

Date : 02/09/2020

To,
Dev Infrastructure – partnership Firm
Its partners Shri Jayeshbhai Chinubhai Patel & others

**LEGAL OPINION CUM NON ENCUMBRANCE CERTIFICATE & LEGAL
SCRUTINY REPORT**

REF.: Title Opinion in respect of the following N A LAND/s in the Village Sim VARNAMA
Registration District Sub Dist. Vadodara presently owned and occupied by Dev
Infrastructure – Partnership Firm its partner- Jayeshbhai Chinubhai Patel-

Block/R.S. No.	Old S. No.	Draft T. P.S. No.	F. P. No.	Area as pr F. P.
268/B (3452 Sq. Mt. as per 7/12)	259	22	370	2071-20 Sq. Mt.
269/A (688 Sq. Mt. as per 7/12)	260 + 304	22	371	412-80 Sq. Mt.
269/B (10056 Sq. Mt. as per 7/12)		22	372	6033-60 Sq. Mt.
270 (2934 Sq. Mt. as per 7/12)	261	22	373	1760-40 Sq. Mt.
271 (2732 Sq. Mt. as per 7/12)	262 + 263	22	374	1639-20 Sq. Mt.
303/B (256 Sq. Mt. as per 7/12)	305	22	413	153-60 Sq. Mt.

Dear Sir,

With reference to the above referred subject, I state that your office has handed over the documents in respect of the above referred immovable property for obtaining Title Report. As desired by you we have verified the records of the Office of Sub Registrar of Assurance Vadodara as available from the period from 1989 to 2020 and as per available records We have got the search done and this report is being issued. We have also perused the documents in respect of the captioned property which are mentioned in this report.

1 - NAME OF THE TITLE HOLDER :

Dev Infrastructure – Partnership Firm its partner- Jayeshbhai Chinubhai Patel

2 - FOLLOWING DOCUMENTS WERE SCRUTINIZED BY ME :

- (1) Copies of the Revenue Records 6, 7/12, 8 – A.
- (2) Copy of R E No 8659 dated 21/08/2020 (uncertified)
- (3) Copy/s of N A orders in respect of Land R S No 268/B (dated 11/07/2019), 269/A and 269/B (dated 20/01/2018), 270 (dated 10/07/2019), 271 (dated 11/07/2019), 303 B (dated 10/07/2019) issued by Collector Vadodara



- (4) Copy of Construction permission (Raja Chitthi) Vide No UDA/Plan - 4/permission/149/2019 dated 12/03/2020 issued by VUDA for construction of Tenement and Duplexes .
- (5) Copy of Registered Deed (without consideration) Sr. No 1522 dated 17/08/2020 in favor of Dev Infrastructure – Partnership Firm its partner Jayesh Chinubhai Patel executed by Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel.

I hereby submit my legal opinion cum non - encumbrance certificate & legal scrutiny report as under :

3- FLOW OF TITLE :

That Land bearing S No 268/B (Old S No 259) adm 2071.20 Sqr Mtrs as per FP 370, T P 22 (measurement as per 7/12 - 3452 Sq. Mt.) of Village Sim Varnama Dist Vadodara :

That the land being Old R S No 259 was originally running in the name of Chimanbhai Fulabhai by way of oral partition as per R E No 1/116 and 4059/115 since 1951.

That R E No 5358 dated 21/03/2005 reflects that Chimanbhai Fulabhai Patel had sold the said land through POA holder Bhupendrabhai Chimanbhai Patel to Jashbhai Dahyabhai Patel, Pushpaben Jashbhai Patel, Ghanshyambhai Jashbhai Patel by way of Registered Sale Deed dated 03/03/2004.

That R E No 5359 dated 21/03/2005 reflects that Jashbhai Dahyabhai Patel, Pushpaben Jashbhai Patel, Ghanshyambhai Jashbhai Patel had sold the Block No 268/B to Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel , Kalpit Kiritbhai (minor) and Maitriben Kiritbhai Patel by way of Registered Sale Deed dated 07/12/2004.

That R E No 5813 dated 23/10/2007 reflects that the minor Kalpit Kiritbhai became the major thus the word Minor was deleted.

That Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel, Kalpit Kiritbhai and Maitriben Kiritbhai Patel through POA Kiritbhai Parsottambhai Patel had then sold the said land to Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi by way of Registered Sale Deed Sr No 732 dated 21/01/2011, thus their names were mutated in the revenue records Vide R E No 6941 dated 17/11/2011 which is duly certified.

That Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi had then sold the said land to Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel by way of Registered Sale Deed Sr No 342 dated 25/02/2015 , thus their names were mutated in the revenue records Vide R E No 7609 dated 25/02/2015 which is duly certified.

