

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 37 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:

Old R. S. No. 67 Block No. 52 of village SEVASI Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (SEVASI-KHANPUR) F. P. No. 99 admeasuring 2348 sq. mtrs N. A. land.

Date: 19-06-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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

Investigations of title in respect
of R. S. No. 67 Block No. 52 of
village SEVASI Ta. & Dist.
VADODARA included in T. P.
Scheme No. 1 (SEVASI-
KHANPUR) F. P. No. 99
admeasuring 2348 sq. mtrs N.
A. land.

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

Date: 19-06-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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.

REPORT ON TITLE

Investigations of title in respect
of R. S. No. 67 Block No. 52 of
village SEVASI Ta. & Dist.
VADODARA included in T. P.
Scheme No. 1 (SEVASI-
KHANPUR) F. P. No. 99
admeasuring 2348 sq. mtrs N.
A. land.

As per oral partition of CHHOTABHAI MADHAVBHAI, land bearing R.S.No. 67 mutated in name of MANGALBHAI MADHAVBHAI. The said change was entered in revenue record for said land vide entry No. 335 certified by revenue authority.

Charge of SEVASI VIVIDH KARYAKARI SAHKARI MANDALI for RS. 2500/- was entered in revenue record for said land vide entry No. 1432 dated 08-10-1967, certified on 30-12-1967. The said charge was deleted from revenue record for said land vide entry No. 1473 dated 23-03-1972, certified on 23-04-1972.

Charge of UNION BANK OF INDIA, SEVASI BRANCH for Rs. 1700/- was entered in revenue record for said land vide entry No. 1506 dated 7-6-1973, certified by revenue authority. The said change was deleted from revenue record for said land vide entry No. 1534 dated 7-7-1974, certified on 26-10-75.

THE STATE OF GUJARAT, REVENUE DEPARTMENT vide it's
order No. U.L.C./A.R.A./2077 & ADDITIONAL COLLECTOR,
VADODARA vide had granted an exemption U/S 20 of the U.L.C. Act for

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.

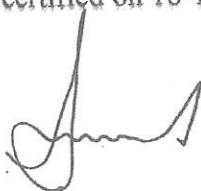
R.S.NO. 67 admeasuring 3338 sq.mtrs land. The said change was entered in revenue record for said land vide entry No. 1815 dated 15-03-1979, certified on 14-06-1979.

Charge of UNION BANK OF INDIA, SEVASI BRANCH for Rs. 15000/- was entered in revenue record for said land vide entry No. 2227 dated 23-08-1986, certified by revenue authority.

Charge of UNION BANK OF INDIA, SEVASI BRANCH for Rs. 17000/- was entered in revenue record for said land vide entry No. 2309 dated 11-08-1986, certified on 17-09-1987.

MANGALBHAI MADHAVBHAI died on 2-1-87, name of his heirs
1. SHANTABEN widow of MANGALBHAI 2. SURYAKANT
MANGALBHAI 3. PRAVINBHAI MANGALBHAI 4.
BHUPENDRABHAI MANGALBHAI 5. LILIBEN alias LALITABEN
MANGALBHAI 6. VIMUBEN alias VIMALABEN 7.
DHARMISTHABEN MANGALBHAI 8. USHABEN MANGALBHAI
were entered in revenue record for said land vide entry No. 2396 dated 19-
01-1987, certified on 20-03-1988.

1. LALITABEN MANGALBHAI 2. VIMALABEN
MANGALBHAI 3. DHARMISTHABEN MANGALBHAI 3. USHABEN
MANGALBHAI had jointly relinquished/released their rights, share, title,
interest in favour of their mother & brothers for Block No. 52 of village
SEVASI Ta. & Dist. VADODARA. The said change was entered in
revenue record for said land vide entry No. 4021 dated 15-11-2004,
certified on 18-12-2005.



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

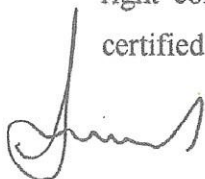
Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

PATEL SHANTABEN MANGALBHAI died on 8-9-2016, therefore her name was deleted from revenue record for said land vide entry No. 6550 dated 21-11-2016, certified on 20-2-2017.

(1) SURYAKANT MANGALBHAI PATEL (2) PRAVINBHAI MANGALBHAI PATEL (3) BHUPENDRABHAI MANGALBHAI PATEL have jointly executed registered sale deed dated 07/02/2018 registered at serial No. 218/2018 in favour of (1) AAKASH PARSHOTTAMBHAI VAGHELA (2) RONAK YATIN DESAI (3) RAJESH MANIBHAI SHAH (4) DHARA PARTH PATEL (5) DIPESH MANSUKHBHAI BHIMANI, for R. S. No. 67 Block No. 52 of village SEVASI Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (SEVASI-KHANPUR) F. P. No. 99 admeasuring 2348 sq. mtrs land. Name of purchasers were entered in revenue record for said land vide entry No. 6863 dated 07-02-2018, certified on 12-03-2018.

UNION BANK OF INDIA, SEVASI BRANCH vide it's certificate No. UBI/ADV/229/2017 dated 20-11-2017, charges of land bearing Block No. 50/A, 50/B, 50/C, 310, Khata No. 142 & Block No. 52, Khata No. 1101 were deleted in revenue record for said land vide entry No. 6893 dated 20-03-2018, certified on 02-05-2018.

