

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં-388 એફ.પી-59 બ્લોક નં-299 નવી એફ.પી-108 પ્લોટ
નં-1 પૈકી પ્લોટ નં-1-એ ટી.પી-1
Search in : VEMALI..VEMALI..

પહોંચ નંબર: ૨૦૧૮૩૧૭૦૦૯૯૧૩

અરજી નંબર:

૪૫૯૦

અરજી વર્ષ:

૨૦૧૮

તા: ૧૬

માહે: ઓગસ્ટ

સને: ૨૦૧૮

રજુ કરનારનું નામ ચંન્દ્રકાંત જી પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસાણી.....

Year : ૨૦૧૬ ૨૦૧૮

૨૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઇન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૨૫

અંકે રૂપીયા પચીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

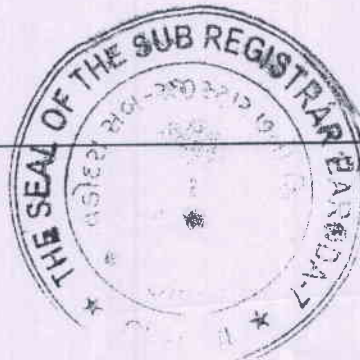
નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



(K.B. Chauhan)
સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

IGR-NIC

-7388005032183977280

૧૮/૨૦૧૮

૫:૦૫:૩૭ pm

Raama Infratech

Partner

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં-388, બ્લોક નં-299, ટી.પી-1, એફ.પી-59, ન્યુ
એફ.પી-108, પ્લોટ નં-1 પૈકી પ્લોટ નં-1-બી
Search in : VEMALI..VEMALI..

પહોંચ નંબર: 2016399000000000 અરજી નંબર: 8466 અરજી વર્ષ: 2016

તા: ૧૬ માહે: ઓગસ્ટ સને: ૨૦૧૮

રજુ કરનારનું નામ ચંન્દ્રકાંત જી પટેલ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... 0
નકલ કરવા ની ફી સાઈડ / કોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ..... 0
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... 24
શોધ અગર તપાસણી.....
Year: 2016 2016
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭)..... 0
નકલ ફી કોલીયો.....
ઈન્ડેક્સ-૨ ફી
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ. 24

અંકે રૂપિયા પચીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.



(K.B. Chauhan)

સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

IGR-NIC

-5363844245028172229

9/6/2016

4:08:35 pm

Raama Infratech

Partner

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,
VADODARA:390024.

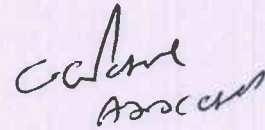
TO WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more the Ten years in land related matters, in which land title search report issuing 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 meters according to GUI RERA Rules.

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

Date: 16/08/2018.

Advocate Sign. :



Place: Vadodara.

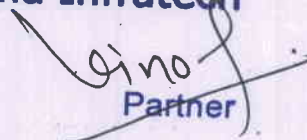
Advocate Name: **CHANDRAKANT G. PATEL**
Advocate

C. G. PATEL

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



Raama Infratech



Partner

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,
VADODARA:390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Plot No.1, Plot area about-1858 sq.mtr
Paiki Plot No-1-A, Plot area about-1214.47 sq.mte undivided common
plot area about-134.86 sq.mtr total plot area about-1349.33
construction area admeasuring about 644.03 Sq.mtr situated on land
bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1,
F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00
sq.mtr of Village-Vemali, Ta-Dist-Vadodara.

I have investigated the title of **Raama Infratech a partnership firm**. The
Title of the said property is found clear Marketable and free from all encumbrances
on revenue record (according to document discussed in Annexure A) and suggestion
given Annexure C). Thus, this title, clearance certificate is issued only for UNSOLD
Units (according to units sold document discussed in Annexure-D). Subject to the
clearance of the said loan of Rs.4,90,00,000/- from State Bank of India no due
certificate.