Captioned land was declared as N A land by Collector Vadodara Vide order dated 12/07/2019, entry for the same is mutated in the records of rights Vide R E No 8515 dated 12/07/2019.

That Land bearing S No 269/A and 269/B (Old S No 260 +304) adm 412.80 Sqr Mtrs and 6033.60 Sqr Mtrs as per FP 371 and 372, T P 22 (measurement as per 7/12 - 688 Sq. Mt. and 10056 Sqr Mtrs) of Village Sim Varnama Dist Vadodara :



That the land being Old R S No Old S No 260 +304 were originally running in the name of Shanabhai Galabhai, said lands were of Restrictive Tenure as per R E No 1601 dated 10/03/1962.

That R E No 2322 dated 07/06/1971 reflects that captioned land was mutated in the names of Manibhai Shanabhai and Balubhai Shanabhai by way of partition took place between family members.

That R E No 7440 dated 03/04/2014 reflects that Manibhai Shanbhai expired on 04/02/2010 thus the names of his legal heirs namely Naginbhai Manibhai Patel, Kailashben Manibhai, Pravinbhai Manibhai Patel, Rasikbhai Manibhai Patel were mutated in the records of rights.

That R E No 8008 dated 15/02/2017 reflects that as per the order issued by Collector Vadodara dated 22/12/2016 the usage of the land was converted in to Old Tenure Land.

That Balubhai Shanabhai, Naginbhai Manibhai Patel, Kailashben Manibhai, Pravinbhai Manibhai Patel, Rasikbhai Manibhai Patel had then sold the said land to Jayeshbhai Chinubhai Patel by way of Registered Sale Deed Sr No 257 dated 28/02/2017, thus their names were mutated in the revenue records Vide R E No 8011 dated 28/02/2017 which is duly certified.

Captioned land was declared as N A land by Collector Vadodara Vide order dated 20/01/2018, entry for the same is mutated in the records of rights Vide R E No 8193 dated 17/02/2018.

That Land bearing S No 270 (Old S No 261) adm 1760.40 Sqr Mtrs as per FP 373, T P 22 (measurement as per 7/12 - 2934 Sq. Mt.) of Village Sim Varnama Dist Vadodara :

That the land being Old R S No Old S No 261 was originally running in the name of Fulabhai Gordhanbhai as per R E No 849 prior to 1952.

That R E No 2229 dated 21/10/1970 reflects that captioned land along with lands of other survey numbers were mutated in the names of Bhupendrabhai Chimanbhai Patel (grandson of Fulabhai Gordhanbhai) as partition was effected by him.

That R E No 5359 dated 21/03/2005 reflects that captioned land Bhupendrabhai Chimanbhai Patel through POA Jashbhai D Patel had sold the captioned land along with other lands to Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel, Kalpit Kiritbhai (Minor) and Maitriben Kiritbhai Patel by way of Registered Sale Deed dated 07/12/2004.

That R E No 5813 dated 23/10/2007 reflects that the minor Kalpit Kiritbhai became the major thus the word Minor was deleted.

That Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel, Kalpit Kiritbhai and Maitriben Kiritbhai Patel through POA Kiritbhai Parsottambhai Patel had then sold the said land to Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi by way of Registered Sale Deed Sr No 730 dated 21/01/2011, thus their names were mutated in the revenue records Vide R E No 6940 dated 17/11/2011 which is duly certified.



That Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi had then sold the said land to Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel by way of Registered Sale Deed Sr No 344 dated 25/02/2015, thus their names were mutated in the revenue records Vide R E No 7611 dated 25/02/2015 which is duly certified.

Captioned land was declared as N A land by Collector Vadodara Vide order dated 12/07/2019, entry for the same is mutated in the records of rights Vide R E No 8516 dated 12/07/2019.

That Land bearing S No 271 (Old S No 262 +263) adm 1639.20 Sqr Mtrs as per FP 374, T P 22 (measurement as per 7/12 – 2732 Sq. Mt.) of Village Sim Varnama Dist Vadodara :

That the land being Old R S No Old S No 262+263 was originally running in the name of Hasumatiben Madhavlal Pathak as Madhavlal Pathak expired thus her name was mutated in the records of rights R E No 807 and 160 dated 28/07/1964.

That R E No 4255 dated 19/03/1985 reflects that Hasumatiben Madhavlal Pathak expired on 17/03/1985 thus the names of her legal heirs namely Narendrakumar Madhavlal Pathak, Deviyali Madhavlal and Meenakshiben Madhavlal were mutated in the records of rights by way of Succession.

That R E No 5359 dated 21/03/2005 reflects that captioned land Narendrakumar Madhavlal Pathak, Deviyali Madhavlal and Meenakshiben Madhavlal had sold the said land to Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel, Kalpit Kiritbhai (Minor) and Maitriben Kiritbhai Patel by way of Registered Sale Deed dated 22/11/2004.

