

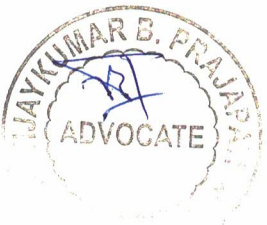
TITLE CLEARANCE CERTIFICATE

To,
Bhakti Enterprise,
Bhagirath Residency,
Kapurai, Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Non Agricultural Land situated lying and being in
registration district sub district Vadodara being at Moje
Village Kapurai, bearing Block no. 36, Revenue Survey
no. 49, T.P. Scheme no. 42, F.P. no. 252 admeasuring
6,191 Sq. Meters.

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Kapurai bearing Block no. 36, Revenue Survey no. 49, T.P. Scheme no. 42, F.P. no. 252 admeasuring 6,191 Sq. Meters, hence I, **Vijaykumar B. Prajapati, Advocate**, do hereby give my opinion as to the Title details of which are as under:

1. I have been supplied with the following documents regarding the captioned property and I have gone through the same:



[2]

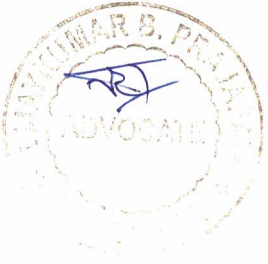
- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of the said land.
- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1985-1986 of the said land.
- d. A copy of the 7/12 extract for the year 1988-89 to 1995-1996 of the said land.
- e. A copy of the 7/12 extract for the year 1996-1997 to 2004-2005 of the said land.
- f. A copy of the 7/12 extract for the year 2015-2016 to 2017-2018 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A, bearing khata no. 137 of the said land.
- i. A copy of order of Collector no. Tenancy/A/SR/337/16/17, dtd.17/06/2017.
- j. A copy of N.A. Order no. : Tatkal/N.A./S.R./88/2016-2017, No. Jamin-D/Kalam-65/Vashi/7059 to 67/2017, dtd.01/01/2018 of the said land.
- k. A copy of Sale deed no. 6552, dtd.10/05/2018.
- l. A copy of Index-II of Sale deed no. 6552, dtd.10/05/2018.
- m. A copy of Development permission sanctioned by VMC vide permission no. 003LD20210020.
- n. A copy of Sale deed no. 1055, dtd.20/01/2021.
- o. A copy of Index-II of Sale deed no. 1055, dtd.20/01/2021.



[3]

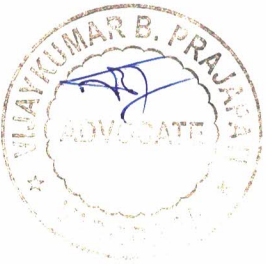
2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Kapurai bearing Revenue Survey no. 49 was originally belongs to Mathurbhai Chhootabhai & Chhotabhai Desaibhai and they have sold the said land to Chhitabhai Ishwarbhai on dtd.19/04/1944 and the mutation entry to that effect had been affected in revenue record vide entry no. 84.
- b. It further transpires from the record that Chhotabhai Desaibhai was an agricultural tenant of the said land and the said land was sold to him in pursuant to the order passed by the Mamlatdar & Agricultural Land Tribunal, vide ledger no. 1160 as a Restricted Tenure land under section 43 of the Tenancy Act., and the mutation entry to that effect had been affected in revenue record vide entry no. 784 on dtd.17/09/1962.
- c. It further transpires from the record that Chhotabhai Desaibhai was died on dtd.28/09/1965 and on his demise, the said land was transferred and mutated in the name of his legal heirs Mathurbhai Chhotabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1092 on dtd.04/04/1966.



[4]

- d. It further transpires from the record that Chhotabhai Desaibhai had paid the purchase price of the land to the landlord and hence, the charge of the landlord towards the said land was released and the mutation entry to that effect had been affected in revenue record vide entry no. 1278 on dtd.29/07/1970.
- e. It further transpires from the record that Mathurbhai Chhotabhai was died on dtd.17/08/1991 and on his demise, the said land was transferred and mutated in the name of his legal heirs Jadaben w/o Mathurbhai Chhotabhai Padhiyar, Vitthalbhai Mathurbhai, Ramanbhai Mathurbhai, Kailashben Mathurbhai, Ratilal Mathurbhai, Manharbhai Mathurbhai & Meenaben Mathurbhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1907 on dtd.10/09/1992.
- f. It further transpires from the record that Ramanbhai Mathurbhai Padhiyar was died on dtd.04/09/2004 and on his demise, the name of his legal heirs Lilaben Ramanbhai Padhiyar, Jyotasanaben Ramanbhai Padhiyar & Nareshbhai Ramanbhai Padhiyar were mutated in revenue record by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 4109 on dtd.31/07/2014.
- g. It further transpires from the record that Jadaben Mathurbhai Padhiyar was died on dtd.06/02/2012, Vitthalbhai Mathurbhai



