

Ref. no :

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TITLE CLEARANCE CERTIFICATE

In respect of Non Agricultural land bearing Revenue survey no.332P admeasuring 13.220 sq.mts., Revenue survey no.334 admeasuring 3136 sq.mts., Revenue survey no.335 admeasuring 1518 sq.mts., Revenue survey no.336 admeasuring 1416 sq.mts., Revenue survey no.337 admeasuring 1416 sq.mts., Revenue survey no.338 admeasuring 1315 sq.mts., Revenue survey no.339 admeasuring 4350 sq.mts., Revenue survey no.342/1P admeasuring 1540 sq.mts., Revenue survey no.342/2P admeasuring 2350 sq.mts., Revenue survey no.343 admeasuring 1518 sq.mts., & Revenue survey no.343/1 admeasuring 2732 sq.mts. all together adm 34511 sq.mts., of mouje Gotri, Sub District and District Vadodara belonging to **Pratham Properties**.

Pursuant to the instructions received, we have caused necessary search to be taken in the records of the Sub-Registrar, Vadodara for last 23 years i.e. necessary search from 1987 to 2017 before the office of sub registrar of assurance at Vadodara (original search receipt no.16629 & 20723 dated 02.11.2017 & 07.11.2017 respectively are enclosed herewith) through advocate Dharmendra M Rana and necessary search from 2016 to 2021 before the office of sub registrar of assurance at Vadodara vide search receipt no. 2021017012568 dated: 26.05.2021. On the basis of the documents provided and the search conducted we are of the opinion as under.

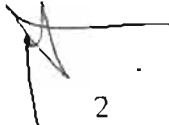
List of documents submitted for perusal.

1. Extract of 7/12 & form no.6 reflecting the name of Mangalbhai Bhikhabhai & Maganbhai Bhikhabhai for R.S.no.332.
2. Extract of 7/12 & form no.6 reflecting the name of Damjibhai Patel & ors for R.S. no.334.
3. Extract of 7/12 & form no.6 reflecting the name of Maganbhai Bhikhabhai & Mangalbhai Bhikhabhai for R.S. no.335 & 339.
4. Extract of 7/12 & form no.6 reflecting the name of Mohanbhai Sheldia & ors for R.S. no.339.
5. Extract of 7/12 & form no.6 reflecting the name of Manoarbhai Natubhai for R.S. no.336.
6. Extract of 7/12 & form no.6 reflecting the name of Chatrasinh Rathod & ors for R.S. no.336.
7. Extract of 7/12 & form no.6 reflecting the name of Chaganbhai Ramabhai & or for R.S.no.337 & 338.

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8. Extract of 7/12 & form no.6 reflecting the name of Mahijibhai Ambalal for R.S. no.342/1.
9. Extract of 7/12 & form no.6 reflecting the name of Shanabhai Naribhai for R.S. no.342/2.
10. Extract of 7/12 & form no.6 reflecting the name of Ravjibhai Rathod for R.S. no.343.
11. Extract of 7/12 & form no.6 reflecting the name of Motibhai Shanabhai & ors for R.S. no.343/1.
12. Extract of 7/12 & form no.6 reflecting the name of Jayshreeben Rai for R.S no.334.
13. Extract of 7/12, form no.8A & form no.6 reflecting the name of Krupesh Narharibhai Patel & Navinbhai Natubhai Patel.
14. Property card reflecting the name of Krupesh Patel & Navinbhai Patel for City survey no.2598, 2613, 2600, 2601, 2602, 2603, 2604, 2608, 2614, 2616, 2615.
15. Sale deed dated 27/7/04 between Chaganbhai Rathod with Krupesh Narharibhai Patel & Navin Patel for R.S no.337 & 338 regd at serial no.7274.
16. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
17. Sale deed dated 27/7/04 between Taraben Patel & ors with Krupesh Narharibhai Patel & Navin Patel for R.S no.342/1 & 342/2 regd at serial no.7269.
18. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
19. Sale deed dated 28/7/04 between Chatrasinh Rathod & ors with Krupesh Narharibhai Patel & Navin Patel for R.S no.336 regd at serial no.7302.
20. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
21. Sale deed dated 19/8/04 between Ravjibhai Rathod & ors with Krupesh Narharibhai Patel & Navin Patel for R.S no.343, 343/1 regd at serial no.7802.
22. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
23. Sale deed dated 19/8/04 between Mohanlal Sheldiya & ors with Krupesh Narharibhai Patel & Navin Patel for R.S no.335 & 339 regd at serial no.7803.
24. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
25. Order dated 27/1/05 from Collector's office for R.S no.333.
26. Sale deed dated 10/6/05 between Jayshree Rai through POA Rajendra Rai with Krupesh Narharibhai Patel & Navin Patel for R.S no.334 regd at serial no.4326.
27. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
28. Sale deed dated 28/9/06 between Manoj Ramanbhai Prajapati with Krupesh Narharibhai Patel & Navin Patel for R.S no.332 regd at serial no.7220.
29. Copy of index reflecting the name of Krupesh Patel & Navin Patel.
30. M.R. entry no.5933 dated 9/4/07 in form no.6 deleting the charge of Gujarat State Coop Agree and Rural Development Bank and Dena Bank Ankodia branch for R.S. no.343/1, 337, 338, 343.
31. Order no.land/d/sec-66/vashi/706/2008 dated 27/3/08 passed from the Collector's office for all survey nos.



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32. Power of attorney dated 31/3/08 by Krupesh Patel to Navin Patel
33. Development agreement dated 23/4/08 between Krupesh Patel through POA Navin Patel & Navin Patel with Vishakha Sanghvi in respect of R.S. no.332 & 334 regd at serial no.6761.
34. Development agreement dated 23/4/08 between Krupesh Patel through POA Navin Patel & Navin Patel with Vishakha Sanghvi in respect of R.S. no.335, 336, 337, 338, 339, 342/1, 342/2, 343, 343/1 regd at serial no.6759.
35. Power of attorney dated 1/5/08 by Krupesh Patel & Navin Patel to Jayant Sanghvi &/Or Chandrakant Doshi &/Or Vishakha Sanghvi.
36. Correction deed dated 16/9/08 between Krupesh Patel & or with Vishakha Sanghvi for change in details of history regd at serial no.13810.
37. Correction deed dated 16/9/08 between Krupesh Patel & or with Vishakha Sanghvi for change in details of history regd at serial no.13814.
38. Zone certificate no.2745 dated 17/11/08 by VUDA for R.S. no.332, 334, 335, 336, 337, 338, 339, 342, 343, 343/1.
39. Zone certificate no.2927 dated 2/12/08 by VUDA for R.S. no.333
40. Copy of Challan and order passed by stamp duty dept vadodara to pratham investment on dated: 29-10-2014 for a Supplement Partnership deed dated 30/4/08.
41. Copy of challan and order passed by stamp duty dept vadodara to pratham Properties on dated: 29-10-2014 for an assignment agreement dated 01/02/2009.
42. Copy of registered release deed No. 11031 dated: 19-10-2018 from Indusind bank ltd to Pratham Properties.
43. Copy of registered transfer deed No.5664 executed on: 18-05-2019 (registered dated: 27-05-2019) between Shri Krupesh N. Patel and Shri Navinbhai N. Patel and confirming party as 1.Vishakha Sanghvi through POA Jayant Sanghvi & 2.Pratham Investment with Pratham Properties in respect of R.S. No.332P, 334, 335, 336, 337, 338, 339, 342/1P, 342/2P, 343 & 343/1 bearing Consolidated C.S. No. 2598 & 2613 (C.S. No. 2598, 2600, 2601, 2602, 2603, 2604, 2608,2613, 2614, 2615 & 2616 respectively) of Village Gotri, Tal. & Dist. Vadodara admeasuring about 34511 Square Meters .
44. Copy of Property card reflecting the name of Pratham Properties for City survey no.2598, 2613.
45. Copy of Revised Construction Permission No. HB/15/Ward-11/2021-2022 dated 30-04-2021 granted by Vadodara Mahanagar Seva sadan.