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

Raama Infratech

Partner

[List of Documents]

Annexure – A

Sr. No.	Description of Document	Date
1	Copy Of Village From No-7/12 from 1951 to 2003	
2	Copy Of Village From No-06	
3	Copy order of Hon'ble Collector Vadodara no – L.N.D/SR/11/2001-2002/Vashi/2948/2001	29/10/2001
4	Search Report for 1986 to 7 th June 2016 from the record of the office of Sub-Registrar, Vadodara.	07/06/2016
5	Copy of Sale deed registered no-1058/2002	02/02/2002
6	Copy of Rectification deed registered no-4257/2002	17/06/2002
7	Copy of Sale deed registered no-6892/2002	09/09/2002
8	Copy of Sale deed registered no-1684/2015	01/04/2015
9	Building permission issued by VUDA by no- UDA/ Parvangi/5/25/2001.	28/05/2001

Raama Infratech

(Signature)
Partner

10	Revised Building permission issued by VUDA by no-UDA/ Parvangi/5/165/2002.	26/12/2002
11	Title Clearance Report of Adv.Jagdish R. Pandya	22/06/2000
12	Order of Hon'ble 3 rd Add. Senior Civil Judge of Vadodara regarding S.C.S.no.298/2014 on dated-18/03/2015.	18/03/2015
13	Copy of Sale deed registered no-3620/2016	11/07/2016
14	Revised Building permission issued by VUDA by no-UDA/Plan-2/Parvangi/61/2018.	09/07/2018
15	Title Clearance Report of Adv. Rajan J.Purohit	03/02/2017

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

(Signature)

(Advocate)
Advocate

C. G. PATEL

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

Raama Infratech

(Signature)
Partner



ANNEXURE-"B"

SEARCH NOTES

These are the facts regarding Plot No.1, Plot area about-1858 sq.mtr Paiki Plot No-1-A, Plot area about-1214.47 sq.mte undivided common plot area about-134.86 sq.mtr total plot area about-1349.33 Construction admeasuring area about 644.03 Sq.mtr situated on land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1, F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00 sq.mtr of Village–Vemali, Ta-Dist-Vadodara.

- ◆ That the said Revenue Survey No.388 land originally belongs to Nagindas Gadbadas he was expired and after his death as his legal heir name of his Nephew Hansraj Kantilal entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.168. The same entry was certified by the concern authority.

Raama Infratech

Ginoj
Partner

- ◆ Thereafter Dhura Jina entered in revenue record as tenant **(Sauranxit Ganotiya)**. The same has been recorded in the Revenue records vide entry no. **178/15**. The same entry was certified by the concern authority.
- ◆ Thereafter **tenant (Sauranxit Ganotiya)** Dhurabhai Jinabhai name has been delete from revenue record according to order of case no Ganot.No-73/dated-20/04/56. The same has been recorded in the Revenue records vide entry no. **200**. The same entry was certified by the concern authority.
- ◆ Thereafter according to order of Collector of Vadodara, vide order no.A.L.T./3/9/63 the said land sold by Hanshraj Kantilal in favour of Maganbhai Karabhai. The same has been recorded in the Revenue records vide entry

no.408. The same entry was certified by the concern authority.

- ◆ Thereafter Maganbhai Karabhai Parmar was expired on dated 24/10/86 and after his death according to his will of dated 06/10/1986 name of Mohshinali Munawarali Nakvi, entered in record of rights and regarding same order has been passed by Hon'ble Civil Judge in Civil Misc. Application No.201/87, on dated- 18/10/89. The same has been recorded in the Revenue records vide entry no.805 and 835. The same entry was certified by the concern authority.
- ◆ Thereafter order of Hon'ble Special Land Acquisition Officer Narmada project Unit-2 award R.S.No.46/94 on dated-12/03/98 said land area 0-07-95 acquired in Narmada Canal.

LOCATE

The same has been recorded in the Revenue records vide entry no. **1189**. The same entry was certified by the concern authority.

