



**AJAY TRIPATHI &
ASSOCIATES**

a law firm



Ajay B. Tripathi
B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant
NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,
B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

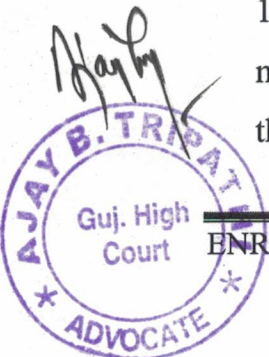
TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

***Subject : Title Clearance Certificate in respect of the immovable Non
Agricultural Land bearing Revenue Survey No.363/1, 363/2, 369, 402,
408, 409, Block / Survey No.199, admeasuring 43402.00 Sq.Mtr., T.P.
Scheme No.25, Final Plot No.54/1 & 54/2 admeasuring 15911 Sq.Mtr.
& 10130 Sq.Mtr. paiki Final Plot No.54/1 paiki Eastern side land
admeasuring 11844.58 Sq.Mtr. of Mouje Village Ankhol Tal. & Dist :
Vadodara in the Registration District Vadodara and Registration Sub-
District Vadodara State of Gujarat.***

Shivshakti Reality through its managing Partner Dharmesh Bhikhabhai Meghani, 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 Register sale deed vide registration serial No.4889, Dated : 18.04.2019 executed by R.B. Enterprise a Partnership Firm through its managing Partner Rakesh Kantilal Patel in favour of Shivshakti Reality through its managing Partner Dharmesh Bhikhabhai Meghani.**





**AJAY TRIPATHI &
ASSOCIATES**

a law firm



Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

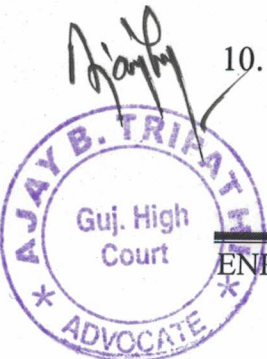
Office No. 103/A, 201/202/203, Akshar Plaza,

B/s. Govardhan Nathji Haveli,

Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

2. Photocopy of Lodgment Receipt and Index-II of the above sale deed No.4889/2019.
3. Photocopy of Register sale deed vide registration serial No.8410, Dated : 08.09.2014 executed by Lalitaben Vallavbhai Patel Confirming Party (1) Vallabhbhai Chhaganbhai Patel (2) Bhumikaben alias Bhagwatiben Vallavbhai Patel W/o. Bankimchandra Patel (3) Jitendra Vallavbhai Patel in favour of R.B. Enterprise a Partnership Firm through its managing Partner Rakesh Kantilal Patel.
4. Photocopy of Lodgment Receipt and Index-II of the above sale deed No.8410/2014.
5. Photocopy of abstract village Form No.7-12, 8-A, 6 (Record of Rights) reflecting the name of Shivshakti Reality through its managing Partner Dharmesh Bhikhabhai Meghani.
6. Photocopy of N.A. Order passed by Collector, Vadodara Vide No. N.A. / S.R. / 385 / 2014-2015, No.Land/D/Section-65/Vashi/5867 to 5874/14, dated : 13.08.2014.
7. Photocopy of Lay-out plan of above said land.
8. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.
9. Photocopy of Development Permission / Rajachitthi vide No.UDA/Plan-6/Permission/02/2021, Dated : 22.02.2022 issued by Vadodara Urban Development Authority.
10. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.



ENROLMENT NO.G/1762/2004

Page 2



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
B.Com., LL.B.
Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,
B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

HISTORY OF THE SAID PROPERTY

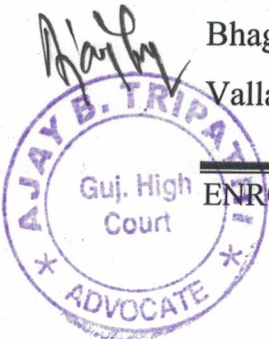
Tracing of Title

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 Vallavbhai Chhaganbhai Patel and his name has mutated in Form No.6 in revenue record.