Revenue survey no.332

On perusing the documents provided it seems that originally the land at Revenue Survey no.332, at Mouje Gotri originally came in to the hands of Bhikhabhai Desaiabhai on the death of Desaiabhai Jesangbhai by succession. The entry to this effect is duly reflected in the revenue

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records at M.R. entry no.399 prior to 1955. The said Bhikhabhai Desai had during his life time added the names of Mangal Bhikhabhai Patel & Magan Bhikhabhai Patel as the co owners by executing a document on stamp paper dated 15/7/71 in the said land. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1532 dated 30/2/72. The said entry was duly certified on 16/4/72.

It seems that the said Mangalbhai Bhikhabhai & or had availed financial assistance from Dena Bank, Ankodia Branch for an amount of Rs.4,000/- and an amount of Rs.10,000/- from Dena Bank Sevasi Branch and an amount of Rs.7,000/- from Dena Bank Ankodia Branch. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2622 dated 22/2/85, M.R. entry no.2660 dated 30/4/86 and M.R. entry no.2747 dated 12/8/86. The said loan had been repaid for which the Dena Bank had issued a letter dated 13/2/95. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4551 dated 30/6/98 and the said entry was duly certified on 31/8/98.

The said Mangalbhai Bhikhabhai Patel & Maganbhai Bhikhabhai Patel through their power of attorney holder Bharat Mohanbhai Patel had executed a regd sale deed dated 15/11/96 in favour of Atul Nandkishor Dalmiya, Navin Mahavirprasad dalmiya, Sumant Umedbhai Patel, Indravadan Ravjibhai Patel, Sureshbhai Kapadiya, Asitbhai Kapadiya, Vanrajbhai Kapadiya, Aklanbhai Kothari, Chandrakant Kothari, Mukundbhai Bhagwandas Shah & Meenaben Chaitnya Vora. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4428 dated 14/9/97 and the said entry was duly certified on 18/10/97. Subsequently the said Atul Nandkishor Dalmiya & ors through their Power of attorney holder Anil Ramanbhai Patel had executed a regd sale deed dated 19/8/02 in favour of Manoj Ramanbhai Prajapati. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5179 dated 20/8/02. The said Manoj Ramanbhai Prajapati have executed a regd sale deed dated 3/10/06 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.332 adm 13759 sq.mts. The said sale deed is duly regd at serial no.7420 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5891 dated 29/11/06 and the said entry was duly certified on 31/12/06.

Revenue survey no.334

On perusal of the document provided it seems that the land at revenue survey no.334 adm 3136 sq.mts. originally belonged to Kalabhai Lallubhai Baria. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1/25 prior to 1957. The said Kalabhai Lallubhai through an oral deed sold the said property in favour of Shankarbhai Dabhai Rathod. The entry to this effect is duly reflected in the revenue records at M.R. entry no.591 dated 19/1/57. It seems that on the death of said Shankarbhai, his legal heirs Shantaben

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Shankarbhai, Khodabhai Shankarbhai, Shardaben Chhotabhai, Narsinhbhai Chhotabhai, Gordhan Chhotabhai, Madhuben Chhotabhai & Revaben Chhotabhai had executed a regd sale deed dated 2/5/95 in favour of Damjibhai Devshibhai Patel, Niljibhai Damjibhai Patel & Jitendra Damjibhai Patel. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4437 dated 14/9/97 and the said entry was duly certified on 18/10/97. Subsequently the said Damjibhai Devshibhai Patel, Niljibhai Damjibhai Patel & Jitendra Damjibhai Patel through their power of attorney holder Rajendra Kaushikbhai Ray had executed a regd sale deed dated 6/11/01 in favour of Jayshreeben Rasikbhai Ray duly regd at serial no.6804. In the said sale deed the name of Jayshreeben Rasikbhai Ray was wrongly stated as Jayshreeben Jashwantbhai Amin for which a regd correction deed was executed. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5695 dated 15/4/05. The said Jayshreeben Rasikbhai Ray had executed a regd sale deed dated 10/6/05 in favour of Krupesh Narharibhai Patel & Navin Natubhai Patel. The said sale deed is duly regd at serial no.4326 with the office of Sub-Registrar, Vadodara. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5755 dated 5/9/05 and the said entry was duly certified on 8/10/05.

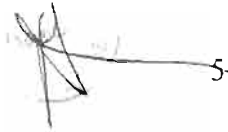
Revenue survey no.335

On perusing the documents provided it seems that originally the land at Revenue Survey no.332, at Mouje Gotri originally came in to the hands of Bhikhabhai Desai on the death of Desai Jesangbhai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.399 prior to 1955. The said Bhikhabhai Desai had during his life time added the names of Mangal Bhikhabhai Patel & Magan Bhikhabhai Patel as the co owners by executing a document on stamp paper dated 15/7/71 in the said land. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1532 dated 30/2/72. The said entry was duly certified on 16/4/72.

It seems that the said Mangalbhai Bhikhabhai & or had availed financial assistance from Dena Bank, Ankodia Branch for an amount of Rs.4,000/- and an amount of Rs.10,000/- from Dena Bank Sevasi Branch and an amount of Rs.7,000/- from Dena Bank Ankodia Branch. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2622 dated 22/2/85, M.R. entry no.2660 dated 30/4/86 and M.R. entry no.2747 dated 12/8/86. The said loan had been repaid for which the Dena Bank had issued a letter. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5535 dated 16/8/04 and the said entry was duly certified on 23/9/04.

The said Mangalbhai Bhikhabhai Patel & Maganbhai Bhikhabhai Patel through their power of attorney holder Bharat Mohanbhai Patel had executed a regd sale deed dated 18/11/96 in favour of Mohanbhai Keshavbhai Sheladiya, Deepakbhai Mohanbhai Sheladiya, Satishbhai

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Mohanbhai Sheladiya, Ashokbhai Mohanbhai Sheladiya & Kirit Mohanbhai Sheladiya. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4433 dated 14/9/97 and the said entry was duly certified on 18/10/97. Subsequently the said Mohanbhai Keshavbhai Sheladiya, Deepakbhai Mohanbhai Sheladiya, Satishbhai Mohanbhai Sheladiya, Ashokbhai Mohanbhai Sheladiya & Kirit Mohanbhai Sheladiya through their Power of attorney holder Bharat Joshi had executed a regd sale deed dated 19/8/04 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.335 adm 1518 sq.mts. The said sale deed is duly regd at serial no.7803 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5552 dated 26/8/04 and the said entry was duly certified on 29/9/04.

Revenue survey no.336

On perusal of the documents provided it seems that the land at revenue survey no.336 adm 1416 sq.mts. originally belonged to Nathabhai Baria. On the death of the said Nathabhai Baria the said property came in to the hands of Manoar Nathabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.264. On the death of said Manoarbhai on 10/4/80 & on the death of Raiben Manoarbhai, the said property came in to the hands of Chatrasinh Manoarbhai Rathod, Shakariben Manoarbhai Rathod, Jiviben Manoarbhai Rathod by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5100 dated 22/1/02 and the said entry was duly certified on 18/5/02. Subsequently the said Chatrasinh Manoarbhai Rathod, Shakariben Manoarbhai Rathod, Jiviben Manoarbhai Rathod had executed a regd sale deed dated 28/7/04 in favour of Krupesh Narharibhai Patel & Navin Natubhai Patel in respect of land at revenue survey no.336 adm 1416 sq.mts.. The said sale deed is duly regd at serial no.7302 with the office of Sub-Registrar, Vadodara. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5543 dated 19/8/04 and the said entry was duly certified on 29/8/04.

Revenue survey no.337 & 338

On perusal of the documents provided it seems that the land at revenue survey.337 adm 1416 sq.mts. and 338 adm 1315 sq.mts. originally belonged to Ramabhai Bhajibhai. On the death of said Ramabhai Bhajibhai the said property came in to the hands of Chagan Ramabhai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.57. As per M.R. entry no.580 dated 22/12/56 it seems that one Ambalal Shankarbhai Rathod had relinquished his rights and possession in favour of Bai Jadav wife of Chagan Ramabhai. Also as per M.R. entry no.581 dated 22/12/56, one Punjabhai Rathod had also relinquished his rights as he was not cultivating the said land for last two years. On the death of said Jadavben on 7/11/69, the said property came in to the hands of Chaganbhai Ramabhai Rathod & Sadaben Widow of Ramabhai Ranchhodbhai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1666 dated 28/8/74.

