

CHANDRAKANT G. PATEL
(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,

VAOOOARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

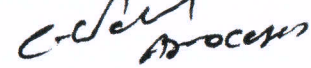
Investigation of title in respect of Non-Agriculture land bearing Block/old
Revenue Survey No.444/1 Paiki of admeasuring 0-13-52 H-R-A, Akar-
Rs.2.06 Paisa T.P. Scheme No.34 of Village-Jambua, Taluka and District
Vadodara.

I have investigated the title of (1) PATEL JAGDISHBHAI
PARSOTTAMBHAI (2) PATEL RAVJIBHAI AMBALAL (3) PATEL
VALLABHBHAI AMBALAL. The Title of the said land is found clear
(according to document discussed in Annexure-A and Search Note
discussed in Annexure-B) on revenue record.

Place:-Vadodara,

Dated:-15/06/2018.

Chandrakant G. Patel



(Advocate)

Advocate

C. G. PATEL

213/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.





[List of Documents]

Annexure – A

Sr. No.	Description of Document	Date
1	Copy Of Village From No-7/12	
2	Copy Of Village From No-06	
3	Copy Of NA ORDER	
4	Search Report for 2017 to 2018 from the record of the office of Sub-Registrar, Vadodara	15/06/2018
5	Copy of Title Clear Certificate of Rajan J. Purohit Advocate	

Place:-Vadodara,

Dated:-15/06/2018.

Chandrakant G. Patel

(Advocate)

Advocate

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ANNEXURE-"B"

SEARCH NOTES

Facts of Non-Agriculture land bearing Block/old Revenue Survey No.444/1 Paiki of admeasuring 0-13-52 H-R-A, Akar-Rs.2.06 Paisa T.P. Scheme No.34 of Village-Jambua, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-444/1 Paiki of Village Jambua, Taluka and District Vadodara originally belong to Govindbhai Ajubhai. Thereafter Govindbhai Ajubhai was died and after his death name of his legal heirs i.e. (1) Hirabhai Govindbhai (2) Kashibhai Govindbhai (3) Parsottambhai Govinbhai (4) Ravjibhai Ambalal has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.169. The same entry was certified by the concern authority.
- The said land was covered under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Agricultural Lands Act. The same fact has been recorded in record of rights by Mutation Entry No.226. The same entry was certified by the concern authority.



- Thereafter Hirabhai Govindbhai was died without any legal heirs on dated-10/05/56 and after his death his name delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.330. The same entry was certified by the concern authority.
- Thereafter according to order of Hon'ble Competent officer and Deputy Collector Sa.Ra.J.To. Vadodara Order no.U.L.C. G20/Jambua has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.1048. The same entry was certified by the concern authority.
- Thereafter Patel Kashibhai Govindbhai has executed Will on dated-21/11/86 thereafter Patel Kashibhai Govindbhai was died on dated-08/11/88 after his death name of Patel Jagdishbhai Parsottambhai has been entered in revenue record. The same fact has been recorded in



record of rights by Mutation Entry No.**1086**. The same entry was certified by the concern authority.

- Thereafter according to order of Hon'be Competent officer and Deputy Collector Sa.J.To.M Vadodara Vatan no.U.L.C. Section-23/121/108/86 Date-01/02/96 said total land admeasuring 0-20-23 H.R.A. Paiki 0-06-71 H.R.A. land **Sarkar (Government)** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1337**. The same entry was certified by the concern authority.
- Thereafter Parsottambhai Govindbhai Patel was died on dated-25/05/02 and after his death name of his legal heirs i.e. (1) Narendrabhai Parsottambhai Patel (2) Jagdishbhai Parsottambhai Patel has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1579**. The same entry was certified by the concern authority.



- Thereafter Narendrabhai Parsottambhai Patel has relinquished his right and name of Narendrabhai Parsottambhai Patel has delete from said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1581**. The same entry was certified by the concern authority.
- Thereafter according to order of Magistrate of Vadodara City Rectified order No.RTS/Vashi/3499/08, Dated-21/07/08 said land entry no.169 instead of Entry no.164 has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**2034**. The same entry was certified by the concern authority.
- Thereafter according to Hon'be Collector of Vadodara order no.N.A./S.R./266/2013-2014, No.Land/D/Section65/Vashi/2598/2013, dated-21/08/2013 said land convert in Non-Agriculture for Residential Purpose has been entered in revenue record. The same fact has been recorded



in revenue record vide entry no-**2600**. The same entry was certified by the concern authority.

- I have caused necessary search for 2017 to 08th June 2018 from the record of the office of Sub-Registrar Vadodara, for the years 2017 to 08th June 2018 According to the search report, most of the index registers of village-**Jambua** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no-1852.

Place:-Vadodara,

Dated:-15/06/2018.

Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

213/214, Shakti Park Appartment,
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Sama, Vadodara - 390 008.





ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner (1) PATEL JAGDISHBHAI PARSOTTAMBHAI (2) PATEL RAVJIBHAI AMBALAL (3) PATEL VALLABHBHAI AMBALAL (hereinafter referred as Owner) 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. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances (according to document discussed in annexure-A and Search Note attached as Annexure-B in Title Clearance Certificate).

SCHEDULE OF PROPERTY

Block/old Revenue Survey No.444/1 Paiki of admeasuring 0-13-52 H-R-A, Akar-Rs.2.06 Paisa T.P. Scheme No.34 of Village-Jambua, Taluka and District Vadodara.

Place:-Vadodara,

Dated:-15/06/2018.

Chandrakant G. Patel

Chandrakant G. Patel
(Advocate)

Advocate

C. G. PATEL

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VAOOOARA:390024.

TO WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more the Ten years in land related matters, in which land title search report issueing of no encumbrance certificate on the land including right, Title, interest or name of any party in or over land; and my experience 24 years in land related metters according to GUI RERA Rules.

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

Date: 15/06/2018.

Advocate Sign. :

Place: Vadodara.

Advocate Name: CHANDRAKANT G. PATEL

Advocate

C. G. PATEL

213/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.



અરજી પહોંચ

મેલકતનું વર્ણન રે.સ. નં. 444/1 પેકી ટીપી સ્કીમ નં. 34 માપ- 0-13-52 ચો.

Search in : JAMBWA/JAMBWA

પહોંચ નંબર: ૨૦૧૮૩૧૬૦૦૩૭૨૬

અરજી નંબર:

૧૮૫૨

અરજી તારીખ:

૨૦૧૮

તા: ૧૫

માહે: જુન

સને: ૨૦૧૮

રજુ કરનારનું નામ ચન્દ્રકાન્ત જી.પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા વાટીઓ (કલમ ૬૪ થી ૬૭).....

૦

શીય અગર તપાસાગી.....

Year : ૨૦૧૭ ૨૦૧૮

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દંડ કલમ-૨૧.....

કલમ-૩૪ (કલમ-૧૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૨૦

અંકે રૂપીયા વીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે બને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(KRUNALKUMAR KANTILAL SUTARIYA)

સબ રજીસ્ટ્રાર

વડોદરા - ૬ માણેજા

IGR-NIC

493496275756256074

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૪:૪૭:૨૬ pm