

Anil M Kale

(B.A. LLB) Advocate

Gujarat High Court

Enrollment No. G/726/1983

Office : TF/308 Annapurna Complex, Beside

Aangan Tower, Opp. Makarpura Police

Station, Manjalpur, Vadodara-390011

Mob.No. 9277559785

Email : kale15121945@gmail.com

Date : 24/05/2023

TITLE CLEARANCE REPORT OF PROPERTY namely agricultural land in Moje Bill, Vadodara lying being land bearing Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot its measurment land is 2610.00 Sq.mtr. in Registration District Vadodara & Sub District Vadodara Owned and Occupied by Mr. Hemeshkumar Natubhai Patel.

With reference to the captioned Party, you had forwarded to me Xerox Copies of papers and documents submitted by the Party. I have carefully scrutinized the documents and papers (fully and more particularly described hereunder) which establishes the ownership and possessors title of **Mr. Hemeshkumar Natubhai Patel**.

List of documents scrutinized



Note 1 : The documents which are in Gujarati are described in greater Details for better understanding thereof.

Note 2 : While working a search by inspection of the public records, I have satisfied myself that the Xerox copies tendered are faithful to the original.

Sr.No.	Documents
1.	Zerox copy of the 7/12
2.	Zerox copy of the 8-A
3.	Zerox copy of the 6 – Hakka Patrak
4.	Zerox copy of the Registration Sale deed No. 1768 dtd. 04/03/2011
5.	N. A. Order by collector with order no. 1539/19/18/043/2021 on 20/11/2021.
6.	Search Report

Full Description Of The Property With Its Boundaries

All that Piece and Parcel of Non agricultural land in Moje Bill, Vadodara lying being land bearing Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot its measurment land is 2610.00 Sq.mtr. in Registration District Vadodara & Sub District Vadodara.

Boundaries :

East : Block No. 698
West : Block No. 696
North : Block No. 698
South : Block No. 694/B



Chain Of Title Analysis Of Revenue Records

As per the all documents and Revenue Records my opinios regarding the property is described in details as follow :

Sr. No.	Year	Applied Date	Note. No	Details	Certified date	Shero
1	1966	22/06/1966	1272	a Chakariyaat land has been converted to the owner Bhangi Melabhai Gabla from SHREE SARKAR by Paying Such ammount Payeble To the government	-	Certified
2	1981	31/03/1981	2329	Harijan Babubhai Melabai has been entered as Heir of Melabhai Gablabhai through pedree	10/09/1981	Certified
3	1981	26/09/1981	2361/14 5	Promolgation By Order By State Government	-	Certified

4	1990	15/02/1990	2686	On 24/07/1986 Babubhai Melabhai Harijan died and following names have been entered as Heirs of Babubhai Melabhai by Pedigree certificate 1. Savitaben Babubhai 2. Ratilal Babubhai 3. Shankuntalaben Babubhai 4. Gitaben Babubhai Harijan	25/06/1990	Certified
5	2008	August, 2008	4322	Promolgation By Vadodara Gramya Mamalatdar	27/09/2008	Certified
6	2008	December, 2008	4418	following names have been entered as Direct Heires of Melabhai GablaBhai Harijan 1. Fogatbhai Melabhai Harijan 2. Lakshmiben Melabhai Harijan 3. Taraben Melabhai Harijan	23/01/2009	Certified
7	2008	December, 2008	4419	Above Mentioned Heirs Had Relinquished Their Rights but it Was rejected under Takrari Case No. 33/09	30/06/2009	Rejected
8	2008	June, 2008	4675	panchkyas of ownership of tubewell reply consent represente basis a piece of land recorded	-	Certified
9	2010	June, 2010	4730	Entry made on Note No. 4419 was accepted and Certified by this Entry Number	20/9/2010	Certified
10	2011	March, 2011	4878	land was Converted To new tenure to old teneur by order of collector of vadoara by order No. VATAN/VASHI/332 To 338/2011 On 03/03/2011 and the land was Converted to Non Agriculture applicable Premium	30/05/2011	NA Applicable Primium Certified
11	2011	March, 2011	4882	Patel Hermeshkumar Natubhai has purchased the land by Registered Slae Deed No. 1768 date 04/03/2011 from Harijan savitaben Babubhai and others	31/03/2011	Certified
12				Shero - by this entry No. Patel Hemeshkumar Natubhai Became an Absolue Owner of this Non Agriculture land and this note is recorded on Revunue Record		