- ◆ Thereafter Ganot case No.69/96 regarding Sec-63 and 84 has been arise before Hon'ble Mamlatdar and Krushipanch Saheb Vadodara and regarding same case Appeal before Hon'ble Deputy Collector Saheb (Ja.su) Vadodara has been filed and according to order of Hon'ble Deputy Collector in.Tenancy/Appeal/168/98/4598, on dated-18/03/99 regarding said land Hon'ble Mamlatdar and Krushipanch Saheb Vadodara's order no. Ganot case No.69/96 84-C-Vemali on dated-01/07/97 order has been cancelled. The same has been recorded in the Revenue records vide entry no.1209 and **1258**. The

same entry was certified by the concern authority.

- ◆ Thereafter the said land Mohshinali Munawarali Nakvi has sold the aforesaid land to Jashbhai Ramanbhai Patel and others under a sale deed Reg. No.1838, on date - 01/03/2000, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr. Jashbhai Ramanbhai Patel and others. The same has been recorded in the Revenue records vide entry no.1290. The same entry was certified by the concern authority.
- ◆ Thereafter according to order of Hon'ble Collector Vadodara no-L.N.D/SR/11/2001-2002/Vashi/2948/2001 on dated-29/10/2001

SCALE

the said land was non-agricultural on revenue record of right. The same has been recorded in the Revenue records vide entry no.1356. The same entry was certified by the concern authority.

- ◆ Thereafter the said land Jashbhai Ramanbhai Patel and others has sold the aforesaid land to Pradip Natwarlal Tank and others under a sale deed Reg. No.1058, on date-02/02/02, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr.Pradip Natwarlal Tank and others. The same has been recorded in the Revenue records vide entry no.1367. The same entry was certified by the concern authority.

VOCAL

- ◆ Thereafter Rectification Deed Registration No.4257 on dated-17/06/02 executed by Jashbhai Ramanbhai Patel and others in favour of Purchaser Pradip Natwarlal Tank and others in respect of subject title property, whereas in the Sale Deed Document No. 1058, on dated 02/02/02, Name of Purchaser (1) Pradipbhai Natwarlal Tank (2) Minaxiben Pradip Tank, which is Pradipbhai Natwarlal Tank now New name Pradipbhai Natwarlal Tank (HUF) only this name has been rectified. The same has been recorded in the Revenue records vide entry no.1382. The same entry was certified by the concern authority.
- ◆ Thereafter the said land (1) Pradipbhai Natwarlal Tank (HUF) (2) Minaxiben Pradip Tank has sold the aforesaid property to

Raama Infratech

Partner

UCAIE

(1) Mr.Vinodbhai Manjibhai Chauhan
(2) Smt.Jyotiben Vinodbhai Chauhan under a
sale deed Reg. No.6892, on date-09/09/02, the
said Sale Deed was presented for registration
in the office of Sub Registrar Baroda.
Accordingly the aforesaid property has been
mutated in the name of (1) Mr.Vinodbhai
Manjibhai Chauhan (2) Smt.Jyotiben Vinodbhai
Chauhan. The same has been recorded in the
Revenue records vide entry no.1393. The same
entry was certified by the concern authority.

- ◆ Thereafter according to *Karardad Odrer Hon'ble 3rd
Add. Senior Civil Judge of Vadodara Civil Sute Spe.mu.
no.298/2014 on dated-18/03/2015* the said Plot No.1/A
(1) Mr.Vinodbhai Manjibhai Chauhan
(2) Smt. Jyotiben Vinodbhai Chauhan has sold
the aforesaid land to Minaxiben Pradip Tank

and Rutvik Pradipkumar Tank through its Power of Attorney Minaxiben Pradip Tank under a sale deed Reg. No.1684; on date- 01/04/2015, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Minaxiben Pradip Tank and others. The same has been recorded in the Revenue records vide entry no.2514. The same entry was certified by the concern authority.

- ◆ I have also perused copy of Title clear report which was issued Adv.Jagdish R. Pandya on dated 22/6/2000 and Adv.Rajan J.Purohit on dated 03/02/2017 in the said report title of said land has been clear and marketable and

there is no charge or encumbrance against the said property.