[5]

Padhiyar was died on dtd.28/07/2012, Ranjit Vitthalbhai Padhiyar was died on dtd.25/09/2013, Ratilal Mathurbhai Padhiyar was died on dtd.14/04/1995, Manharbhai Mathurbhai Padhiyar was died on dtd.02/08/2012 and on his demise, the name of their legal heirs Suresh Vitthalbhai Padhiyar, Usha Vitthalbhai Padhiyar, Varsha Ranjit Padhiyar, Mamta Ranjit Padhiyar, Manoj Ranjit Padhiyar, Santokben Ratilal Padhiyar, Nitesh Ratilal Padhiyar, Sangita Ratilal Padhiyar, Jignesh Ratilal Padhiyar, Kailashben Manharbhai Padhiyar, Kalpesh Manharbhai Padhiyar & Sonal Manharbhai Padhiyar were mutated in revenue record by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 4531 on dtd.15/06/2016.

- h. It further transpires from the record that Nareshbhai Ramanbhai Padhiyar was died on dtd.25/09/2016 unmarried, and hence his name was deleted from the revenue record and the mutation entry to that effect had been affected in revenue record vide entry no. 4723 on dtd.28/06/2017.
- i. It also further transpires that the Collector, Vadodara had passed an order to Convert the said land in old tenure for non agriculture purpose and vide his Order no. : Tenancy/A/SR/337-16/2017, dtd.17/06/2017 and the mutation entry to that effect had been affected in revenue record vide entry no. 4744 on dtd.01/08/2017.



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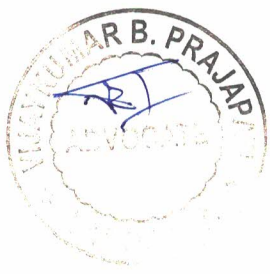
j. It also further transpires from the record that the Collector, Vadodara had passed an order to use the captioned land for non agriculture purpose vide his Order no. : Tatkal / N.A. / S.R. / 88 / 2016-17, no. Jamin – D/ Kalam – 65/ Vashi/ 7059 to 67/2017, dtd.01/01/2018 and the mutation entry to that effect had been affected in revenue record vide entry no. 4843 on dtd.03/02/2018.

k. It further transpires from the record that Kailashben Mathurbhai Padhiyar & others have sold the said land to Gauriben Bhikhabhai Prajapati, Bhikhabhai Dahyabhai Prajapati, Roshan Bhikhabhai Prajapati, Roshan Bhikhabhai Prajapati(HUF) & Bhikhabhai Dahyabhai Prajapati(HUF) by registered Sale Deed no. 6552 on dtd.10/05/2018 and the mutation entry to that effect had been affected in revenue record vide entry no. 4883 on dtd.17/05/2018.

l. It further transpires from the record that Gauriben Bhikhabhai Prajapati & others have sold the said land to Bhakti Enterprise, a partnership firm through its managing partner Roshan Bhikhabhai Prajapati by registered Sale Deed no. 1055 on dtd.20/01/2021.

m. Hence it is crystal clear that Bhakti Enterprise, a partnership firm is the owners and in possession of the captioned land.

3. I have not issued a Public Notice for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land.

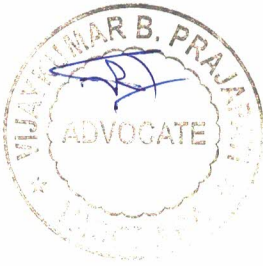


[7]

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1991 to 2021 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.
5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1991 to 2021 as available record from the office of Sub Registrar Vadodara and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Kapurai bearing Block no. 36, Revenue Survey no. 49, T.P. Scheme no. 42, F.P. no. 252 admeasuring 6,191 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 23rd February 2021

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006