

TITLE CLEARANCE CERTIFICATE

To,
Shakti Developers,
27, Jawaharbaug Society,
New Sama Road, 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 Undera bearing Revenue Survey no. 678/A
admeasuring 1,629 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 Undera bearing Revenue Survey no.
678/A admeasuring 1,629 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:

- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of
the said land.



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- b. A copy of the 7/12 extract for the year 1961-62 to 1969-70 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 1986-87 to 1995-1996 of the said land.
- e. A copy of the 7/12 extract for the year 1996-97 to 2004-2005 of the said land.
- f. A copy of the 7/12 extract for the year 2013-2014 to 2015-2016 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. 466 of the said land.
- i. A copy of Sale Deed no. 9527, dtd.20/10/2016.
- j. A copy of Index-II of Sale Deed no. 9527, dtd.20/10/2016.
- k. A copy of N.A. Order no. : N.A./S.R./415/2016-2017, No. Jamin-D/Kalam-65/Vashi/7333 to 7340/2016, dtd.30/09/2016 of the said land.
- l. A copy of partition deed dtd.16/05/1984 of the said land.
- m. A copy of Will dtd.1/02/1995 of the said land.
- n. A copy of probate certificate issued by Jt. Civil Judge (S.D.), Vadodara on dtd.14/08/2002 of the said land.

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



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- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Undera bearing Revenue Survey no. 678/A was originally belongs to Shivabhai Bagvanbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Bhailalbhai Shivabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 193.
- b. It further transpires from the record that Bhailalbhai Shivabhai was died on dtd.04/12/1971 and on his demise, the said land was transferred and mutated in the name of his legal heirs Jadaben Bhailalbhai, Ambalal Bhailalbhai, Jashbhai Bhailalbhai, Jayantibhai Bhailalbhai, Kanubhai Bhailalbhai, Anupbhai Bhaelalbhai, Pushpaben Bhailalbhai, Indiraben Bhailalbhai, Madhuben Bhailalbhai & Urmilaben Bhailalbhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1051 on dtd.15/08/1979.
- c. It further transpires from the record that Ambalal Bhailalbhai was died on dtd.14/06/1994 and on his demise, the name of his legal heirs Shardaben Ambalal, Geetaben Ambalal, Dharmendrabhai Ambalal, Pratimaben Ambalal & Kiritbhai Ambalal 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. 1993 on dtd.23/05/2000.



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- d. It further transpires from the revenue record that due to family partition the said land was came in the share of Jadaben w/o Bhailal Shivabhai and she had executed will regarding the said land in favour of Jayantibhai Bhailalbhai and Civil Judge, Vadodara had granted probate certificate and hence, according to will, the said land transferred and mutated in the name of Jayantibhai Bhailalbhai Patel and the mutation entry to that effect had been affected in revenue record vide entry no. 2190 on dtd.27/05/2005.
- e. 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. : N.A./S.R./415/2016-17, no. Jamin – D/ Kalam – 65/ Vashi/ 7333 to 7340/2016, dtd.30/09/2016.
- f. It further transpires from the record that Jayantibhai Bhailalbhai Patel had sold the said land to Shakti Developers, a partnership firm through its managing partner Hiren Jayantibhai Prajapati on dtd.20/10/1916.
- g. Hence it is crystal clear that Shakti Developers, a partnership firm is the owners and in possession of the captioned land.
3. I have also issued a Public Notice dtd.27/10/2016 in Sandesh, Gujarati daily for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land. However, I have not



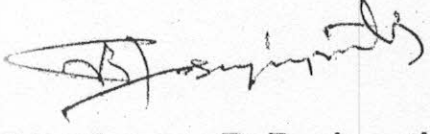
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received any objections or claims in response to the Public Notice till today.

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1986 to 2016 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 1986 to 2016 as available record from the office of Sub Registrar Vadodara, after giving a public notice in Sandesh, Gujarati daily 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 Undera bearing Revenue Survey no. 678/A admeasuring 1,629 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 23rd November 2016
Vadodara.




Vijaykumar B. Prajapati
[A d v o c a t e]