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It seems that the said Chaganbhai had availed a financial assistance from Dena Bank, Ankodia Branch for an amount of Rs.4,000/- and an amount of Rs.5,000/- from Dena Bank Ankodia Branch and an amount of Rs.1,22,000/- from Dena Bank Ankodia Branch. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2536 dated 17/8/83, M.R. entry no.2743 dated 9/10/86 and M.R. entry no.4122 dated 11/12/95.

On the death of Sadaben Ramabhai on 26/3/96 the said property came in to the hands of Chaganbhai Ramabhai Rathod and the said Chaganbhai Ramabhai Rathod had executed a regd sale deed dated 27/7/04 in favour of Krupesh Narharibhai Patel & Navin Natubhai Patel. The said sale deed is duly regd at serial no.7274 with the office of Sub-Registrar, Vadodara. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5551 dated 19/8/04 and the said entry was duly certified on 23/9/04.

Revenue survey no.339

On perusing the documents provided it seems that originally the land at Revenue Survey no.339, at Mouje Gotri originally came in to the hands of Bhikhabhai Desai on the death of Desai Desai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.399 prior to 1955. The said Bhikhabhai Desai had during his life time added the names of Mangal Bhikhabhai Patel & Magan Bhikhabhai Patel as the co owners by executing a document on stamp paper dated 15/7/71 in the said land. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1532 dated 30/2/72. The said entry was duly certified on 16/4/72.

It seems that the said Mangalbhai Bhikhabhai & or had availed financial assistance from Dena Bank, Ankodia Branch for an amount of Rs.4,000/- and an amount of Rs.10,000/- from Dena Bank Sevasi Branch and an amount of Rs.7,000/- from Dena Bank Ankodia Branch. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2622 dated 22/2/85, M.R. entry no.2660 dated 30/4/86 and M.R. entry no.2747 dated 12/8/86. The said loan had been repaid for which the Dena Bank had issued a letter. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5535 dated 16/8/04 and the said entry was duly certified on 23/9/04.

The said Mangalbhai Bhikhabhai Patel & Maganbhai Bhikhabhai Patel through their power of attorney holder Bharat Mohanbhai Patel had executed a regd sale deed dated 18/11/96 in favour of Mohanbhai Keshavbhai Sheladiya, Deepakbhai Mohanbhai Sheladiya, Satishbhai Mohanbhai Sheladiya, Ashokbhai Mohanbhai Sheladiya & Kirit Mohanbhai Sheladiya. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4433 dated 14/9/97 and the said entry was duly certified on 18/10/97. Subsequently the said Mohanbhai Keshavbhai Sheladiya, Deepakbhai Mohanbhai Sheladiya, Satishbhai Mohanbhai Sheladiya,

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Ashokbhai Mohanbhai Sheladiya & Kirit Mohanbhai Sheladiya through their Power of attorney holder Bharat Joshi had executed a regd sale deed dated 19/8/04 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.339 adm 4350 sq.mts. The said sale deed is duly regd at serial no.7803 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5552 dated 26/8/04 and the said entry was duly certified on 29/9/04.

Revenue survey no.342/1

On perusing the documents provided it seems that originally the land at Revenue no.342/1 originally belonged to Baria Manoar Nathua. As per M.R. entry no.764 dated 8/2/59 it seems that the said property came in to the hands of Shanabhai Nathabhai by a conditional sale on the basis of Tenancy rights. As per M.R. entry no.2436 dated 10/1/83 it seems that on the basis of "Mapni" the land at revenue survey no.342/1 came in to the hands of Ambalal Shankarbhai & the land at revenue survey no.342/2 came in to the hands of Shanabhai Narabhai. It seems that on the death of said Ambalal Shankarbhai the said property came in to the hands of Mahijibhai Ambalalbai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.1342. The said Mahijibhai Ambalal Rathod had executed a regd sale deed dated 7/1/95 in favour of Jayaben Punjabhai Patel, Rasiklal Patel and Sundarlal Shah. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4023 dated 12/1/95. Subsequently the said Sundarlal Shah, Jayaben Patel & Rasiklal Patel had executed a regd sale deed dated 22/11/96 in favour of Taraben Patel, Narendra Patel, Rajendra Patel & Umedbhai Chhotabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4441 dated 14/9/97. The said Taraben Patel, Narendra Patel, Rajendra Patel & Umedbhai Chhotabhai Patel had executed a regd sale deed dated 27/7/04 in favour of Krupesh Narharibhai Patel & Navin Natubhai Patel in respect of land at revenue survey no.342/1 & 342/2. The said sale deed is regd at serial no.7269 with the office of Sub-Registrar, Vadodara. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5542 dated 19/8/04 and the said entry was duly certified on 23/9/04.

Revenue survey no.342/2

On perusing the documents provided it seems that originally the land at Revenue no.342/2 originally belonged to Ambalalbai Shankarbhai. As per M.R. entry no.2436 dated 10/1/83 it seems that on the basis of "Mapni" the land at revenue survey no.342/1 came in to the hands of Ambalal Shankarbhai & the land at revenue survey no.342/2 came in to the hands of Shanabhai Narabhai. It seems that on the death of said Shanabhai Rathod on 21/12/85 the said property came in to the hands of Motibhai Shanabhai, Madhavbhai Shanabhai, Gangaben Shanabhai, Maniben Shanabhai, Revaben Shanabhai on the basis succession and also the names of heirs of Ishwarbhai Shanabhai i.e. Mangiben Ishwarbhai, Jashbhai Ishwarbhai, Narsinhbhai Ishwarbhai & Ramanbhai Ishwarbhai were also added on the death of Ishwarbhai

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Date :

Shanabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2912 dated 2/11/88. As per a partition deed between the family, the land at aforesaid survey no. came in to the hands of Motibhai Shanabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2992 dated 23/1/89. Subsequently the said Motibhai Shanabhai Rathod had executed a regd sale deed dated 5/1/95 in favour of Sundarlal Shah, Rasiklal Patel, Bhogilal Patel & Kanjibhai Prajapati. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4026 dated 12/1/95 and the said entry was duly certified on 13/2/95. The said Sundarlal Shah, Rasiklal Patel, Bhogilal Patel & Kanjibhai Prajapati had executed a regd sale deed dated 22/11/96 in favour of Taraben Patel, Narendra Patel, Rajendra Patel & Umedbhai Chhotabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4442 dated 14/9/97. The said Taraben Patel, Narendra Patel, Rajendra Patel & Umedbhai Chhotabhai Patel had executed a regd sale deed dated 27/7/04 in favour of Krupesh Narharibhai Patel & Navin Natubhai Patel in respect of land at revenue survey no.342/1 & 342/2. The said sale deed is regd at serial no.7269 with the office of Sub-Registrar, Vadodara. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5542 dated 19/8/04 and the said entry was duly certified on 23/9/04.

Revenue survey no.343

On perusal of the documents provided it seems that the land at revenue survey no.343 adm 1518 sq.mts. originally belonged to Baria Manoar Nathua. The entry to this effect is duly reflected in the revenue records at M.R. entry no.354. As per M.R. entry no.785 dated 8/2/59 the said property came in to the hands of Shanabhai Narabhai Rathod on the basis of Tenancy rights and on the basis of the conditional sale. On the death of the said Shanabhai Rathod on 21/12/85 the said property came in to the hands of Motibhai Shanabhai, Madhavbhai Shanabhai, Gangaben Shanabhai, Maniben Shanabhai, Revaben Shanabhai on the basis succession and also the names of heirs of Ishwarbhai Shanabhai i.e. Mangiben Ishwarbhai, Jashbhai Ishwarbhai, Narsinhbhai Ishwarbhai & Ramanbhai Ishwarbhai were also added on the death of Ishwarbhai Shanabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2912 dated 2/11/88. As per a partition deed between the family, the land at aforesaid survey no. came in to the hands of Ramabhai Narabhai Rathod. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2992 dated 23/1/89 and the said entry was duly certified on 18/3/89. On the death of said Ramabhai Narabhai Rathod on 30/1/94 and on the death of Chandaben, the said land came in to the hands of Ravjibhai Ramabhai, Govindbhai Ramabhai, Kantibhai Ramabhai, Fatehsinh Ramabhai, Punjiben Ramabhai & Shantaben Ramabhai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4298 dated 11/10/96.

