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10.07.2017

To,
Kabel Buildcon Solutions Pvt. Ltd.,
Vadodara.

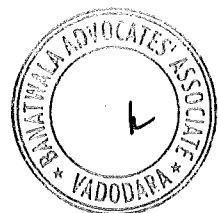
Sirs,

Title Clearance Certificate & Non Encumbrance Certificate: Non-Agricultural Land Bearing Old RS No. 2576, Block No. 1778, land area 5463.00 Sq. Mtr. NA Land, on which "33 LE" Apartment, in the sim of village Bhayli, Dist: Vadodara.

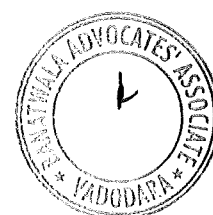
The search for title of property described in schedule here under was carried out as per the government record available, as the pages where torn out, for 31 years, and have also verified the Xerox copy of documents mentioned in schedule. On the basis of the said documents Report has been issued.

HISTORY OF THE CASE

- It is observed from the documents submitted, that R S No. 2576 originally held in the name of Lalubhai Gadbarbhai since the year 1961 and thereafter – legal heirs Dahyabhai Lalubhai Patel and others name mutated vide entry No. 2974 dated 10.02.1961.
- The said land was partition and the said RS No. 2576 fall to the share of Dahyabhai L. Patel and changes effected in revenue record and subsequent to the death of Dahyabhai L. Patel, the legal heirs name mutated and changes effected dated 16.02.1987 vide entry No. 8469 and the legal heirs Kokilaben & Manjulaben relinquished their rights and changes effected vide entry No. 8470 and 9432 were recorded.
- It is further observed that legal heir of deceased Dahyabhai D. Patel – Paiki Kantibhai D. Patel died on 07.02.2004 without legal survivors and the name was deleted and the said land held by Manubhai D. Patel.
- Further, the owner – Manubhai D. Patel made an application for mutation of names of his heirs in revenue reocres and the names of Madhuben M. Patel, Mikeshbhai M. Patel, Mixaben M. Patel and Mehukumar M. Patel were mutated in revenue records vide entry no. 11258 and certified on 6/6/2008.
- That vide entry no. 11259, Mixaben released her right and her name was deleted from revenue records.



- Further, vide entry no. 11904 dt: 29/5/2010 the name of Mixaben M. Patel was again mutated in revenue records.
- Further, the owners – Manubhai D. Patel and Madhuben Manubhai Patel have sold the land adm 2731 sq mtr by reg. sale deed to Mehul D. Patel on 8/6/2010 and reg. on 14/6/10 reg. at serial no. 7285 and his name is mutated in revenue records vide entry no. 12164 and certified on 22/3/2011.
- Further, the owners - Patel Mikeshbhai Manubhai and Patel Mehulkumar Manubhai sold the land adm 2731 sq mtr by reg. sale deed to Mehul D. Patel on 19/10/2010 reg. at serial no. 12606 before Sub Registrar, Vadodara and his name is mutated in revenue records vide entry no. 12438 and certified by Mamlatdar on 25/5/2011.
- Further, the owner – Mixaben M. Patel have given her Reg. Consent to Mehul D. Patel in respect of the said land on 8/6/2010 reg. at serial no. 7292 and another is executed on 27/10/2010 reg. at serial no. 13008 and another on 1/6/2011 reg. at serial no. 6007 before Sub Registrar, Vadodara.
- Further, Komal Mikeshbhai Patel and Pinalben M. Patel have also given their reg. consent to Mehul D. Patel on 19/10/2010 reg. at serial no. 12608.
- The land is converted for NA use by Collector, Vadodara No. Jamin/ D/ Kalam/ 65/ Vashi/5300/2011 dated 25.08.2011 issued in the name of Patel Mehulbhai Ghanshyambhai, Village Bhayli – Block No. 1778, R S No. 2576, land area 5463.00 Sq. Mtr. The NA permission of land has been endorsed – recorded in revenue record dated 15.09.2011 No. 12651.
- It is further found that by Regd. Sale Deed No. 5824 dated. 17.05.2013, Mehulbhai Ghanshyambhai Patel sold for Rs. 2,50,00,000/-, land area 5463.00 Sq. Mtr. – Block No. 1778 of Bhyali to Kabel Buildcon Solutions Pvt. Ltd. – Director – Mahesh T. Kabra and the name of the owner is mutated in revenue records vide entry no. 13447 and certified by Mamlatdar on 18/8/13
- Further, it is found that borrower/owner Kabel Buildcon Solutions Pvt. Ltd. through Director – Mahesh Tribhovanprasad Kabra obtained VUDA permission for construction on R S No. 2576, Block No. 1778, land area 5463.00 Sq. Mtr. – High-rise Tower – A, B & C – Residential Flats on terms and conditions enumerated in plan -3/Parvangi/50/2013-& Revised Permission vide no. UDA/Plan-4/Parvangi/26/2015 dt: 14/12/2016.
- On the said land “33 LE” Apartment scheme is being constructed.
- It is observed that the owner – Company has availed loan from State Bank of India, Gotri Road Branch, and a reg. Equitable Mortgage is executed on 31/3/2017 reg. at serial no. 4930 before Sub Registrar, Vadodara on following units;
- Tower-A, Flat No. A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-10 & A-11, Tower-B, Flat No. B-1, B-2, B-4, B-5, B-6, B-8, B-9, B-10 & B-11, Tower-C, Flat No. C-1, C-2, C-3, C-4, C-5& C-9.
- The remaining unsold flat/s are clear and marketable.



SCHEDULE

Regn. Dist. Vadodara, village sim of Bhayli, Block No. 1778 (Old R S No. 2576), land area 5463.00 Sq. Mtr. NA Land on which "33 LE" Apartment is being constructed, surrounded by;

East: Adj. Block No. 1772 & 1773 - Land

West: Adj. Block No. 1781-Land

North: Adj. Block No. 1777-Land & 24 Mtr. Road.

South: Block no. 1779 - Land

CHRONOLOGICAL LIST OF DOCUMENT REFERRED (XEROX)

1. VUDA construction permission- development permission dated 01.08.2013.
2. NOC – terms conditions Chief Officer (Fire) VMC, Vadodara dated 05.06.2013.
3. NA Order dated 25.08.2011.
4. Reg. Sale Deed no. 5824 dated 17.05.2013 in favour of Kabel Buildcon Solutions Pvt. Ltd, with Original RR.
5. Reg. Sale Deed no. 12606 dated 19.10.2010 agricultural land in favour of Mehul G. Patel
6. Revenue records showing mutation entry of land owner – issued on 14.03.2017.
7. Reg. Sale Deed no. 7285 dated 14.06.2010 agricultural land in favour of Mehul G. Patel
8. Reg. Consent Deed no. 6007 dated 01.06.2011 by Mixaben M. Patel with Reg. Receipt and Index-II.
9. Reg. Consent Deed no. 13008 dated 27.10.2010 by Mixaben M. Patel with Reg. Receipt and Index-II.
10. Reg. Consent Deed no. 12608 dated 19.10.2010 with Reg. Receipt and Index 2.

OPINION

Thus, on the basis of above referred documents and available search, the property described herein above, land bearing Old RS No. 2576, Block No. 1778, land area 5463.00 Sq. Mtr. In the sim of village Bhayli, NA Land – remaining unsold units & unencumbered are ownership of Kabel Buildcon Solutions Pvt. Ltd. The said units are clear and marketable subject to No Due Certificate from State Bank of India, as mentioned above.

For Banatwala Advocate Associate