- ◆ Thereafter the said land Minaxiben Pradip Tank and Rutvik Pradipkumar Tank through its Power of Attorney Minaxiben Pradip Tank has sold the aforesaid property to Raama Infratech a partnership firm through its administrative Partner Mr.Vinodkumar J. Jain under a sale deed Reg. No.3620, on date- 11/07/2016, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Raama Infratech a partnership firm through its administrative Partner Mr.Vinodkumar J. Jain. The same has been recorded in the Revenue records.

Raama Infratech
Vino
Partner

- UAI
- ♦ I have verified Declaration executed by Raama Infratech a partnership firm, in which they have declare that they have executed Mortgage for Creation of Charge for Loan No.538, dated-29/01/2018 in favour of State Bank of India, SMECCC Vadodara Branch in respect of land bearing Plot No.1, Plot area about-1858 sq.mtr Paiki Plot No-1-A, Plot area about-1214.47 sq.mte undivided common plot area about-134.86 sq.mtr total plot area about-1349.33 Construction admeasuring area about 644.03 Sq.mtr situated on land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1, F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00 sq.mtr of Village-Vemali, Ta-Dist-Vadodara.
 - ♦ I have caused necessary search for 2016 to 16/08/2018 from the record of the office of Sub-

Registrar Vadodara, According to the search report,
most of the index registers of **village-Vemali** are in
torn off conditions and not properly maintained and
therefore, from the available records they have taken
search vide receipt no-4590.

Place:-Vadodara,

Date-16/08/2018.

Chandrakant G. Patel

Chandrakant G. Patel
(Advocate)

Advocate

C. G. PATEL

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



Raama Infratech

Raama Infratech
Partner

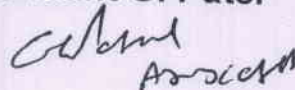
ANNEXURE-"C"

LEGAL NOTES

- ◆ I have persued Copy of Rectification Deed Registration No.4257 on dated-17/06/02 executed by Jashbhai Ramanbhai Patel and others in favour of Purchaser Pradip Natwarlal Tank and others in said rectification deed status of Pradip Natwarlal Tank has been changed from individual to Karta of HUF so as my opinion in said Rectification deed Stamp Duty is livable.
- ◆ I have verified Declaration executed by Raama Infratech a partnership firm, in which they have declare that they have executed Mortgage for Creation of Charge for Loan No.538, dated-29/01/2018 in favour of State Bank of India, SMECCC Vadodara Branch in respect of land so the said loan of Rs.4,90,00,000/- from State Bank of India no due certificate has being required.

Place:-Vadodara,

Chandrakant G. Patel


(Advocate)

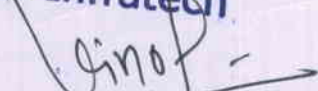
Date-16/08/2018.



Advocate
C. G. PATEL
113/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

16

Raama Infratech


Partner

(Annexure-D)

(Raama Eternia) Units Sold

Sr. No.	Flat No.	Floor	Detail
1	101	First	Booking
2	401	Fourth	Booking
3	501	Fifth	Booking
4	601	Six	Booking
6	202	Second	Booking
7	302	Third	Booking
8	402	Fourth	Booking
9	502	Fifth	Booking
10	802	Eight	Booking

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

Raama Infratech

Partner

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and the Developer **Raama Infratech a partnership firm** (hereinafter referred as owner and Developer), 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 and Developer in respect of the below mentioned property is clear, marketable and free from encumbrances (according to document discussed in Annexure-A and suggestion given Annexure-C) Thus, this title, clearance certificate is issued only for UNSOLD Units (according to units sold document discussed in Annexure-D). Subject to the clearance of the said loan of Rs.4,90,00,000/- from State Bank of India no due certificate.