That R E No 5813 dated 23/10/2007 reflects that the minor Kalpit Kiritbhai became the major thus the word Minor was deleted.

That Kiritbhai Parsottambhai Patel, Nilamben Kiritbhai Patel, Kalpit Kiritbhai and Maitriben Kiritbhai Patel through POA Kiritbhai Parsottambhai Patel had then sold the said land to Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi by way of Registered Sale Deed Sr No 734 dated 21/01/2011, thus their names were mutated in the revenue records Vide R E No 6939 dated 17/11/2011 which is duly certified.

That Jyotikaben Jatinbhai Gandhi and Gandhi Vrutikaben Rakeshbhai Gandhi had then sold the said land to Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel by way of Registered Sale Deed Sr No 343 dated 25/02/2015, thus their names were mutated in the revenue records Vide R E No 7610 dated 25/02/2015 which is duly certified.

Captioned land was declared as N A land by Collector Vadodara Vide order dated 12/07/2019, entry for the same is mutated in the records of rights Vide R E No 8517 dated 12/07/2019.

That Land bearing S No 303/B (Old S No 305) adm 153.60 Sqr Mtrs as per FP 413, T P 22 (measurement as per 7/12 – 256 Sq. Mt.) of Village Sim Varnama Dist Vadodara :

That the land being Old R S No 305 was originally running in the name of Patel Bhavanbhai Jesangbhai was mutated in the records of rights R E No 435 prior to 1955.



That R E No 1349 captioned land was mutated in the name of Minor Ashwinkumar Chimanbhai through his guardian Chiman Bhavanbhai by way of Registered partition deed dated 12/05/1985.

That R E No 7614 dated 03/03/2015 reflects that the minor Minor Ashwinkumar Chimanbhai became the major thus the word Minor was deleted.

That R E No 7620 dated 10/03/2015 reflects that Ashwinkumar Chimanbhai had then sold the said land to Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel by way of Registered Sale Deed Sr No 410 dated 10/03/2015 , thus their names were mutated in the revenue records .

Captioned land was declared as N A land by Collector Vadodara Vide order dated 12/07/2019, entry for the same is mutated in the records of rights Vide R E No 8518 dated 12/07/2019.

From the above discussion following persons became the owner of following lands-

That Land bearing S No 268/B (Old S No 259) adm 2071.20 Sqr Mtrs as per FP 370, T P 22 (measurement as per 7/12 - 3452 Sq. Mt.) of Village Sim Varnama Dist Vadodara **owned by Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel.**

That Land bearing S No 269/A and 269/B (Old S No 260 +304) adm 412.80 Sqr Mtrs and 6033.60 Sqr Mtrs as per FP 371 and 372, T P 22 (measurement as per 7/12 - 688 Sq. Mt. and 10056 Sqr Mtrs) of Village Sim Varnama Dist Vadodara **owned by Jayeshbhai Chinubhai Patel .**

That Land bearing S No 270 (Old S No 261) adm 1760.40 Sqr Mtrs as per FP 373, T P 22 (measurement as per 7/12 - 2934 Sq. Mt.) of Village Sim Varnama Dist Vadodara **owned by Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel.**

That Land bearing S No 271 (Old S No 262 +263) adm 1639.20 Sqr Mtrs as per FP 374, T P 22 (measurement as per 7/12 - 2732 Sq. Mt.) of Village Sim Varnama Dist Vadodara **owned by Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel**

That Land bearing S No 303/B (Old S No 305) adm 153.60 Sqr Mtrs as per FP 413, T P 22 (measurement as per 7/12 - 256 Sq. Mt.) of Village Sim Varnama Dist Vadodara **owned by Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel.**

That now above Jayeshbhai Chinubhai Patel and Tejalben Jayeshbhai Patel then executed a Registered Deed (without consideration) Sr. No 1522 dated 17/08/2020 in favor of Dev Infrastructure – Partnership Firm its partner Jayesh Chinubhai Patel.

We have not issued a Public Notice in this case at the request of the present owner.

That, this report is issued on the basis of the records available in Sub – Registrar Office and documents provided to us from land owner, thus any other documents which are not registered with Sub – Registrar Office as well as not disclose to us are subject to our examination because of Sub – Registrar Office are not properly maintained records i.e. torn of condition.



This report is issued absence of affidavit for non – encumbrance cum declaration from land owner, thus before any transaction we here advice to public in general to be obtain for the same.

Entries which does not reported in search or in E C report is/are not mentioned in this report.

