



Date: 10.07.2021

TITLE CLEARANCE CERTIFICATE

**Sub: Title Clearance Certificate in respect of- "Gopinathji Arcade"-
Non-Agricultural Multi-Purpose Land being Block/Survey
No.1770, admeasuring 6979.00 Sq. Mtrs. paiki 769 Sq. Mtrs. of
Village mouje Umreth in Registration District Anand and
Registration Sub-District Umreth.**

Patel Jagrutkumar Harikrushna, Residing at At Umreth, Dist. Anand 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.

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

1. Photocopy of Abstract of Village Form No.7, 6-Record of Right and 8-A for the period from 1951 to till date.
2. Photocopy of Construction Permission (Rajachitthi) No.UMADA/25-06-2020/1425040/01/000350, dated 25.06.2020 issued by Umreth Municipality.
3. Search Receipt No.2021037014253, dated 30.06.2021 issued by Sub-Registrar of Assurance, Anand.
4. Search Receipt No.2021213001470, dated 30.06.2021 issued by Sub-Registrar of Assurance, Umreth.
5. Search Report issued by Advocate Jayantilal V. Chawda- 1 Page dated 30.06.2021.
6. Affidavit submitted by the owners- (1) Mahalaxmiben widow of Harikrushna Bhailalbhai and others.

HISTORY OF THE SAID PROPERTY

It appears on perusal of the records that, the land being Survey No.1770 of village Mouje Umreth, Ta. Umreth and District Anand was occupied by one Lallubhai Bapuji, prior to the year 1933.





KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005. GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email: rmpbdq@gmail.com / krishnaassociates@gmail.com

It appears on perusal of mutation entry No.2730 dated November 25, 1933 that the landowner- Pa. Lallubhai Bapuji had expired on 28.10.1933 and consequent to his demise the land being Survey No.1770 and other lands was developed on his legal heirs i.e. (1) Pa. Bakorbhai Lallubhai, (2) Pa. Bhailalbhai Lallubhai and (3) Pa. Sanabhai Lallubhai. The said mutation entry No. 2730 dated November 25, 1933 was certified by the competent authority in due course of time.

It appears on perusal of mutation entry No.5110 that in pursuance of order no.9543, dated 06.08.1947 of Collector and order dated 11.08.1947 of Taluka name of protected tenant Patel Ranchhodbhai Aashabhai was entered in the second right column of revenue record of Survey no.1770 as protected tenant under the provision of Mumbai Tenancy and Agriculture Land Act, 1948. The said mutation entry No.5110 was certified by the competent authority on August 06, 1950.

It appears on perusal of mutation entry No.5525, dated March 01, 1956 that as per letter No. TEN1455/10578F, dated 04.07.1955 of Government and thereafter order No.TNC/7, dated 24.08.1955 of Collector and thereafter order of Mamlatdar name of protected tenant had left the possession over the land being Survey No.1770 two years ago and so the name of protected tenant was removed from the revenue record of the land being Survey No.1770. The said mutation entry No.5525, dated March 01, 1956 was certified by the competent authority in due course of time.

It appears on perusal of mutation entry No.9498 dated January 15, 1990 that, by virtue of an oral family partition among the family member, the said land alongwith other lands were distributed amongst their respective families; pursuant to such oral partition the land being Survey No.1770 and other lands was developed on Bhailal Lallubhai. The said mutation entry 9498 dated January 15, 1990 was certified by the competent authority on August 19, 1969.





KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005. GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email : rmpbdq@gmail.com / krishnaassociates@gmail.com

It appears on perusal of mutation entry No.11753 that in pursuance of order rates of land revenue assessment were reduced in respect of lands of Village Mouje Umreth. The said mutation entry No.11753 was certified by the competent authority in due course, and accordingly the rates of the land being survey No.1770 was reduced to Rs.10.31 paisa.

It appears on perusal of mutation entry No.14732 dated July 22, 1994 that the landowner- Bhailalbhai Lallubhai had expired on 11.07.1994 and consequent to his demise the land being Survey No.1770 and others was developed on his legal heirs i.e. (1) Kanubhai alias Harikrushnabhai Bhailalbhai (2) Santaben D/o Bhailalbhai, (3) Champaben D/o Bhailalbhai (4) Induben D/o Bhailalbhai and (5) Taraben D/o Bhailalbhai. The said mutation entry No.14732 dated July 22, 1994 was certified by the competent authority in due course of time.