SCHEDULE OF PROPERTY

All that pieces or parcels Plot No.1, Plot area about-1858 sq.mtr Paiki Plot No-1-A, Plot area about-1214.47 sq.mtr undivided common plot area about-134.86 sq.mtr total plot area about-1349.33 construction area admeasuring about 644.03 Sq.mtr situated on land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1, F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00 sq.mtr of Village–Vemali, Ta-Dist-Vadodara.

Place:-Vadodara,

Dated:-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

18

Raama Infratech

Partner

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,

VADODARA: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 issuing 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 meters according to GUJ RERA Rules.

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

Date: 16/08/2018.

Advocate Sign. :

C. G. Patel
Advocate

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.



Raama Infratech

Raama Infratech
Partner

CHANDRAKANT G. PATEL
(ADVOCATE)

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

Mobile no. 98798 80374.

VADODARA : 390024.

Enrollment No :- G/468/1993.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Plot No.1, Plot area about-1858 sq.mtr
Paiki Plot No-1-B, Plot area about-458.73 sq.mtr undivided common
plot area about-49.94 sq.mtr total plot area about-508.67 situated on
land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1,
F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00
sq.mtr of Village-Vemali, Ta-Dist-Vadodara.

I have investigated the title of **Raama Infratech a partnership firm**. The
Title of the said property is found clear Marketable and free from all encumbrances
on revenue record (according to document discussed in Annexure A) and suggestion
given Annexure C). Thus, this title, clearance certificate is issued only for UNSOLD
Units (according to units sold document discussed in Annexure-D). Subject to the
clearance of the said loan of Rs.4,90,00,000/- from State Bank of India no due
certificate.

Place:-Vadodara,

Date-16/08/2018.

Chandrakant G. Patel

(Advocate)



1
Raama Infratech
Partner

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 from 1951 to 2003	
2	Copy Of Village From No-06	
3	Copy order of Hon'ble Collector Vadodara no – L.N.D/SR/11/2001-2002/Vashi/2948/2001.	29/10/2001
4	Search Report for 1986 to 7 th June 2016 from the record of the office of Sub-Registrar, Vadodara.	07/06/2016
5	Copy of Sale deed registered no-1058/2002.	02/02/2002
6	Copy of Rectification deed registered no-4257/2002.	17/06/2002
7	Copy of Sale deed registered no-892/2005.	05/02/2005
8	Building permission issued by VUDA by no- UDA/ Parvangi/5/25/2001.	28/05/2001

9	Revise Building permission issued by VUDA by no-UDA/ Parvangi/5/165/2002.	26/12/2002
10	Title Clearance Report of Adv.Jagdish R. Pandya.	22/06/2000
11	Copy of Sale deed registered no.3621	11/07/2016
12	Revised Building permission issued by VUDA by no-UDA/Plan-2/Parvangi/61/2018.	09/07/2018
13	Revised Building permission issued by VUDA by no-UDA/Plan-2/Parvangi/61/2018.	09/07/2018
14	Title Clearance Report of Adv. Rajan J.Purohit	03/02/2017

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

Raama Infratech

Raama Infratech
Partner

ANNEXURE-"B"

SEARCH NOTES

These are the facts regarding Plot No.1, Plot area about-1858 sq.mtr Paiki Plot No-1-B, Plot area about-458.73 sq.mte undivided common plot area about-49.94 sq.mtr total plot area about-508.67 situated on land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1, F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00 sq.mtr of Village-Vemali, Ta-Dist-Vadodara.

- ◆ That the said Revenue Survey No.388 land originally belongs to Nagindas Gadbadidas he was expired and after his death as his legal heir name of his Nephew Hansraj Kantilal entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.168. The same entry was certified by the concern authority.
- ◆ Thereafter Dhura Jina entered in revenue record as tenant (Sauranxit Ganotiya). The same has been

recorded in the Revenue records vide entry no.178/15. The same entry was certified by the concern authority.

◆ Thereafter **tenant (Sauranxit Ganotiya)**

Dhurabhai Jinabhai name has been delete from revenue record according to order of case no Ganot.No-73/dated-20/04/56. The same has been recorded in the Revenue records vide entry no.200. The same entry was certified by the concern authority.