As per M.R. entry no.3816 it seems that Ramabhai Rathod had availed a loan of Rs.60,000/- from Gujarat State Coop Agree Land Rural Development.

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M.R. entry no.3810 for the charge of Rs.1,00,000/- is not relevant as the same is not for the aforesaid survey no.

The said Ravjibhai Ramabhai, Govindbhai Ramabhai, Kantibhai Ramabhai, Fatehsinh Ramabhai, Punjiben Ramabhai & Shantaben Ramabhai had executed a regd sale deed dated 19/8/04 in favour of Krupesh Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.343 and 343/1. The said sale deed is duly regd at serial no.7802 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5553 dated 26/8/04.

Revenue survey no.343/1

On perusal of the documents provided it seems that the land at revenue survey no.343/1 adm 2732 sq.mts. originally belonged to Baria Manoar Nathua. The entry to this effect is duly reflected in the revenue records at M.R. entry no.354. As per M.R. entry no.785 dated 8/2/59 the said property came in to the hands of Shanabhai Narabhai Rathod on the basis of Tenancy rights and on the basis of the conditional sale. On the death of the said Shanabhai Rathod on 21/12/85 the said property came in to the hands of Motibhai Shanabhai, Madhavbhai Shanabhai, Gangaben Shanabhai, Maniben Shanabhai, Revaben Shanabhai on the basis succession and also the names of heirs of Ishwarbhai Shanabhai i.e. Mangiben Ishwarbhai, Jashbhai Ishwarbhai, Narsinhbhai Ishwarbhai & Ramanbhai Ishwarbhai were also added on the death of Ishwarbhai Shanabhai. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2912 dated 2/11/88. As per a partition deed between the family, the land at aforesaid survey no. came in to the hands of Ramabhai Narabhai Rathod. The entry to this effect is duly reflected in the revenue records at M.R. entry no.2992 dated 23/1/89 and the said entry was duly certified on 18/3/89. On the death of said Ramabhai Narabhai Rathod on 30/1/94 and on the death of Chandaben, the said land came in to the hands of Ravjibhai Ramabhai, Govindbhai Ramabhai, Kantibhai Ramabhai, Fatehsinh Ramabhai, Punjiben Ramabhai & Shantaben Ramabhai by succession. The entry to this effect is duly reflected in the revenue records at M.R. entry no.4298 dated 11/10/96.

As per M.R. entry no.3816 it seems that Ramabhai Rathod had availed a loan of Rs.60,000/- from Gujarat State Coop Agree Land Rural Development. Also in revenue records the charge is wrongly stated of Bank of Baroda.

M.R. entry no.3810 for the charge of Rs.1,00,000/- is not relevant as the same is not for the aforesaid survey no.

The said Ravjibhai Ramabhai, Govindbhai Ramabhai, Kantibhai Ramabhai, Fatehsinh Ramabhai, Punjiben Ramabhai & Shantaben Ramabhai had executed a regd sale deed dated 19/8/04 in favour of Krupesh Narharibhai Patel & Navinbhai Natubhai Patel in respect of the

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40063905-06

M. R. BHATT & ASSOCIATES
Advocates

304, Wing B,
Shivalik Corporate Park,
Near Shivrangani Cross Road,
B/h. Indian Oil Petrol Pump,
Satellite Road, Ahmedabad-15.

Ref. no. :

Date :

land at revenue survey no.343 and 343/1. The said sale deed is duly regd at serial no.7802 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.5553 dated 26/8/04.

Thus in view of the above the land at revenue survey no.332, 334, 335, 336, 337, 338, 339, 342/1, 342/2, 343 & 343/1 all together adm 35,817 sq.mts. came in to the hands of Krupesh Narharibhai Patel & Navinbhai Natubhai Patel.

The said Land owners Krupesh Narharibhai Patel & Navinbhai Natubhai Patel had applied to convert the said land into a Non-Agricultural land and the permission to the said effect was granted vide order no.land/d/sec-66/vashi/706/2008 dated 27/3/08 passed from the Collector's office. As per the said permission, the total land admeasuring 35,817 sq. mts was declared and can be used for residential purpose.

The said landowners have executed two registered development agreements dated 23/4/08 with Vishakha Sanghvi in respect of R.S. no.332 & 334 regd at serial no.6761 and Development agreement dated 23/4/08 between Krupesh Patel through POA Navin Patel & Navin Patel with Vishakha Sanghvi in respect of R.S. no.335, 336, 337, 338, 339, 342/1, 342/2, 343, 343/1 regd at serial no.6759. Subsequently the said Vishakha Sanghvi had brought in the development rights as capital in the Partnership firm "Pratham Investment" by executing a Supplement Partnership deed dated 30/4/08. The said supplement to partnership deed stamped with deficit stamp duty charges under the provision of The Bombay Stamp Act, 1958 which is duly certified by the deputy collector vadodara vide order dated: 29-10-2014 and Vishakha Sanghvi as partner of Pratham Investment have executed a Deed of Assignment of Development rights dated 1/2/09 in favour of Pratham Properties and the said document is duly notarized on 17/2/09. The said supplement to partnership deed stamped with deficit stamp duty charges under the provision of The Bombay Stamp Act, 1958 which is duly certified by the deputy collector vadodara vide order dated: 29-10-2014.

Subsequently the Landowners through power of attorney holder Jayant Sanghvi had created a registered charge dated 25/02/09 in favour of The IndusInd Bank Ltd for an amount of Rs.15 crores and the said charge was registered at serial no.1829 and also a further registered charge was created on 17/06/09 registered at serial no.6281 for an amount of Rs.10 crores in favour of The IndusInd Bank Ltd.

Subsequently Pratham Properties repaid the charges of Indusind bank and Indusind bank had executed registered release deed No. 11031 on dated: 19-10-2018 in favor of Pratham Properties and ors.

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A regd registered transfer deed No.5664 was executed on: 18-05-2019 (registered dated: 27-05-2019) between Shri Krupesh N. Patel and Shri Navinbhai N. Patel and confirming party as 1.Vishakha Sanghvi through POA Jayant Sanghvi & 2.Pratham Investment with Pratham Properties in respect of R.S. No.332P, 334, 335, 336, 337, 338, 339, 342/1P, 342/2P, 343 & 343/1 bearing Consolidated C.S. No. 2598 & 2613 (C.S. No. 2598, 2600, 2601, 2602, 2603, 2604, 2608,2613, 2614, 2615 & 2616 respectively) of Village Gotri, Tal. & Dist. Vadodara admeasuring about 34511 Square Meters.

In view of the above, we are of the opinion that the title in respect of Non Agricultural land bearing Revenue survey no.332P admeasuring 13,220 sq.mts., Revenue survey no.334 admeasuring 3136 sq.mts., Revenue survey no.335 admeasuring 1518 sq.mts., Revenue survey no.336 admeasuring 1416 sq.mts., Revenue survey no.337 admeasuring 1416 sq.mts., Revenue survey no.338 admeasuring 1315 sq.mts., Revenue survey no.339 admeasuring 4350 sq.mts., Revenue survey no.342/1P admeasuring 1540 sq.mts., Revenue survey no.342/2P admeasuring 2350 sq.mts., Revenue survey no.343 admeasuring 1518 sq.mts., & Revenue survey no.343/1 admeasuring 2732 sq.mts. all together adm 34511 sq.mts., of mouje Gotri, Sub District and District Vadodara belonging to **Pratham Properties** is fairly clear, marketable and free from all encumbrances **subject to the rights of 1) Sold properties and unsold properties.**

Dated this 27th May. 2021.