[Signature]
 ANIL M. KALE
 • NOTARY •
 VADODARA

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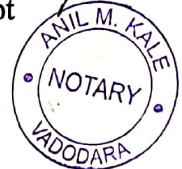
13	2014	January, 2014	5512	honourable Deputy Collector Vadodara Gramya Dated 19/05/2014 implement of order it is certified	17/10/2014	Certified
14	2014	January, 2014	5616	withdral of notice under land revenue code section 79(a)	17/10/2014	certified
15	2021	12/10/2021	7646	As per Revenue Department Order, Village Bill has been included in city Vadodara (WEST)	12/10/2021	Certified
16	2021	20/11/2021	7668	by an application of Hemeshkumar Natubhai Patel for land converting to non agriculture applicable premium by paying such ammount	-	Certified
17	2021	23/11/2021	7675	An Application Made by Hemeshkumar Natubhai Patel For Converting Land In Non Agriculture was accepted and the same has been certified by Vadodara Collector	-	Certified

Final Certificate

I have prepared the above stated report under instruction provided by as per documents submitted before me which have been mentioned as above, I have taken a detailed searched with regard to the duifferent Sub – Registrar Offices of Vadodara given below :

Sr. No	Date	Sub-Registrar Office	Receipt No.	Years
1	23/05/2023	Vadodara-1 (Vadodara)	202301400014046	1992 to 1993
2	23/05/2023	Vadodara-3 (Akota)	202301600019288	1994 to 2023
3	23/05/2023	Vadodara-8 (Rural)	8022023578229	2012 to 2022

Advertisement of land bearing Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot



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its measurment land is 2610.00 Sq.mtr. of village Bill Taluka Vadodara District Vadodara in daily newspaper Gujarat Samachar of vadodara dated on 15th November, 2022 on Tuesday on page no. 04 but nobody has raised any objection or any issues before me till today hence I issued this title clearance certificate.

I hereby certify that I have carefully scrutinized the documents and papers mentioned in List of documents herein above which establishes the ownership and possessor rights are with Patel Hemeshkumar Natubhai to the said land Moje Bill, Vadodara lying being land bearing Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot its measurment land is 2610.00 Sq.mtr. in Registration District Vadodara & Sub District Vadodara.

I am of the opinion that the land is free from any kind of encumbrance and charge on it derived clear, marketable and free from encumbrance title in the said land.


(Anil M Kale)

Advocate

ANIL M. KALE
Advocate & Notary
Wadi, Kokan Falla,
Vadodara - 390 017.



Anil M Kale
(B.A. LLB) Advocate
Gujarat High Court
Enrollment No. G/726/1983

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Mob.No. 9277559785

Email : kale15121945@gmail.com

Date : 24/05/2023

TO WHOM IT MAY CONCERN

I hereby solemnly declare that, I have experience of more than 40 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 right / title / interest in property and I also have 40 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.:

Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot its measurment land is 2610.00 Sq.mtr. land of Village Bill in Registration District Vadodara & Sub District Vadodara.

Date : 24/05/023

Place : Vadodara

Sanad No. G/726/1983

Yours faithfully



(Anil M Kale)

Advocate

ANIL M. KALE
Advocate & Notary
Wadi, Kerkva Falia,
Vadodara - 390 011.



Anil M Kale
(B.A. LLB) Advocate
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Email : kale15121945@gmail.com

Date : 24/05/2023

ENCUMBRANCE CERTIFICATE

This is to certify that, I undersigned have investigated the title of **AKSHAR MURTI INFRASPACE** a partnership firm in respect of below mentioned property by perusing necessary search from concerned office of Sub Registrar for last 30 years. I have also published a public advertisement in "GUJARAT SAMACHAR" daily news paper on 15/11/2022 under my instruction and information through my junior advocate Smt. Upasna Ghag. I have issued title clear certificate dated 06/01/2023. In my opinion the title in respect of below mentioned property is clear, marketable and free from encumbrances subject to Memorandum of Agreement by and between the flat owners of **BROADLEAF15 & DEVELOPER: AKSHAR MURTI INFRASPACE** on 10/11/2022 through its partner Dharmendra Chimanbhai Patel.

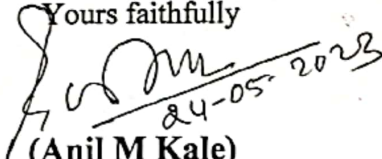
Schedule of Property

Block No. 697 (Old Survey No. 989) Khata No. 145 admeasuring area 0-43-50 H.A.C Aakar Rs. 4.94 Paisa. Its T.P. Scheme No. 27/A inculed then Final Plot No. 243 is recorded and according to Only final plot its measurment land is 2610.00 Sq.mtr. land of Village Bill in Registration District Vadodara & Sub District Vadodara.

Date : 19/05/2023

Place : Vadodara

Sanad No. G/726/1983

Yours faithfully

(Anil M Kale)
Advocate

ANIL M. KALE
Advocate & Notary
Wadi, Kekan Falls,
Vadodara - 390 011,