

Bharat B. Patel

Gujarat High Court Advocate

Mob- 99987 87424
Enrolment no. G/1046/2003

Alka N. Soni

*Gujarat High Court Advocate
& Government of India Notary*

Mob-9898267219
Enrolment no. G/2014/2003

Date: 27/4/2023

TO WHOM SO EVER CONCERN

**SUB: TITLE CLEARANCE CERTIFICATE ALONGWITH
SEARCH REPORT OF LAND BEARING **BLOCK/
R.S. NO.593, OLD R.S. NO.942, KHATA NO.
971, ADMEASURING 0-18-21 H.ARE. SQ.MTS., AND
ASSESSMENT OF RS.1.19/- PAISA, WHICH IS
CONSIST IN T.P.NO.42 (KAPURAI) AND ALLOTTED
FINAL PLOT NO.131 ADMEASURING 1093.00
SQ.MTS. NON-AGRICULTURAL LAND OF
VILLAGE KAPURAI, TA. VADODARA(EAST),
& DIST. VADODARA IN REGISTRATION
DISTRICT VADODARA & SUB-REGISTRATION
DISTRICT VADODARA.****

Respected Sir,

I take this opportunity of presenting Title Clearance Certificate in respect of captioned property and during scrutinizing the copies of revenue records as well as documents, I found as follows :-

1. DESCRIPTION OF DOCUMENTS SCRUTINISED:-

- 1) Copy of Village Form No. 7/12 & Village form no.6.
- 2) Copy of Village Form no.8/A.
- 3) Copy of Sale deed dated 21/6/2014 vide reg.sr.no.884 with Index-II



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- 4) Copy of Sale deed dated 14/3/2023 vide reg.sr.no.4187.
- 5) Copy of Sale deed dated 15/4/2023 vide reg.sr.no.6602.
- 6) Copy of N.A. order dated 30/1/2021.
- 7) Copy of Zone Certificate dated 16/7/2022.

2. BRIEF HISTORY OF THE LAND BEARING BLOCK/ R.S. NO.593, OLD R.S. NO.942, KHATA NO. 971, WHICH IS CONSIST IN T.P.NO.42 (KAPURAI) AND ALLOTTED FINAL PLOT NO.131 NON-AGRICULTURAL LAND OF VILLAGE KAPURAI, TA. VADODARA(EAST), & DIST. VADODARA.

- 1) Originally land bearing Old R.S. no.942, Block no.593 of village Kapurai was held and owned by Garbad Devjibhai and he was expired in 1986, so his legal heir namely Pa. Parshottambhai Garbadbhai Bariya was entered in revenue record vide mutation entry no.126 and the said entry was duly certified.
- 2) It transpires from the record that the said land was decided as kyari, the said change was mutated in revenue record vide mutation entry no.531 dated 16/1/1956.
- 3) It transpires from the record that Parshottambhai Garbadbhai Bariya had sold the said land R.S.no.942 to Bhailalbhai Shamalbhai, so name of purchaser was entered in revenue record vide mutation entry no.611 dated 16/4/1958 and the said entry was duly certified.



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- 4) It transpires from the record that New fesai register was prepared, the said change was mutated in revenue record vide mutation entry no.897 dated 17/2/1993 and the said entry was duly certified.
- 5) It transpires from the record that Moje. Kapurai Village Consolidation Scheme DILR vide his order no.Con/Vadodara/450 dated 18/3/1981 sanctioned and published in page no.340 of part-1 on Gazzette dated 2/4/1981, as per that new 7/12 and new record written and land allotted under the said scheme which Takto came from Additional Consolidation officer no.1 Dabhoi as per that new 7/12 prepared to have promulgation from Hon'ble Collector, the said change was mutated in revenue record vide mutation entry no.1824 dated 27/12/1987 and the said entry was duly certified on dated 8/2/1988.
- 6) It transpires from the record that Jadav Bhailalbhair Shamalbhair was expired on dated 26/10/2004, Natubhai Bhailalbhair was expired on dated 2/1/1990 and Maniben Bhailalbhair Jadav was expired on dated 11/8/1985 so their legal heirs namely (1) Lakhiben Bhailalbhair Jadav (2) Somabhai Bhailalbhair Jadav (3) Ravjibhai Bhailalbhair Jadav (4) Ambalal Bhailalbhair Jadav (5) Hasuben Bhailalbhair Jadav – Legal heirs of Deceased Natubhai Bhailalbhair Jadav (6) Kantaben Natubhai Jadav (7) Govindbhair Natubhai Jadav



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(8) Mukeshbhai Natubhai Jadav were jointly entered in revenue record by way of succession vide mutation entry no.3532 dated 15/6/2011 but the said entry was rejected on dated 23/8/2011. So the entry was mutated again vide mutation entry no.3574 dated 7/10/2011 but the said entry was again rejected on dated 15/12/2011. And it was mutated again vide mutation entry no.3597 dated 4/11/2011 and the said entry was duly certified on dated 2/1/2012.