Place: Ahmedabad



Maulik R. Bhatt

(Enrollment No. G/69/1994)

Partner of M. R. Bhatt & Associates

Advocates

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં-332,334 થી 339,342/1,343,343/1, tp-8 tp-37,39/1

Search in : ગોત્રી /GOTRI

પાઈપ નંબર 2021052573132251 અરજી નંબર 5678 અરજી વર્ષ 2021
તારીખ 30 મહિ 01

રજુ સંભરેનું નામ Adv M R Bhut

નીચે પ્રમાણે ફી પહોંચી

3 વેશ

1 જીએસટી ફી

નકલ કરવા ની ફી સાર્વજનિક / પ્રાઇવેટી

દેરેલી નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો ભરવા ચાર્જીઓ (કલમ 58 થી 59)

ગોપ બગર નપાસાણી Year 2016 202

ES કલમ-24

કલમ-37 (કલમ-43)

નકલ ફી પ્રાઇવેટી

ઈન્ડેક્સ-2 ફી



130.00

કુલ બેઠકે રૂ. 130.00

અંકે રૂપિયા બેઠક સો સીતેર પુરા

દસ્તાવેજ

ના હિ પરી નેવાર ચરી અને

ને રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કવિરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

NARENDRASINH KAHALSANGBIHAI
JALIYA
સબ રજીસ્ટર
BRA - 4 - GRV

અંકે રૂ. 170.00

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સબ રજીસ્ટ્રાર, BRA - 4 - GRV

Search in : Adv M R Bhatt બરગો નંબર : 6944 ગ્રામ નું નામ : GOTRU

મિલકતનું વર્ણન : રે સ નં-332,334 થી 339,342/1,343,343/1, 1p-8 1p-37,39/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodra-4 Gorva

મા -6 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ

શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા. સમુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સબંધમાં નુકસાની માટેના કોઇપણ ઠકરાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાગ પટ્ટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	લોટફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મીન અવેજ નેપાલ રૂ.0.00	મોજી ચોરી રે.સ.નં. 332 પેટી સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 13759 ચો.મી., સદરજુ પેટી માપ 13220 ચો.મી. રે.સ.નં. 334 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 3136 ચો.મી., સદરજુ પેટી માપ 3136 ચો.મી. રે.સ.નં. 335 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 1518 ચો.મી., સદરજુ પેટી માપ 1518 ચો.મી. રે.સ.નં. 336 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 1416 ચો.મી., સદરજુ પેટી માપ 1416 ચો.મી. રે.સ.નં. 337 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 1416 ચો.મી., સદરજુ પેટી માપ 1416 ચો.મી. રે.સ.નં. 338 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 1315 ચો.મી., સદરજુ પેટી માપ 1315 ચો.મી. રે.સ.નં. 339 સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 39/1, સદરજુ કુલ માપ 4350 ચો.મી., સદરજુ પેટી માપ 4350 ચો.મી. રે.સ.નં. 342/1 પેટી સી.સ.નં. 2598,2613 પેટી નવો ફા.ખોટ નં. 37, સદરજુ કુલ માપ 1821 ચો.મી.,			કુપેશભાઈ નરહરીભાઈ પટેલ નવીનભાઈ નંદુભાઈ પટેલ વિશાખા જયંત સંઘવી ના કુ-મુ- જયંત શાંતીલાલ સંઘવી પ્રથમ ઇન્વેસ્ટમેન્ટ એ નામની ભાગીદારી પેટીના વ. કર્તા ભાગીદાર શ્રી જયંત શાંતીલાલ સંઘવી	પ્રથમ પ્રોપર્ટીઝ એ નામની ભાગીદારી પેટીના વ. કર્તા ભાગીદાર શ્રી જયંત શાંતીલાલ સંઘવી	18-05-2019 27-05-2019	5664	



2016

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2021

મિલકત પરના બોજા અંગેનું પત્રક

Search in : Adv M R Bhatt અરજી નંબર : 6944 ગામ નું નામ : GOTRI

મિલકતનું વર્ણન : રે સ નં-332,334 થી 339,342/1,343,343/1, 1p-8 1p-37,39/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-4 Gorva મા -6 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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

	સદરજુ પેકી માપ 1540 ચો.મી. રે.સ.નં. 342/2 પેકી સી.સ.નં. 2598,2613 પેકી નવો ફા.ખોટ નં. 37, સદરજુ કુલ માપ 2836 ચો.મી., સદરજુ પેકી માપ 2350 ચો.મી. રે.સ.નં. 343 સી.સ.નં. 2598,2613 પેકી નવો ફા.ખોટ નં. 37, સદરજુ કુલ માપ 1518 ચો.મી., સદરજુ પેકી માપ 1518 ચો.મી. રે.સ.નં. 343 સી.સ.નં. 2598,2613 પેકી નવો ફા.ખોટ નં. 37, સદરજુ કુલ માપ 2732 ચો.મી., સદરજુ પેકી માપ 27.32 ચો.મી. કુલ સદરજુ કુલ માપ 35817 ચો.મી., સદરજુ પેકી માપ 34511 ચો.મી.				
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TITLE CLEARANCE CERTIFICATE

In respect of Non Agricultural land bearing Revenue Survey no.333Paiki admeasuring 3101.83 sq.mt., Revenue Survey No. 340/1 admeasuring 809 sq.mts., Revenue Survey No.340/2 admeasuring 606 sq.mts., Revenue survey no.340/3 admeasuring 1214 sq.mts., Revenue survey no.341/3 admeasuring 809 sq.mts., all together total adm. 6439.83 sq.mts. TPScheme No. 8 (Gotri) Final Plot No. 39 Paiki, of mouje Gotri, Sub District and District Vadodara belonging to **Pratham Properties**.

Pursuant to the instructions received, we have caused necessary search to be taken in the records of the Sub-Registrar, Vadodara for last 23 years i.e. necessary search from 1987 to 2017 before the office of sub registrar of assurance at Vadodara (original search receipt no.16629 & 20723 dated 02.11.2017 & 07.11.2017 respectively are enclosed herewith) through advocate Dharmendra M. Rana and necessary search from 2016 to 2021 and 2021 before the office of sub registrar of assurance at Vadodara vide search receipt no. 2021017012567 dated: 26.05.2021 and vide search receipt no. 2021017015755 dated: 07.07.2021. On the basis of the documents provided and the search conducted we are of the opinion as under.

Revenue survey No. 333

On perusing the documents provided it seems that originally the land at Revenue Survey no.333 originally came in to the hand of Kalabhai lallubhai Baria by virtue of succession on the deceased of Lallubhai Rajibhai. The entry to this effect is duly reflected in the revenue records vide MR Entry No. 1/25 dt.21.10.1956.

On the death of the said land owner Kalabhai Lallubhai Baria and his son Dhulabhai Dalshukhbhai, Pujaben, Budhabhai and his wife Nathiben, the said land came into the hands of Daughter Nanduben, Taraben, .Bachiben, Son Babarbai, Manjulaben, Dahiben Widow of Dalshukhbhai, Madhuben daughter of Budhabhai, Shardaben daughter of Budhabhai, Lalitaben Daughter of Budhabhai, Kanubhai Son of Budhabhai and Revaben widow of Budhabhai by succession. The entry to this effect was duly mutated in the revenue records at MR Entry No.4042 dt.14.03.1995 and the said entry after verifying the pedhinama was duly certified on 05.05.1995.

The said land owners i.e. Nanduben Dhulabhai and ors 10 through their POA holder Kanubhai Budhabhai Baria had executed a regd sale deed dt.02.03.1996 in favour of Solanki Shantaben Babubhai, Solanki Nagjibhai Babubhai, Rameshbhai Babubhai Solanki, and Shanibhai Babubhai Solanki. The said sale deed was regd at sr.no. 1099 with the office of Sub Registrar registered on dated: 11.03.1996. The entry to this effect was duly mutated in the revenue records at MR Entry No.4252 dt.16.07.1996 and the said entry was certified on 14.09.1996.