The COLLECTOR, VADODARA vide his order No. N. A. / K. 65 / VASI / 3532 / 2018 dated 12-10-2018 R. S. No. 67, Block No. 52, T. P. Scheme No. 1, F. P. No. 99 admeasuring 2348 sq. mtrs. included in KHANPUR- SEVASI-1(PROPOSE), COLLECTOR vide his order allotted F. P. No. 99 admeasuring 2348 sq. mtrs. against Block No. 52, O. P. No. 112 admeasuring 3339 sq. mtrs. The said change was entered in second right column of revenue record vide entry No. 7061 dated 12-10-2018, certified on 27-11-2018.



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.

The COLLECTOR, VADODARA vide his order No. N. A. / K. 65- / VASI / 3532 / 2018 dated 12-10-2018 R. S. No. 67, Block No. 52, T. P. Scheme No. 1, F. P. No. 99 admeasuring 2348 sq. mtrs. included in KHANPUR- SEVASI-1(PROPOSE), COLLECTOR vide his order allotted F. P. No. 99 admeasuring 2348 sq. mtrs. against Block No. 52, O. P. No. 112 admeasuring 3339 sq. mtrs. The said change was entered in second right column of revenue record vide entry No. 7062 dated 12-10-2018, certified on 23-11-2018.

COLLECOTR, VADODARA vide his order No. R.V / N.A / S. R / 317 / 2018-19, No. LAND -D / SEC-65 / VASI / 7319 TO 7327/2018 dated 26-12-2018 had granted / issued N.A. permission for R. S. No. 67, Block No. 52, T. P. Scheme No. 1, F. P. No. 99 admeasuring 2348 sq. mtrs land with condition for commercial purpose. The said change was entered in revenue record for said land vide entry No. 7128 dated 19-01-2019, certified on 20-02-2019.

(1) AAKASH PARSHOTTAMBHAI VAGHELA (2) RONAK YATIN DESAI (3) RAJESH MANIBHAI SHAH (4) DHARA PARTH PATEL (5) DIPESH MANSUKHBHAI BHIMANI have jointly executed registered sale deed dated 15-03-2019 registered at serial No. 3128 in favour of "ANANTA BUSINESSCORP LIMITED VADODARA" through its authorized signatory Mr. NILAY CHOTAI for R. S. No. 67 Block No. 52 of village SEVASI Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (SEVASI-KHANPUR) F. P. No. 99 admeasuring 2348 sq. mtrs. N. A. land. Name of purchasers is entered in revenue record for said land vide entry No. 7258 dated 08-05-2019.

VADODARA URBEN DEVLOPMENT AUTHORITY has issued development permission No. UDA / PLAN-4 / PERMISSION / 6 / 2019 dated 13-06-2019. for said land.

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.

I have verified available revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 31 years from available record. "ANANTA BUSINESSCORP LIMITED VADODARA" through its authorized signatory Mr. NILAY CHOTAI is owner of R. S. No. 67 Block No. 52 of village SEVASI Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (SEVASI-KHANPUR) F. P. No. 99 admeasuring 2348 sq. mtrs N. A. land. As per my opinion the title of said land is clear, marketable & free from all encumbrances.

Date: 19-06-2019

Place: Vadodara.

Advocate sign:

Advocate name: V.S. Goswami

SANAD NO.:G/636/1982



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.

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owners "ANANTA BUSINESSCORP LIMITED VADODARA" through its authorized signatory Mr. NILAY CHOTAL. 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 31 years. I have issued a Title Clearance Certificate dated 17-06-2019. 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

Old R. S. No. 67 Block No. 52 of village SEVASI Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (SEVASI-KHANPUR) F. P. No. 99 admeasuring 2348 sq. mtrs N. A. land.

Date: 19-06-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



મિલકત નું વર્ણન : રે સ નં-67 બ્લોક નં-52 TP-1, FP-99 ક્ષેત્રફળ-2348

પહોંચ નંબર ૨૦૧૯૦૧૭૦૧૮૨૩૨ અરજી નંબર ૧૧૪૦૭ અરજી વર્ષ ૨૦૧૯
તારીખ ૧૫ માહે જુન સને ૨૦૧૯

੩. ਪੈਸਾ

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
ફોલીયો નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 58 થી 59).....
શોધ અગર તપાસણી.....Year: 2018 2019
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ટેક્સ-૨ ફી.....



920.00

કુલ એકંદરે રૂ.	૧૨૦.૦૦
----------------	--------

ના દિવસે તૈયાર થશે અને

આવશે.

ନିକଟ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

NARENDRASINH KAHALSANGBHAI
JALIYA
सं. २७२२/२
BRA - 4 - GRV

2018

2019

Search in : વિજય એસ ગોસ્વામી અરજી નંબર : 11407 ગામ નું નામ : SEVASI

મિલકતનું વર્ણન : રે સ નં-67 બ્લોક નં-52 TP-1, FP-99 ક્ષેત્રફળ-2348

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-4 Gorva મા -1 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસાબો આકાર પટે આપનાર અથવા પટે આપનાર 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 હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી દસ્તાવેજ/વિચારણા રૂ.1100000000.00	મોજે સેવાશી બ્લોક નં. 52 જુનો રે.સ.નં. 67 ટી.પી. 2 ખાનપુર-સેવાશી ફા.બ્લોક નં. 99 જેનું માપ 2348.00 ચો.મી. ખુલ્લો પ્લોટ			RONAK YATIN DESAI AAKASH PURUSHOTTAM VAGHELA RAJESH MANIBHAI SHAH DHARA PARTH PATEL DIPESH MANSUKHBHAI BHIMANI	ANANTA BUSINESSCORP LIMITED VADODARA REPRESENTED BY ITS AUTHORIZED SIGNATORY MR. NILAY CHOTAI	15-03-2019	3128	



સુબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Vadodara-4
Gorva

પ્રિન્ટ તારીખ : 15/06/2019

1 of 1