7) It transpires from the record that (1) Lakhiben Bhailalbhai Jadav (2) Somabhai Bhailalbhai Jadav (3) Ravjibhai Bhailalbhai Jadav (4) Ambalal Bhailalbhai Jadav (5) Hasuben Bhailalbhai Jadav – Legal heirs of Deceased Natubhai Bhailalbhai Jadav (6) Kantaben Natubhai Jadav (7) Govindbhai Natubhai Jadav (8) Mukeshbhai Natubhai Jadav had sold the said land R.S.no.942, Block no.593, adm. 0-18-21 H.Are.sq.mts. old tenure agricultural land to (1)Barod Natvarsinh Kalusinh (2) Dhanubhai Chehabhai Bharwad (3) Vyas Bharatkumar Chimanlal (4) Bharwad Kalubhai Arjanbhai vide reg. sale deed sr.no.4484 dated 19/5/2012, by virtue of sale deed name of purchasers were entered in revenue record vide mutation entry no.3766 dated 21/8/2012 but the said entry was duly certified on dated 29/12/2012. So the said entry was mutated again vide



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mutation entry no.3831 dated 30/1/2013 and the said entry was duly certified.

- 8) It transpires from that (1) Barod Natvarsinh Kalusinh (2) Dhanubhai Chehabhai Bharwad (3) Vyas Bharatkumar Chimanlal (4) Bharwad Kalubhai Arjanbhai had sold the said land Block no.593 adm.0-18-21 H.Are.sq.mts. to **Patel Nimesh Bhagwandas** vide reg. sale deed sr.no. 884 dated 21/6/2014 and by virtue of sale deed name of purchaser was mutated in revenue record vide mutation entry no.4049 dated 25/6/2014 and the said entry was duly certified on dated 15/9/2014.
- 9) It transpires from that Land owners Nimeshbhai Bhagwandas Patel and others had applied on dated 3/12/2020 for non-agricultural use of the said land Block no.593, Khata no.971 adm. 1821 H.Are. sq.mts. paiki 1093 sq.mts., So Hon'ble Collector vide his order no. 150/19/17/045/2021 dated 30/1/2021 converted the said land in non-agricultural subject to condition mentioned in order, the said change was mutated in revenue record vide mutation entry no.5343 dated 30/1/2021 and the said entry was duly certified on dated 12/3/2021.
- 10) It transpires that Nimesh Bhagwandas Patel had sold the said land **BLOCK/ R.S. NO.593, OLD R.S. NO.942, KHATA NO. 971**, admeasuring 0-18-21 H.Are. Sq.Mts., and assessment



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of Rs.1.19/- paisa, which is consist in T.P.no.42 (Kapurai) and allotted Final plot no.131 admeasuring 1093.00 sq.mts. non-agricultural land of **VILLAGE KAPURAI, TA.**

VADODARA(EAST), & DIST. VADODARA to (1)Ranpara Ishwarbhai Zaverbhai (2) Ranpara Ramilaben Ishwarbhai (3) Shah Ankita Vidarbh (4) Prajapati Jayaben Jagdishbhai (5) Prajapati Prabhaben Rameshbhai vide reg. sale deed sr.no.4187 dated 14/3/2023, by virtue of sale deed name of purchasers were jointly entered in revenue record vide mutation entry no.5718 dated 20/3/2023.

- 11) It transpires that (1) Ranpara Ishwarbhai Zaverbhai (2) Ranpara Ramilaben Ishwarbhai (3) Shah Ankita Vidarbh (4) Prajapati Jayaben Jagdishbhai (5) Prajapati Prabhaben Rameshbhai had sold the said land **BLOCK/ R.S. NO.593, OLD R.S. NO.942,**

KHATA NO. 971, admeasuring 0-18-21 H.Are. Sq.Mts., and assessment of Rs.1.19/- paisa, which is consist in T.P.no.42 (Kapurai) and allotted Final plot no.131 admeasuring 1093.00 sq.mts. non-agricultural land of **VILLAGE KAPURAI, TA. VADODARA(EAST), & DIST. VADODARA** to "Rama



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Enterprise” a partnership firm represented through its administrative partner Upendrabhai Mansukhbhai Sapra vide reg.sr.no.6602 dated 15/4/2023.