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The said land owners i.e. Solanki Shantaben Babubhai, Solanki Nagjibhai Babubhai, Rameshbhai Babubhai Solanki, and Shanibhai Babubhai Solanki had executed a regd sale deed dt.15.10.2003 in favour of Anilbhai Bholabhai Patel and Harishbhai Shantilal Shah. The said sale deed was regd at sr.no. 8829 with the office of Sub Registrar registered on dated: 08/15.10.2003. The entry to this effect was duly mutated in the revenue records at MR Entry No.5386 dt.17.10.2003 and the said entry was certified on dt. 01.12.2003.

The said Land owners Anilbhai Bholabhai Patel and Harishbhai Shantilal Shah had applied to convert the said land into a Non-Agricultural land and the permission to the said effect was granted vide order no. NA/SR/19/2004-05 No. No.Land/D/Vashi/148/2005 dated: 27.01.2005 granted from the Collector's office. The entry to this effect was duly mutated in the revenue records at MR Entry No.5660 dt.01.03.2005 and the said entry was certified on dt. 12.04.2005. and said entry also mutated in the City Survey office vide Property card No. 2598 at MR entry No. 691 dated: 24-02-2005 and said entry was certified on dt. 15.03.2005.

The said land owners i.e. Anilbhai Bholabhai Patel and Harishbhai Shantilal Shah had executed a regd sale deed dt.20.03.2008 in favour of Jayant Shantilal Sanghvi HUF. The said sale deed was regd at sr.no. 3973 with the office of Sub Registrar registered on dated: 20.03.2008. The entry to this effect was duly mutated in the City Survey office vide Property card No. 2598 at MR entry No. 3040 dated: 06.05.2008 and said entry was certified on dt. 26.06.2008.

Subsequently the said Jayant S Sanghvi HUF had brought the said land property as capital in the Partnership firm "Pratham Properties" by executing a Supplement Partnership deed dated. 20.01.2009.

As the said Jayant S Sanghvi HUF had already brought the land as Capital in the partnership Firm and to avoid any legalities and in continuation to the same the said Jayant S. Sanghvi HUF had executed a regd transfer deed signed on dt.03.07.2021 regd. on dt.05.07.2021 in favour of Pratham Properties in respect of Survey No.333 paiki adm-3101.83 sq.mts. The said transfer deed was registered at sr.no.6362 with the office sub Registrar of Assurance, Vadodara.

Revenue survey no.340/1

On perusing the documents provided it seems that originally the land at Revenue Survey no.340/1 originally came in to the hands of Bhailalbai Shankarbhai. The entry to this effect is duly reflected in the revenue records. As per MR Entry No.2436 dt.10.01.83 the said Survey No.340 was divided into 340/1, 340/2 and 340/3 wherein the Survey No.340/1 came into the hands of Bhailalbai Shankarbhai, Survey No.340/2 came into the hands of Mahijibhai Shankarbhai and Survey No.340/3 came into the hands of Ambalal Shankarbhai and Subsequently on the death of Ambalal Shankarbhai in favour of Mahijibhai Ambalal.

As per MR Entry No.470 dt.29.11.55 and MR Entry No.471 dt.30.11.55 the admeasuring and the Akar of the land being Survey No.340/1 and 340/2 were changed.



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As per MR entry no.1282 dt.02.12.66 the names of Shankarbhai Girdharbhai & Shreedhar Girdharbhai reflected as tenant were deleted from the revenue records.

On the death of the said land owner for Survey No.340/1 i.e. Bhailalbhai Shankarbhai Rathod on 12.09.79, the said property came into the hands of Lakhiben Bhailalbhai, Punjiben and Jagdishbhai by succession. The entry to this effect was duly mutated in the revenue records at MR Entry No.4413 dt.07.08.97 and the said entry after verifying the pedhinama was duly certified on 18.10.97.

The said land owners i.e. Punjiben Bhikhabhai, Jagdish Bhikhabhai and Lakhiben Bhailalbhai had executed a regd sale deed dt.02.05.95 in favour of Jethalal Nathjidas Shah in respect of Survey No.340/1 admeasuring 809 sq.mts. The said sale deed was regd at sr.no. 440 with the office of Sub Registrar on dated: 03/02/1995. The entry to this effect was duly mutated in the revenue records at MR Entry No.4432 dt.14.09.97 and the said entry was certified on 18.10.97.

The said land owners Jethalal Nathjidas Shah had further executed a regd sale deed dt.22.11.96 in favour of Babubhai Devshibhai Patel, Vinodbhai Babubhai Patel and Hiteshbhai Babubhai Patel in respect of Survey No.340/1 adm-809 sq.mts. The said sale deed was regd at sr.no. 6194 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.4436 dt.14.09.97 and the said entry was certified on 18.10.97.

Further the said Babubhai Devshibhai Patel, Vinodbhai Babubhai Patel and Hiteshbhai Babubhai Patel through the POA Bharatbhai Mohanbhai Patel had executed a regd sale deed dt.10.10.99 in favour of Bharatbhai Sumanbhai Modi in respect of Survey No.340/1 adm. 809 sq.mts. The said sale deed was regd at sr.no.4066 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.4819 dt.20.03.2000 and the said entry was certified on 09.05.2000.

Subsequently the said Bharatbhai Sumanbhai Modi have executed a regd sale deed dated 09.01.08 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.340/1, adm-809 sq.mts. The said sale deed is duly regd at serial no.242 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.6025 dated 13.02.08 and the said entry was duly certified on 23.04.08.

It seems that due to computer error in the records, MR Entry No.6088 dt.23.06.08 was mutated in the revenue records which was not certified due to insufficient details and cancelled on 31.07.08.

As per MR Entry No.6105 dt.21.07.08 it seems that again due to the computer error the records were amended wherein as per the entry with respect to Survey No.340/1 it was stated that MR Entry No.5542 to be reflected in extract of 7/12.

The said land owner Krupesh Narharibhai Patel and Navin Natubhai Patel had executed a regd sale deed dt.31.03.08 in favour of Vishakha Jayant Sanghvi in respect of Survey No.340/1 adm-809 sq.mts, Survey No.340/3 adm-1214 sq.mts, Survey No.341/2 adm-1012 sq.mts and Survey No.341/3 adm-809

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sq.mts. The said sale deed was registered at sr.no.11669 with the office sub Registrar of Assurance, Vadodara. The entry to this effect was duly mutated in the revenue records at MR Entry No.6142 dt.10.10.08. The said entry after proper verification including the verification of the purchaser being farmer the entry was certified on 12.11.08.

Revenue survey no.340/2:

On perusing the documents provided it seems that originally the land at Revenue Survey no.340/2 originally came in to the hands of Mahijibhai Shankarbhai. The entry to this effect is duly reflected in the revenue records. As per MR Entry No.2436 dt.10.01.83 the said Survey No.340 was divided into 340/1, 340/2 and 340/3 wherein the Survey No.340/1 came into the hands of Bhailalbai Shankarbhai, Survey No.340/2 came into the hands of Mahijibhai Shankarbhai and Survey No.340/3 came into the hands of Ambalal Shankarbhai and Subsequently on the death of Ambalal Shankarbhai in favour of Mahijibhai Ambalal.

As per MR Entry No.470 dt.29.11.55 and MR Entry No.471 dt.30.11.55 the admeasuring and the Akar of the land being Survey No.340/1 and 340/2 were changed.

On the death of the said land owner for Survey No.340/2 i.e. Mahijibhai Shankarbhai Rathod on 31.07.95, the said property came into the hands of Manekben Mahijibhai Rathod, Budhabhai Mahijibhai Rathod, Motibhai Mahijibhai Rathod, Bhagubhai Mahijibhai Rathod and Manjulaben Mahijibhai Rathod by succession. The entry to this effect was duly mutated in the revenue records at MR Entry No.6070 dt.21.05.08 and the said entry after verifying the pedhinama was duly certified on 24.07.08.

The said land owners i.e. Manekben Mahijibhai Rathod, Budhabhai Mahijibhai Rathod, Motibhai Mahijibhai Rathod, Bhagubhai Mahijibhai Rathod and Manjulaben Mahijibhai Rathod had executed a regd sale deed dated 31.03.08 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.340/2, adm-606 sq.mts. The said sale deed is duly regd at serial no.11802 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.6144 dated 10.10.08 and the said entry was duly certified on 12.11.08.

