



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



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TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

***Subject : Title Clearance Certificate in respect of the immovable Non
Agricultural Land bearing Revenue Survey No.154, City Survey
No.298, admeasuring 1518 Sq.Mtr. of Village Mouje Makarpura, Tal.
& District Vadodara in the Registration District Vadodara and
Registration Sub-District Vadodara State of Gujarat.***

Uma Associate through its Managing Partner Sandip Maheshbhai Mojindra, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of abstract village Form No.7-12, 8-A, 6 (Record of Rights).
2. Photocopy of N.A. Order passed by Collector, Vadodara Vide No.N.A./S.R./102/2003-04, Dated : 22.07.2004.
3. Photocopy of Lay-out plan of above said land.
4. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.



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5. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
6. Photocopy of Plan.
7. Photocopy of Register Sale Deed vide registration serial No.3129, Dated : 24.11.2017 executed by (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni in favour of Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojindra.
8. Photocopy of Index-II of the above Sale Deed No.3129/2017.
9. Photocopy of Register Sale Deed vide registration serial No.862, Dated : 02.02.2007 executed by Nirmalaben Chimanbhai Rai and Others all through their Power of Attorney Holder Parshottambhai Jashbhai Rai in favour of (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni.
10. Photocopy of Register Agreement to Sale vide registration serial No.2621, Dated : 28.09.2017 executed by (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni in favour of Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojindra.



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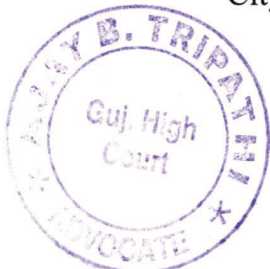
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HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that That, the land was owned by Shri Jivabhai Mithabhai and after his death name of his son Shri Dahyabhai Jivabhai were entered in the Village Record. The said mutation entry is recorded at serial No.29. It appears that Shri Dahyabhai Jivabhai expired on 28.09.1969, therefore names of his legal heirs (1) Shri Vinubhai Dahyabhai Rai (2) Shri Chimanbhai Dahyabhai Rai (3) Shri Manubhai Dahyabhai Rai (4) Shri Ghanshyambhai Dahyabhai Rai were entered in the village records. It appears that Lilaben and Pushpaben daughters of Shri Dahyabhai Jivabhai have waived their rights in favour of above four persons. The mutation entry to this effect have been entered at serial No.761, on 20.12.1969 in the Village Records and certified on 18.10.1970. Thus, (1) Shri Vinubhai Dahyabhai Rai (2) Shri Chimanbhai Dahyabhai Rai (3) Shri Manubhai Dahyabhai Rai (4) Shri Ghanshyambhai Dahyabhai Rai became joint owners of land admeasuring 1518 Sq.Mtr., City Survey No.298 of Moje Village Makarpura, Vadodara.

I have also verified Village Form No.7/12, 6 & 8-A in respect of above land in which names of (1) Shri Vinubhai Dahyabhai Rai (2) Shri Chimanbhai Dahyabhai Rai (3) Shri Manubhai Dahyabhai Rai (4) Shri Ghanshyambhai Dahyabhai Rai are shown as joint owners of land admeasuring 1518 Sq.Mtr., City Survey No.298 of Moje Village Makarpura, Vadodara.



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Thereafter, the said land is converted into Non-Agricultural Purpose of the order No.N.A./S.R./102/2003-04, Dated : 22.07.2004 of District Collector, Vadodara and said order mutated in city survey records vide entry No.163, dated : 30.07.2004 which is certified on 08.09.2004.

Thereafter Shri Chimanbhai Dahyabhai Rai has died on 10.02.2005 and Lalitaben Chimanbhai Rai has died on 14.03.1996 and their legal heirs namely (1) Yogeshbhai Chimanbhai Rai (2) Nirmalaben Chimanbhai Rai (3) Jitendrakumar Chimanbhai Rai (4) Mahendrabhai Chimanbhai Rai (5) Minaxiben Chimanbhai Rai were mutated in the city Survey record vide mutation entry No.845, Dated : 08.07.2008 which is certified on 13.08.2008.

Thereafter, Nirmalaben Chimanbhai Rai and Others all through their Power of Attorney Holder Parshottambhai Jashbhai Rai sold said land to (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni by registered sale deed vide registration serial No.862, Dated : 02.02.2007 and this effect were given in the city survey record by mutation entry No.846, dated : 08.07.2008, which was certified by the competent authority on 13.08.2008.

After that It appears that (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni has taken Loan

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from Union Bank of India and after that (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni repaid the said loan and Union Bank of India has issued No Due Certificate and release deed has executed on 13.10.2017 vide release deed registration No.2815.

Thereafter, (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni executed Agreement to Sale on 28.09.2017 to Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojidra which is registered before sub-registrar, Vadodara vide serial No.2621.

Thereafter, (1) Smt. Vaishaliben Patni W/o. Rajeshkumar Sureshchandra Patni (2) Smt. Nutanben Patni W/o. Dipakbhai Sureshchandra Patni (3) Smt. Bhavnaben Patni W/o. Vijaykumar Sureshchandra Patni (4) Smt. Sunitaben Patni W/o. Harikrushnabhai Sureshchandra Patni sold **Revenue Survey No.154, City Survey No.298, admeasuring 1518 Sq.Mtr. of Village Mouje Makarpura, Tal. & District Vadodara** to Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojidra by registered sale deed vide registration serial No.3129, Dated : 24.11.2017 and this effect were given in the city survey record by mutation entry No.4670, which was certified by the competent authority on 31.05.2018.



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Hence it is crystal clear that Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojidra are the owners and in possession of the captioned land.

It transpire from the record that thereafter Uma Associate have planned a scheme in the said land which is know as “Silver Arc” as per the approved map and construction permission given by the Vadodara Mahanagar Palika.

SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) of available revenue and registration record from the Office of the Sub-Registrar, Vadodara for last 30 years vide receipt No.2020316002462, 2020014011491 & 2020016013841, dated : 03.07.2020.

Moreover I have also invited objection from the public at large by publishing a public notice in the daily newspaper “Sandesh” & “Gujarat Samachar” on dated : 28.06.2020 and I do not received any objection till date.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-



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CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Uma Associate a Partnership Firm through its Managing Partner Sandip Maheshbhai Mojindra** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Non Agricultural Land bearing Revenue Survey No.154, City Survey No.298, admeasuring 1518 Sq.Mtr. of Village Mouje Makarpura, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Vadodara
Date : 06.07.2020



Ajay Tripathi
AJAY B. TRIPATHI
Advocate