Thereafter partition where made by Vallavbhai Chhaganbhai Patel & giving consent Deed / Partition Deed before the competent authority, the said property i.e. Revenue Survey No.363/1, 363/2, 369, 408, 502, 409 of Village Mouje Ankhol, Tal. & Dist. Vadodara, have came in the hands of Lalitaben Vallavbhai Patel and this effect were given in the revenue record by mutation entry No.455, dated : 17.02.1968, which was certified by the competent authority on dated : 30.05.1968.

It also transpires that the Collector, Vadodara had passed an order to use the said land for non agriculture purpose vide his Order No. N.A. / S.R. / 385 / 2014-2015, No.Land/D/Section-65/Vashi/5867 to 5874/14, dated : 13.08.2014 and the mutation entry to that effect had been affected in revenue record vide entry no.1335 on dtd.23.09.2014.

It transpire from the record that landowner - Lalitaben Vallavbhai Patel Confirming Party (1) Vallabhbbhai Chhaganbhai Patel (2) Bhumikaben alias Bhagwatiben Vallavbhai Patel W/o. Bankimchandra Patel (3) Jitendra Vallavbhai Patel sold the said land to R.B. Enterprise a Partnership Firm



ENROLMENT NO.G/1762/2004

Page 3

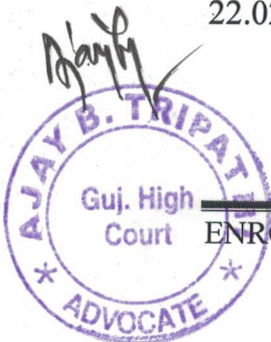
**AJAY TRIPATHI &
ASSOCIATES****a law firm**

through its managing Partner Rakesh Kantilal Patel by registered sale deed vide registration serial No.8410, Dated : 08.09.2014 and the mutation entry to that effect had been affected in revenue record vide entry No.1336, Dated : 23.09.2014 which was certified by the competent authority on dated : 20.12.2014.

It transpire from the record that landowner - R.B. Enterprise a Partnership Firm through its managing Partner Rakesh Kantilal Patel sold the said land to Shivshakti Reality a Partnership Firm through its managing Partner Dharmesh Bhikhabhai Meghani by registered sale deed vide registration serial No.4889, Dated : 18.04.2019 and the mutation entry to that effect had been affected in revenue record vide entry No.1613, Dated : 30.04.2019 which was certified by the competent authority on dated : 31.05.2019.

Hence it is crystal clear that Shivshakti Reality a Partnership Firm through its managing Partner Dharmesh Bhikhabhai Meghani are the owners and in possession of the captioned land.

It transpire from the record that thereafter Shivshakti Reality have planned scheme in the said land which is know as “Shivalay Bliss Phase-II” as per the approved map and construction permission given by the Vadodara Urban Development Authority Vide No.UDA/Plan-6/Permission/02/2021, Dated : 22.02.2022.





**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,

B/s. Govardhan Nathji Haveli,

Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

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.2019014006107 & 2019015003482 & 2019315005553, dated : 27.02.2019 & receipt No.2019315016103, Dated : 24.06.2019 & Receipt No.8022022162500, Dated : 23.02.2022.

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-

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 **Shivshakti Reality a Partnership Firm through its managing Partner Dharmesh Bhikhabhai Meghani** 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.



ENROLMENT NO.G/1762/2004

Page 5



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



Ajay B. Tripathi
B.Com., LL.B.
Advocate (Gujarat High Court) & Property Consultant
NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,
B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.
Mobile : +91 990 903 0474, E-mail : ajaytripathilegal@gmail.com

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Non Agricultural Land bearing Revenue Survey No.363/1, 363/2, 369, 402, 408, 409, Block / Survey No.199, admeasuring 43402.00 Sq.Mtr., T.P. Scheme No.25, Final Plot No.54/1 & 54/2 admeasuring 15911 Sq.Mtr. & 10130 Sq.Mtr. paiki Final Plot No.54/1 paiki Eastern side land admeasuring 11844.58 Sq.Mtr. of Mouje Village Ankhhol Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Place : Vadodara
Date : 02.05.2022



Ajay B. Tripathi
AJAY TRIPATHI
Advocate