The said land owner Krupesh Narharibhai Patel and Navin Natubhai Patel had executed a regd sale deed dt.29.04.09 in favour of Vishakha Jayant Sanghvi in respect of Survey No.340/2 adm-606 sq.mts. The said sale deed was registered at sr.no.4350 with the office sub Registrar of Assurance, Vadodara. The entry to this effect was duly mutated in the revenue records at MR Entry No.6266 dt.02.05.09. The said entry after proper verification including the verification of the purchaser being farmer the entry was certified on 18.06.09.

Revenue survey no.340/3

On perusing the documents provided it seems that originally the land at Revenue Survey no.340/3 originally came in to the hands of Ambalal Shankarbhai. The entry to this effect is duly reflected in the



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revenue records. On the death of the said Ambalal Shankarbhai on 12.07.68, the said land came into the hands of Mahijibhai Amabalal Rathod by succession. The entry to this effect was duly mutated in the revenue records at M R Entry No.1342 dt.20.09.68 and the said entry was duly certified on the basis of succession certificate on 31.02.69. As per MR Entry No.2436 dt.10.01.83 the said Survey No.340 was divided into 340/1, 340/2 and 340/3 wherein the Survey No.340/1 came into the hands of Bhailalbhai Shankarbhai, Survey No.340/2 came into the hands of Mahijibhai Shankarbhai and Survey No.340/3 came into the hands of Ambalal Shankarbhai and Subsequently on the death of Ambalal Shankarbhai in favour of Mahijibhai Ambalal.

As per MR Entry No.470 dt.29.11.55 and MR Entry No.471 dt.30.11.55 the admeasuring and the Akar of the land being Survey No.340/1 and 340/2 were changed.

The said land owner i.e. Mahijibhai Ambalal Rathod had executed a regd sale deed dt.18.11.96 in favour of Jashwantraai Naranbhai Patel and Bhartiben Jashwantraai Patel in respect of Survey No.340/3 admeasuring 1214 sq.mts. The said sale deed was regd. at sr.no. 6140 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.4444 dt.14.09.97 and the said entry was certified on 18.10.97.

The said land owners Jashwantraai Naranbhai Patel and Bhartiben Jashwantraai Patel had further executed a regd sale deed dt.04.10.99 in favour of Hariharbhai Purshottamdas Patel in respect of Survey No.340/3 adm-1214 sq.mts & Survey No.345/1. The said sale deed was regd at sr.no.3778 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.6012 dt.02.01.08 and the said entry was certified on 10.03.08.

The said land owners Hariharbhai Purshottamdas Patel had further executed a regd sale deed dt.10.02.06 in favour of Jaimin Patel, Mahendra Patel, Dharmesh Patel, Brijesh Patel, Sheetalbhai Patel, Kalpanaben Patel and Monalben Patel in respect of Survey No.340/3 adm-1214 sq.mts & Survey No.345/1. The said sale deed was regd at sr.no.908 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.6011 dt.02.01.08 and the said entry was certified on 10.03.08. It seems that MR Entry No.6011 and 6012 were mutated on the same date for which due to over site the sale deed in favour of Jaimin Patel & ors was registered prior to the sale deed of Hariharbhai Patel.

Subsequently the said Jaimin Patel, Mahendra Patel, Dharmesh Patel, Brijesh Patel, Sheetalbhai Patel, Kalpanaben Patel and Monalben Patel have executed a regd sale deed dated 01.01.08 in favour of Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.340/3, adm-1214 sq.mts and Survey No.341/3 adm-809 sq.mts. The said sale deed is duly regd at serial no.25 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.6036 dated 13.03.08 and the said entry was duly certified on 23.04.08.

The said land owner Krupesh Narharibhai Patel and Navin Natubhai Patel had executed a regd sale deed dt.31.03.08 in favour of Vishakha Jayant Sanghvi in respect of Survey No.340/1 adm-809 sq.mts,

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Survey No.340/3 adm-1214 sq.mts, Survey No.341/2 adm-1012 sq.mts and Survey No.341/3 adm-809 sq.mts. The said sale deed was registered at sr.no.11669 with the office sub Registrar of Assurance, Vadodara. The entry to this effect was duly mutated in the revenue records at MR Entry No.6142 dt.10.10.08. The said entry after proper verification including the verification of the purchaser being farmer the entry was certified on 12.11.08.

Revenue survey no.341/3

On perusing the documents provided it seems that originally the land at Revenue Survey no.341/3 originally came in to the hands of Ambalal Shankarbhai. The entry to this effect is duly reflected in the revenue records. On the death of the said Ambalal Shankarbhai on 12.07.68, the said land came into the hands of Mahijibhai Amabalal Rathod by succession. The entry to this effect was duly mutated in the revenue records at M R Entry No.1342 dt.20.09.68 and the said entry was duly certified on the basis of succession certificate on 31.02.69. As per MR Entry No.2436 dt.10.01.83 the said Survey No.341 was divided into 341/1, 341/2 and 341/3 wherein the Survey No.341/1 came into the hands of Khushilbhai Zaverbhai, Survey No.341/2 came into the hands of Somabhai Shridharbhai and Survey No.341/3 came into the hands of Ambalal Shankarbhai and Subsequently on the death of Ambalal Shankarbhai in favour of Mahijibhai Ambalal.

As per MR Entry No.470 dt.29.11.55 and MR Entry No.471 dt.30.11.55 the admeasuring and the Akar of the land being Survey No.340.1 and 340/2 were changed.

The said land owner i.e. Mahijibhai Ambalal Rathod had executed a regd sale deed dt.18.11.96 in favour of Mohanbhai Naranbhai Patel and Bharat Mohanbhai Patel in respect of Survey No.341/3 admeasuring 809 sq.mts. The said sale deed was regd at sr.no. 6139 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.4438 dt.14.09.97 and the said entry was certified on 18.10.97.

The said land owners Mohanbhai Naranbhai Patel and Bharat Mohanbhai Patel had further executed a regd sale deed dt.04.10.99 in favour of Hariharbhai Purshottamdas Patel in respect of Survey No.341/3 adm-809 sq.mts & Survey No.345/2. The said sale deed was regd at sr.no. 3779 with the office of Sub Registrar dated: 04/10/1999. The entry to this effect was duly mutated in the revenue records at MR Entry No.4788 dt.31.00 and the said entry was certified on 27.03.00.

The said land owners Hariharbhai Purshottamdas Patel had further executed a regd sale deed dt.27.12.05 in favour of Jaimin Patel, Mahendra Patel, Dharmesh Patel, Brijesh Patel, Sheetalbhai Patel, Kalpanaben Patel and Monalben Patel in respect of Survey No.341/1, 341/3, 345/2 & 345/3. The said sale deed was regd at sr.no.8588 with the office of Sub Registrar. The entry to this effect was duly mutated in the revenue records at MR Entry No.6010 dt.02.01.08 and the said entry was certified on 10.03.08.

Subsequently the said Jaimin Patel, Mahendra Patel, Dharmesh Patel, Brijesh Patel, Sheetalbhai Patel, Kalpanaben Patel and Monalben Patel have executed a regd sale deed dated 01.01.08 in favour of



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Krupeshbhai Narharibhai Patel & Navinbhai Natubhai Patel in respect of the land at revenue survey no.340/3, adm-1214 sq.mts and Survey No.341/3 adm-809 sq.mts. The said sale deed is duly regd at serial no.25 with the office of Sub-Registrar. The entry to this effect is duly reflected in the revenue records at M.R. entry no.6036 dated 13.03.08 and the said entry was duly certified on 23.04.08.

The said land owner Krupesh Narharibhai Patel and Navin Natubhai Patel had executed a regd sale deed dt.31.03.08 in favour of Vishakha Jayant Sanghvi in respect of Survey No.340/1 adm-809 sq.mts, Survey No.340/3 adm-1214 sq.mts, Survey No.341/2 adm-1012 sq.mts and Survey No.341/3 adm-809 sq.mts. The said sale deed was registered at sr.no.11669 with the office sub Registrar of Assurance, Vadodara. The entry to this effect was duly mutated in the revenue records at MR Entry No.6142 dt.10.10.08. The said entry after proper verification including the verification of the purchaser being farmer the entry was certified on 12.11.08.