3. SEARCH AND INVESTIGATION :

Over and above I have taken a search from register office, Vadodara for the period of last 30 years in which I do not found any encumbrances and only found that captioned property have been purchased by “Rama Enterprise” a partnership firm represented through its administrative partner Upendrabhai Mansukhbhai Sapra from (1) Ranpara Ishwarbhai Zaverbhai (2) Ranpara Ramilaben Ishwarbhai (3) Shah Ankita Vidarbhai (4) Prajapati Jayaben Jagdishbhai (5) Prajapati Prabhaben Rameshbhai vide reg. sale deed sr.no.6602 dated 15/4/2023.

Looking to the aforesaid discussion, documents as well as the search obtained from the Office of Sub-Registrar, Vadodara, I am of the opinion as under:

CERTIFICATE

I hereby certified that I have verified the copy of Sale deed vide reg.sr.no.6602 dated 15/4/2023, Copy 7/12 from 1951 and copies other subsidiary documents relating to the captioned property and upon perusal of the above documents mentioned above I am of the



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opinion that they are in order and genuine and "Rama Enterprise" a partnership firm represented through its administrative partner Upendrabhai Mansukhbhai Sapra is legal owner and occupier and having clear, valid and marketable title over immovable property described hereunder schedule and there is no encumbrances whatsoever over the said property and title to the said property is free and marketable.

SCHEDULE

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and Parcel of land bearing **BLOCK/ R.S. NO.593, OLD R.S. NO.942, KHATA NO. 971,** admeasuring 0-18-21 H.Are. Sq.Mts., and assessment of Rs.1.19/- paisa, which is consist in T.P.no.42 (Kapurai) and allotted Final plot no.131 admeasuring 1093.00 sq.mts. non-agricultural land of **VILLAGE KAPURAI, TA. VADODARA(EAST), & DIST. VADODARA** in Registration District Vadodara & Sub-Registration District Vadodara. Which is bounded as under:

East : Block no.594

West : Road



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North : Road
South : Block no.594

Date:27/4/2023
Vadodara



Bharat B. Patel
**BHARAT B. PATEL
ADVOCATE**

Bharat B. Patel

Alka N.Soni

Gujarat High Court Advocate

**Gujarat High Court Advocate
& Government of India Notary**

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Date: 27/4/2023

To,
Whomsoever It ever may concern
Subject:- NO-ENCUMBRANCE CERTIFICATE

Property: - All that Piece and Parcel of land bearing **BLOCK/ R.S. NO.593, OLD R.S. NO.942, KHATA NO. 971**, admeasuring 0-18-21 H.Are. Sq.Mts., and assessment of Rs.1.19/- paisa, which is consist in T.P.no.42 (Kapurai) and allotted Final plot no.131 admeasuring 1093.00 sq.mts. wherein residential scheme namely **"SHREE HARI IMPERIA"** is situated on non-agricultural land of **VILLAGE KAPURAI, TA. VADODARA (EAST), & DIST. VADODARA** in Registration District Vadodara & Sub-Registration District Vadodara.

Owner: **"Rama Enterprise"** a partnership firm represented through its administrative partner **Upendrabhai Mansukhbhai Sapra**

Name of Project:- **SHREE HARI IMPERIA**

It may be noted that I, Advocate **BHARATKUMAR B PATEL**, has been Enrolled as an Advocate by the Bar Council of Gujarat vide Enrolment Certificate bearing no. G/1046/2003. I have issued Title Clearance Certificate on 27/4/2023 in respect of the above property. On the basis of my Title Clearance dated 27/4/2023, I hereby certify that **"Rama Enterprise"** a partnership firm represented through its administrative partner **Upendrabhai Mansukhbhai Sapra** is absolute owners of the above stated property, I have not found any other encumbrances on the above property. In my opinion the title of the above mentioned property is clear, marketable and free from encumbrances charges and/or claims.