- ◆ Thereafter according to order of Collector of Vadodara, vide order no.A.L.T./3/9/63 the said land sold by Hanshraj Kantilal in favour of Maganbhai Karabhai. The same has been recorded in the Revenue records vide entry no.408. The same entry was certified by the concern authority.

- ◆ Thereafter Maganbhai Karabhai Parmar was expired on dated 24/10/86 and after his death according to his will of dated 06/10/1986 name of Mohshinali Munawarali Nakvi, entered in record of rights and regarding same order has been passed by Hon'ble Civil Judge in Civil Misc. Application No.201/87, on dated-18/10/89. The same has been recorded in the Revenue records vide entry no.805 and 835. The same entry was certified by the concern authority.
- ◆ Thereafter order of Hon'ble Special Land Acquisition Officer Narmada project Unit-2 award R.S.No.46/94 on dated-12/03/98 said land area 0-07-95 acquired in Narmada Canal. The same has been recorded in the Revenue records vide entry no.1189. The same entry was certified by the concern authority.

♦ Thereafter Ganot case No.69/96 regarding Sec-63 and 84 has been arise before Hon'ble Mamlatdar and Krushipanch Saheb Vadodara and regarding same case Appeal before Hon'ble Deputy Collector Saheb (Ja.su) Vadodara has been filed and according to order of Hon'ble Deputy Collector in.Tenancy/ Appeal/ 168/98/4598, on dated-18/03/99 regarding said land Hon'ble Mamlatdar and Krushipanch Saheb Vadodara's order no. Ganot case No.69/96 84-C-Vemali on dated-01/07/97 order has been cancelled. The same has been recorded in the Revenue records vide entry no.1209 and **1258**. The same entry was certified by the concern authority.

♦ Thereafter the said land Mohshinali Munawarali Nakvi has sold the aforesaid land to Jashbhai Ramanbhai Patel and others under a

VOCATE

sale deed Reg. No.1838, on date -01/03/2000, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr. Jashbhai Ramanbhai Patel and others. The same has been recorded in the Revenue records vide entry no.1290. The same entry was certified by the concern authority.

- ◆ Thereafter according to order of Hon'ble Collector Vadodara no- L.N.D/SR/11/2001-2002/Vashi/2948/2001 on dated-29/10/2001 the said land was non-agricultural on revenue record of right. The same has been recorded in the Revenue records vide entry no.1356. The same entry was certified by the concern authority.

- UCATE *
- ◆ Thereafter the said land Jashbhai Ramanbhai Patel and others has sold the aforesaid land to Pradip Natwarlal Tank and others under a sale deed Reg. No.1058, on date-02/02/02, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr.Pradip Natwarlal Tank and others. The same has been recorded in the Revenue records vide entry no.1367. The same entry was certified by the concern authority.
 - ◆ Thereafter Rectification Deed Registration No.4257 on dated-17/06/02 executed by Jashbhai Ramanbhai Patel and others in favour of Purchaser Pradip Natwarlal Tank and others in respect of subject title property, whereas in the Sale Deed Document No. 1058, on dated 02/02/02, Name of Purchaser 1) Pradipbhai

Natwarlal Tank 2) Minaxiben Pradip Tank, which is now New name Pradipbhai Natwarlal Tank (HUF) only this name has been rectified. The same has been recorded in the Revenue records vide entry no.1382. The same entry was certified by the concern authority.

- ◆ Thereafter the said Plot Pradip Natwarlal Tank (HUF) and Minaxiben Pradipbhai Tank has sold the aforesaid land to Jasmin Ranchodbhai Patel under a sale deed Reg. No.892, on dated-05/02/2005, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr. Jasmin Ranchodbhai Patel. The same has been recorded in the Revenue records vide entry no.1508. The same entry was certified by the concern authority.