Thus in view of the above the land at Revenue Survey no.340/1 admeasuring 809 sq.mts., Revenue Survey No.340/2 admeasuring 606 sq.mts., Revenue survey no.340/3 admeasuring 1214 sq.mts., Revenue survey no.341/3 admeasuring 809 sq.mts., all together adm 3438 sq.mts., of mouje Gotri came in to the hands of Vishakha Jayant Sanghvi.

The said land owner Vishakha Jayant Sanghvi had applied to consolidate the said Revenue Survey no.340/1 admeasuring 809 sq.mts., Revenue Survey No.340/2 admeasuring 606 sq.mts., Revenue survey no.340/3 admeasuring 1214 sq.mts., Revenue survey no.341/3 admeasuring 809 sq.mts., all together adm 3438 sq.mts., of mouje Gotri into one Survey No. for which order no.Vashi/1242/09 dt.17.09.09 was passed from the Competent Authority wherein the aforesaid survey nos were consolidated into Survey No.340/1 adm-0-34-38 Hector-Ae-Sq.mts having akar of Rs.4.67. The entry to this effect was also duly mutated in the revenue records at MR Entry No.6331 dt.09.11.09.

The said Land owner Vishakha Jayant Sanghvi had applied to convert the said land into a Non-Agricultural land and the permission to the said effect was granted vide order no. NA/SR/78/2010-11 No.land/d/sec-65/vashi/6759/2010 dated 16.10.10 passed from the Collector's office. As per the said permission, the total land admeasuring 3438 sq. mts was declared and can be used for residential purpose. Subsequently the said Vishakha Jayant Sanghvi had brought in the development rights as capital in the Partnership firm "Pratham Properties" by executing a Supplement Partnership deed dated 01/01/2011.

As the said Vishakha Jayant Sanghvi had already brought the land as Capital in the partnership Firm and to avoid any legalities and in continuation to the same the said land owner Vishakha Jayant Sanghvi had executed a regd transfer deed signed on dt.03.07.2021 regd on dt.05.07.2021 in favour of Pratham Properties in respect of Survey No.340/1 adm-809 sq.mts, Survey No.340/3 adm-1214 sq.mts, Survey No.341/2 adm-1012 sq.mts and Survey No.341/3 adm-809 sq.mts. The said transfer deed was registered at sr.no.6363 with the office sub Registrar of Assurance, Vadodara.

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In view of the above, we are of the opinion that the title in respect of Non Agricultural land bearing Revenue Survey no.333 Paiki admeasuring 3101.83 sq.mts., Revenue Survey no.340/1 admeasuring 809 sq.mts., Revenue Survey No.340/2 admeasuring 606 sq.mts., Revenue survey no.340/3 admeasuring 1214 sq.mts., Revenue survey no.341/3 admeasuring 809 sq.mts., all together adm 6439.83 sq.mts., of mouje Gotri, TPScheme No. 8 (Gotri) Final Plot No. 39 Paiki, Sub District and District Vadodara belonging to Pratham Properties is fairly clear, marketable and free from all encumbrances subject to the approved mutation entry in Property card. .

Dated this 07th July, 2021.

Place: Ahmedabad



M. R. Bhatt

(Enrollment No. G/69/1994)

Partner of M. R. Bhatt & Associates

Advocates

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં-333,340/1,340/2,340/3,341/3 TP-8 FP-39 પૈકી Pratham Bulets

Search in : ગોત્રી /GOTRI

પહોંચ નંબર ૨૦૨૧૦૧૭૦૧૫૭૫૫ અરજી નંબર ૮૬૦૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૭ માહે જુલાઈ સને ૨૦૨૧

રજુ કરનારનું નામ Adv.M R Bhatt Associates

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2021 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૧૨૦.૦૦

કુલ એકંદરે રૂ.

૧૨૦.૦૦

અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R U Rathva
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

અંકે રૂ. : 120.00

20210707757204056

સબ રજીસ્ટ્રાર, BRA - 4 - GRV

2021

મિલકત પરના બોજા અંગેનું પત્રક

Search in : Adv.M R Bhatt Associates અરજી નંબર : 8601 ગામ નું નામ : GOTRI

મિલકતનું વર્ણન : રે સ નં-333,340/1,340/2,340/3,341/3 TP-8 FP-39 પૈકી Pratham Bulets

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

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઈપણ માહિતી સબંધમાં નુકશાની માટેના કોઈપણ 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 ઘર 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
બીન અવેજ વેચાણ રૂ.0.00	રે.સ.નં. 333 પૈકી જેનો સી.સ.નં. 2599 પૈકી જેને ટી.પી. સ્કીમ નં. 8(ગોત્ર) ફા. પ્લોટ નં. 39 પૈકી 3101.83 ચો.મી.		જયંત શાંતીલાલ સંઘવી (એચ.યુ.એફ.) ના કર્તા શ્રી જયંત શાંતીલાલ સંઘવી વતી કુ.મુ. કેઝાર એસ. જરીવાલા	પ્રથમ પ્રોપર્ટીઝ એ નામીની રજીસ્ટર્ડ ભાગીદાર પેઢીના વ. કર્તા ભાગીદાર શ્રી જયંત શાંતીલાલ સંઘવી	03-07-2021 05-07-2021	6362		

સબરજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-4
Gorva

Search in : Adv.M R Bhatt Associates અરજી નંબર : 8601 ગામ નું નામ : GOTRI

મિલકતનું વર્ણન : રે સ નં-333,340/1,340/2,340/3,341/3 TP-8 FP-39 પૈકી Pratham Bulets

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_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની 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 ઘર 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
બીન અવેજ વેચાણ રૂ.0.00	ટી.પી. સ્કીમ નં. 8 (ગોત્રી) માં આવેલ કુલ નમીનો 3438 ચો.મી. જેનો એકત્રીત સી.સ.નં. 2609 (સી.સ. ાં. 2609,2610,2611 અને 2612/બ) રે.સ.નં. 340/1 જમીનનું માપ 809 ચો.મી. ફા. પ્લોટ નં. 39 પૈકી રે.સ.નં. 340/2 જમીનનું માપ 606 ચો.મી. ફા. પ્લોટ નં. 39 પૈકી રે.સ.નં. 340/3 જમીનનું માપ 1214 ચો.મી. ફા. પ્લોટ નં. 39 પૈકી રે.સ.નં. 340/3 જમીનનું માપ 809 ચો.મી. ફા. પ્લોટ નં. 39 પૈકી કુલ માપ 3438 ચો.મી.			વિશાખા જયંત સંઘવી વતી કુ.મુ. કેઝાર એસ. જરીવાલા	પ્રથમ પ્રોપર્ટીઝ એ નામીની રજીસ્ટર્ડ ભાગીદાર પેઢીના વ. કર્તા ભાગીદાર શ્રી જયંત શાંતીલાલ સંઘવી	03-07-2021 05-07-2021	6363	



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-4
Gorva

Phone :
40063905-06

M. R. BHATT & ASSOCIATES
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304, Wing B,
Shivalik Corporate Park,
Near Shivrangani Cross Road,
B/h. Indian Oil Petrol Pump,
Satellite Road, Ahmedabad-15.

Ref. no. :

Date :

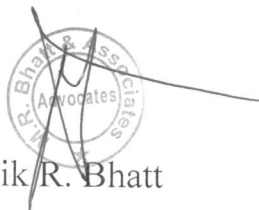
--::TO WHOM SO EVER IT MAY CONCERN::--

I here by solemnly, declare that, I have experienced of more than twenty six years in land related matters, in which land title search report, issuing of "No encumbrance" certificate on the land including rights, title, interest or name of any party in or over land, and my experience 26 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:: 16-03-2021

Place::Ahmedabad



Maulik/R. Bhatt

(Enrollment No. G/69/1994)

Partner of M.R.Bhatt & Assocaites

Advocate

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