Date:- 27/4/2023
Place:-Vadodara



Bharat B. Patel
Bharat B. Patel
Advocate

Bharat B. Patel

Gujarat High Court Advocate

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Enrolment no. G/2014/2003

TO WHOM SO EVER IT MAY CONCERN

I hear by solemnly, declare that, I have experience of more than 20 year in land related matter, in which land title search report, issuing of **"No Encumbrance Certificate"** on the non –agricultural Land bearing All that Piece and Parcel of land bearing **BLOCK/ R.S. NO.593, OLD R.S. NO.942, KHATA NO. 971**, admeasuring 0-18-21 H.Are. Sq.Mts., and assessment of Rs.1.19/- paisa, which is consist in T.P.no.42 (Kapurai) and allotted Final plot no.131 admeasuring 1093.00 sq.mts. wherein residential scheme namely **"SHREE HARI IMPERIA"** is situated on non-agricultural land of **VILLAGE KAPURAI, TA. VADODARA (EAST), & DIST. VADODARA** in Registration District Vadodara & Sub-Registration District Vadodara, State of Gujarat for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

My Experience of 20 years in land related matters accordance of GUJ RERA RULES.

The contents of above are true and correct. And nothing material had concealed by me there form.

Date:-27/4/2023

Place:-Vadodara

Advocate Sign:.....

BHARAT B. PATEL

Advocate Name:-
Advocate
(Gujarat High Court)
FF-10, Arom Complex,
Near Somatalav Char Rasta,
Dabhol Road, Vadodara-25.

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Block no.593, Old R.S.no.942,Khata no.971

Search in : કપુરાઈ /Kapurai

પહોંચ નંબર 202301500006882

અરજી નંબર 3614

અરજી વર્ષ 2023

તારીખ 27

માહે એપ્રિલ

સને 2023

રજુ કરનારનું નામ BHARATKUMAR B PATEL

ડ્રાન્જેક્સન નંબર 20230420808698343

નીચે પ્રમાણે ફી પહોંચી

૩. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1991

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



320.00

કુલ એકંદરે રૂ.

320.00

અંકે રૂપીયા ત્રણ સો વીસ પુરા

J.C. Patel
સબ રજીસ્ટ્રાર
Danteswar

ઈન્સપેક્ટર નૃસિંહ બોઝ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત તાજેથી)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : BHARATKUMAR B PATEL અરજી નંબર : 3614 ગામ નું નામ : Kapurai

Search Year : - 2011 મિલકતનું વર્ણન : Block no.593, Old R.S.no.942,Khata no.971

દસ્તાવેજની આ શીખ Sub-Registrar Office(SRO) Vadodara-2 Danteswar મા -21 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીખનો ઉપયોગ

મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શીખમા તા. 27/04/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરા પણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા

નુકસાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ.

†

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટોના ડિસ્કમાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેશ 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દિનાર પક્ષકાર નું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230420808698343 Date 20/04/2023 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-2 Danteswar



Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Block no.593, Old R.S.no.942, Khata no.971

Search in : કપુરાઈ /Kapurai

પહોંચ નંબર 202331800002238

અરજી નંબર

999

અરજી વર્ષ

2023

તારીખ 21

માહે

એપ્રિલ

સને

2023

રજી કરનારનું નામ BHARATKUMAR B PATEL

ટ્રાન્ઝેક્સન નંબર 20230420903075089

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 2012 થી 2023

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી



કુલ એકદરે રૂ.

200.00

અંકે રૂપીયા બે સો પુરા

H. M. Shaker

સબ રજીસ્ટ્રાર

વડોદરા - 8 ગ્રામ્ય

ઇન્સપેક્ટર 'નરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : BHARATKUMAR B PATEL અરજી નંબર : 999 ગામ નું નામ : Kapurai

Search Year : 2012 - 2020 મિલકતનું વર્ણન : Block no.593,Old R.S.no.942, Khata no.971

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-8(Agrl) મા -9 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રકોર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 21/04/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેશા વિભાગ નંબર અને ઘર નંબરજો 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 દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂા.4980000.00	સર્વે નંબર પેશા વિભાગ નંબર અને ઘર નંબરજો કંઈ પણ હોય તો)	મોજે કપુરાઇ ખાતા.નં. 928 જુનો સ.નં. 942 બ્લોક.નં. 593 હે.આર.ચો.મી. 0.18.21 આકાર રૂ. 1.19 પૈસા	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
				બારોડ નટવરસિંહ કાળુસિંહ ધનુભાઇ ચેહાભાઇ ભરવાડ વ્યાસ ભરતકુમાર ચીમનલાલ ભરવાડ કાળુભાઇ અર્જુનભાઇ	પટેલ નીમેષ ભગવાનદાસ	21-06-2014	884	
						21-06-2014		

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230420903075089 Date 20/04/2023 થી મળેલ છે.



સબરજીસ્ટ્રાર
Sub-Registrar Office(SRO) Vadodara-8(Agrl)