CERTIFICATE

I hereby certify that from the documents referred above which was submitted to me and I have caused a necessary search in the Office of The Sub – Registrar, Vadodara for the period from 1989 to 2020 and verified the information furnished in the report and during my possible available search I do not find any adverse entry having been registered against the following N A LAND/s in the Village Sim VARNAMA Registration District Sub Dist. Vadodara presently owned and occupied by Dev Infrastructure – Partnership Firm its partner- Jayeshbhai Chinubhai Patel–

Block/R.S. No.	Old S. No.	Draft T. P.S. No.	F. P. No.	Area as pr F. P.
268/B (3452 Sq. Mt. as per 7/12)	259	22	370	2071-20 Sq. Mt.
269/A (688 Sq. Mt. as per 7/12)	260 + 304	22	371	412-80 Sq. Mt.
269/B (10056 Sq. Mt. as per 7/12)		22	372	6033-60 Sq. Mt.
270 (2934 Sq. Mt. as per 7/12)	261	22	373	1760-40 Sq. Mt.
271 (2732 Sq. Mt. as per 7/12)	262 + 263	22	374	1639-20 Sq. Mt.
303/B (256 Sq. Mt. as per 7/12)	305	22	413	153-60 Sq. Mt.

We certify that subject lands are CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES.

SCHEDULE OF PROPERTY

N A LAND/s in the Village Sim VARNAMA Registration District Sub Dist. Vadodara presently owned and occupied by Dev Infrastructure – Partnership Firm its partner- Jayeshbhai Chinubhai Patel–

Block/R.S. No.	Old S. No.	Draft T. P.S. No.	F. P. No.	Area as pr F. P.
268/B (3452 Sq. Mt. as per 7/12)	259	22	370	2071-20 Sq. Mt.
269/A (688 Sq. Mt. as per 7/12)	260 + 304	22	371	412-80 Sq. Mt.



269/B (10056 Sq. Mt. as per 7/12)		22	372	6033-60 Sq. Mt.
270 (2934 Sq. Mt. as per 7/12)	261	22	373	1760-40 Sq. Mt.
271 (2732 Sq. Mt. as per 7/12)	262 + 263	22	374	1639-20 Sq. Mt.
303/B (256 Sq. Mt. as per 7/12)	305	22	413	153-60 Sq. Mt.

Bounded as under -

Boundary of Land R S No.268/B

East: Block /S No 270

West: Block /S No 303

North: Block /S No 269

South: Block /S No 264, 265 and 267

Boundary of Land R S No.269/A and B

East: Block /S No 270 and 271

West: Block /S No 301 and 302

North: Block /S No 300

South: Block /S No 303 & 268B

Boundary of Land R S No.270

East: boundary of Sunderpura

West: Block /S No 268 and 269

North: Block /S No 271

South: Block /S No 267

Boundary of Land R S No.271

East: Boundary of Sunderpura

West: Block /S No 269 & 300

North: road to Sunderpura

South: Block /S No 270

Boundary of Land R S No. 303/B

East: Block /S No 268/B

West: Block /S No 303/A

North: Block /S No 269

South: Block /S No 303/A

Search is done in SRO by Following Search Receipts :

- 1- Land R S No.268/B Receipt No 2020014016557 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020156 dated 26/08/2020 from 1994 to 2012 issued by SRO 3 and Search Receipt No 2020318002047 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003650 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Manoj).
- 2- Land R S No 269/A Receipt No 2020014016558 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020157 dated 26/08/2020 from 1994



- to 2012 issued by SRO 3 and Search Receipt No 2020318002045 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003651 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Maneja)
- 3- Land R S No.269/B Receipt No 2020014016561 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020159 dated 26/08/2020 from 1994 to 2012 issued by SRO 3 and Search Receipt No 2020318002044 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003652 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Maneja)
- 4- Land R S No.270 Receipt No 2020014016563 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020160 dated 26/08/2020 from 1994 to 2012 issued by SRO 3 and Search Receipt No 2020318002043 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003653 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Maneja)
- 5- Land R S No. 303/B Receipt No 2020014016565 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020161 dated 26/08/2020 from 1994 to 2012 issued by SRO 3 and Search Receipt No 2020318002041 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003675 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Maneja)
- 6- Land R S No. 271 Receipt No 2020014016564 from 1989 to 1995 dated 26/08/2020 issued by SRO-1 and Search Receipt No 2020016020155 dated 26/08/2020 from 1994 to 2012 issued by SRO 3 and Search Receipt No 2020318002042 dated 27/08/2020 from 2012 to 2020 issued by SRO 8 and Receipt No 2020316003654 from 2012 to 2020 dated 26/08/2020 issued by SRO -6 (Maneja)

All the above Receipts With EC is /are enclosed with this report.

Atul B. Shrivastava (Advocate)
For Shrivastava Associates
Bar Code - G1774/1993

