Commercial purpose (Hotel and Motel) out of 6899 sq.mt. here in after called the "said property" or " said land".

I have verified and gone through the papers and documents pertaining to the above said property and my opinion there on is as under.



1. That originally this land is agricultural land and GOVIND PARAGBHAI had hypothicate the said land in Rs.500/- to Nimeta vi. Ka. sahkari mandli and the said effect was made in revenue record wide mutation entry no. 105.
2. That it appears that there is an entry of sanrakshit ganotiya GOVIND PARAGBHAI by 224/17 and PARSOTTAM PARAG by 224/18 in the said land's revenue record which is rejected by authority as they possess the land as owner.
3. That PARSOTTAMBHAI PARAGBHAI transferred said land by oral partition to his son JASHBHAI PARSOTTAMBHAI and the said effect was made in revenue record wide mutation entry no.387 dated: 08-10-65.
4. That GOVINDBHAI PARAGBHAI and JASHBHAI PARSOTTAMBHAI had hypothicate the said land in Rs.1500/- and Rs.800/- to Nimeta vi.ka.sa. mandli and the said effect was made in revenue record wide mutation entry no. 408 dated: 09-05-66 and 544 dated 01-05-70 accordingly.
5. That an order had been passed to consolidate the survey numbers of GOVINDBHAI PARAGBHAI and JASHBHAI PARSOTTAMBHAI and that effect was made in revenue record wide mutation entry no. 840 dated: 01-03-81.
6. That Partition has been done between GOVINDBHAI PARAGBHAI and JASHBHAI PARSOTTAMBHAI and the effect of partition was made in revenue record wide mutation entry no. 842 dated: 25-03-91.



Commercial purpose (Hotel and Motel) out of 6899 sq. mts. of survey no.22 paiki, Final plot no.9, of village Nimeta, ta.Waghodia on dated.31-08-2006 and District Development Officer Vadodara by their order no. L.N.D./S.R.-2/nimeta/section-67/131/2006-07 given permission to convert the said land into Commercial N.A. (Hotel and Motel) purpose.

12. That some mutation entry wide no.1447, 1581, 1582, 1591, 1592, 1593 and 1594 is appears in the record regarding sale of different N.A. Open plots to different plot holders which was certified by competent authority.

13. I have taken search in the sub-registrar office at Waghodia for the last 12 years in respect of the said property & I had found some registered sale deeds of open N.A. land in R.S.No. 22 paiki, its search reports is attached harewith, except that there is no any rights or interest, charges, mortgage or any adverse entry in respect of the said property.

14. A notice had been issued public at large in daily news paper SANDESH having its large circulation which was published in daily "DIVYABHASKAR" dated: 06-12-18 wherein I have invited objections, rights, interest etc. if any in the said property. That in respond I have receive objections of Mr. Rentu Ravindrakumar Sing and Mrs. Arti Anirudhh Maheshwari etc. through his advocate relating to their residencial plots in "Shivam Township" situated in survey no.22 Paiki, final plot no. 9, but the said property is N.A. for Commercial purpose (Hotel and Motel) so their objections are not tenable.



Further except that I have not received any other objections, rights, interest over said land.

15. That a sammati karar was made by VINAY RAJNIKANT SHROFF to add the name of 1. RAJESHRI VINAY SHROFF, 2. ANKIT VINAY SHROFF and 3. KRUTIKA VINAY SHROFF, his legal heirs in the said property and mutation Entry to that effect was made wide entry No. 1957 dated : 24/07/2014.
16. It appears that as per approved revised layout plan Urban Development Authority Vadodara sanctioned revised development permission for said land by their order no.UDA/PLAN-2/PERMISSION/187/2016 dated. 01-03-2017 to Mr. VINAY RAJNIKANT SHROFF.
17. That Mr. VINAY RAJNIKANT SHROFF has power of attorney of all the other joint or co-owners in respect of the said land and he gave an affidavit that they had not given or transferred any interest or rights pertaining to the said property to any one by any ways and the said land is clear and marketable.

Looking to the above facts I am in opinion that 1. Mr. VINAY RAJNIKANT SHROFF 2. RAJESHRI VINAY SHROFF, 3. ANKIT VINAY SHROFF and 4. KRUTIKA VINAY SHROFF are owner of the said property & they possess CLEAR & MARKETABLE TITLE & there is no charge or any encumbrances over the " said property" as discussed above.

Date: 29 / 12 / 2018.

Place: Vadodara.




(DINESH M BHALIYA)
ADVOCATE

અરજી પહોંચ

મિલકત નું વર્ણન : સ.ન 22 પૈકી ફાઇલન પ્લોટ નં 9

Search in : NIMETHA.. /NIMETHA..

પહોંચ નંબર ૨૦૧૮૧૦૮૦૧૧૩૮૩ અરજી નંબર ૫૪૮૨ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૦ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ હરેશ સી ભાલીયા
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: 2007 2018
દેડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૭૦.૦૦

કુલ એકંદરે રૂ. ૧૭૦.૦૦

અંકે રૂપીયા એક સો સીત્તેર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

H P Tadv
સબ રજીસ્ટ્રાર
વાઘોડિયા

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇંસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2018

મિલકત પરના બોજા અંગેનું પત્રક

Search in હરેશ સી ભાલીયા

અરજી નંબર : 5492

ગામ નું નામ : NIMETHA..

મિલકતનું વર્ણન સ.ન 22 પૈકી ફાઇલન પ્લોટ નં 9

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara Vaghodia મા -11 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
શી.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara Vaghodia