♦ I have also perused copy of Title clear report which was issued Adv. Jagdish R Pandya on dated 22/6/2000 and in the said report title of said land has been clear and marketable and there is no charge or encumbrance against the said property.

♦ Thereafter the said land Mr. Jasmin Ranchodbhai Patel has sold the aforesaid property to Rama Infratech a partnership firm through its administrative Partner Mr. Vinodkumar J. Jain under a sale deed Reg. No.3621, on date-11/07/2016, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Raama Infratech a partnership firm through its administrative Partner

SALE

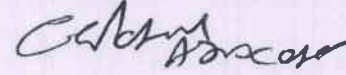
Mr.Vinodkumar J. Jain. The same has been recorded in the Revenue records.

- ◆ I have verified Declaration executed by Raama Infratech a partnership firm, in which they have declare that they have executed Mortgage for Creation of Charge for Loan No.538, dated-29/01/2018 in favour of State Bank of India, SMECCC Vadodara Branch in respect of land bearing Plot No.1, Plot area about-1858 sq.mtr Paiki Plot No-1-B, Plot area about-458.73 sq.mte undivided common plot area about-49.94 sq.mtr total plot area about-508.67 situated on land bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1, F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00 sq.mtr of Village-Vemali, Ta-Dist-Vadodara.

◆ I have caused necessary search for 2016 to 16/08/2018 from the record of the office of Sub-Registrar Vadodara, According to the search report, most of the index registers of **village-Vemali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no-4589.

Place:-Vadodara,

Chandrakant G. Patel



(Advocate)

Date-16/08/2018.



Advocate

C. G. PATEL

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

Raama Infratech

Partner

ANNEXURE-"C"

LEGAL NOTES

- ◆ I have persued Copy of Rectification Deed Registration No.4257 on dated-17/06/02 executed by Jashbhai Ramanbhai Patel and others in favour of Purchaser Pradip Natwarlal Tank and others in said rectification deed status of Pradip Natwarlal Tank has been changed from individual to Karta of HUF so as my opinion in said Rectification deed Stamp Duty is livable.
- ◆ I have verified Declaration executed by Raama Infratech a partnership firm, in which they have declare that they have executed Mortgage for Creation of Charge for Loan No.538, dated-29/01/2018 in favour of State Bank of India, SMECCC Vadodara Branch in respect of land so the said loan of Rs.4,90,00,000/- from State Bank of India no due certificate has being required.

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

Raama Infratech

Partner

(Annexure-D)

(Raama Eternia) Units Sold

Sr. No	Flat No.	Floor	Detail
1	101	First	Booking
2	401	Fourth	Booking
3	501	Fifth	Booking
4	601	Six	Booking
6	202	Second	Booking
7	302	Third	Booking
8	402	Fourth	Booking
9	502	Fifth	Booking
10	802	Eight	Booking

Place:-Vadodara,

Date-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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Raama Infratech

Partner

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and the Developer **Raama Infratech a partnership firm** (hereinafter referred as owner and Developer), 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 and Developer in respect of the below mentioned property is clear, marketable and free from encumbrances (according to document discussed in Annexure-A and suggestion given Annexure-C) Thus, this title, clearance certificate is issued only for UNSOLD Units (according to units sold document discussed in Annexure-D). Subject to the clearance of the said loan of Rs.4,90,00,000/- from State Bank of India no due certificate.



Raama Infratech
[Signature]
Partner

SCHEDULE OF PROPERTY

All that pieces or parcels Plot No.1, Plot area about-1858 sq.mtr Paiki
Plot No-1-B, Plot area about-458.73 sq.mte undivided common plot
area about-49.94 sq.mtr total plot area about-508.67 situated on land
bearing Revenue Survey No.388, Block No.229, T.P. Scheme No.1,
F.P.No.59, new F.P.No.108 total admeasuring area about-2904.00
sq.mtr of Village-Vemali, Ta-Dist-Vadodara.

Place:-Vadodara,

Dated:-16/08/2018.



Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

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

Raama Infratech

Partner