It further appears on perusal of mutation entry No.14733 dated July 22, 1994 that some of the landowners- (1) Santaben D/o Bhailalbhai, (2) Champaben D/o Bhailalbhai (3) Induben D/o Bhailalbhai and (4) Taraben D/o Bhailalbhai have relinquished their undivided shares in the land being Survey No.1770 and other lands and subsequently names of (1) Santaben D/o Bhailalbhai, (2) Champaben D/o Bhailalbhai (3) Induben D/o Bhailalbhai and (4) Taraben D/o Bhailalbhai were deleted from the revenue record. The said mutation entry No.14733 dated July 22, 1994 was certified by the competent authority in due course of time.

It appears on perusal of mutation entry No.14946 dated August 03, 1995 that the landowner- Kanubhai alias Harikrushnabhai Bhailalbhai have taken a loan of Rs.50,000/- from Dena Bank, Umreth Branch and the same was recorded in the revenue records of land bearing Survey No.1770 and other lands. The said mutation entry No.14946 dated August 03, 1995 was certified by the competent authority on November 16, 1995.





KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005, GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email: rmpbdq@gmail.com / krishnaassociates@gmail.com

It appears on perusal of mutation entry No.15196 dated March 18, 1997 that, upon repayment of the finance availed by landowner- Kanubhai alias Harikrushnabhai Bhailalbai from Dena Bank, Umreth Branch the charge created in that respect was deleted from the revenue record. The said mutation entry No. 15196 dated March 18, 1997 was certified by the Competent authority in due course of time.

It appears on perusal of mutation entry No.16110 dated June 29, 2000 that the landowner- Kanubhai alias Harikrushnabhai Bhailalbai had expired on 09.06.2000 and consequent to his demise the land being Survey No.1770 and other lands were developed on his legal heirs i.e. (1) Mahalaxmiben Wd/o. Harikrushna Bhailalbai (2) Jagrutkumar Harikrushna and (3) Hetalkumar Harikrushna. The said mutation entry No.16110 dated June 29, 2000 was certified by the competent authority in due course of time.

It appears on perusal of mutation entry No.27345 dated July 9, 2021 that one of the landowners- Mahalaxmiben Wd/o. Harikrushna Bhailalbai have relinquished her share of the land being Survey No.1770. The said mutation entry No.27345 dated July 9, 2021 is yet to be certified by the competent authority.

It appears that said Jagrutkumar Harikrushna Patel had made necessary online application on 05.05.2019 to the office of the District Collector, Anand seeking permission of conversion of the Said Land from agricultural use to non agricultural use for Multi-Purpose as per Gujarat Land Revenue Code, 1879 and the same has been granted under order no.145/15/03/037/2019, dated June 17, 2019 subject to the terms and condition setout therein. The same was entered in the revenue records vide mutation entry no.26042 dated June 27, 2019. The said mutation entry No.26042 dated June 27, 2019 was certified by the competent authority on September 23, 2019.





KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005, GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email : rmpbdq@gmail.com / krishnaassociates@gmail.com

It further appears that said Patel Jagrutkumar Harikrushna prepared layout and building plans for the proposed Commercial development on the said land and submitted the same for approval to Umreth Municipality and the same has been approved by Deputy Town Planning Officer, Umreth on 25.06.2020 and has also issued development permission (rajachitthi) for the same vide No.UMADA/25-06-2020/1425040/01/000350, dated 25.06.2020 subject to the terms and conditions setout therein.

That landowners- **(1) Jagrutkumar Harikrushna and others** have executed an affidavit and declared that they are owners and occupants of the said land. They have declared that they have not created any encumbrances over the said land nor entered into any agreement for sale, mortgage, exchange, gift, lease, transfer or alienation of the same to or in favour of anyone whomsoever and have also not offered the same or agree to offer the same as a security (as a borrower or guarantor) for any loan availed of by themselves or anyone else. They have also declared on oath that they have not received any notice of acquisition or requisition from any authority. They have also declared that there is no any case is pending for the said subject land.

SEARCH AND INVESTIGATION

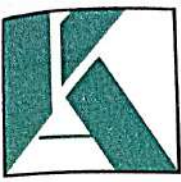
I have also taken a necessary search from the Office of the Sub-Registrar, Umreth for last 30 years.

Form the documents referred to above and search made in Sub-Registrar Office, Umreth and as per the record available in the Sub-Registrar, Umreth, 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 the present owners **(1) Patel Jagrutkumar Harikrushna and (2) Patel Hetalkumar Harikrushna** are having clear, valid and marketable





KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005, GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email : rmpbdq@gmail.com / krishnaassociates@gmail.com

Title over the property described hereunder the schedule and property is free hold from any encumbrance and title of the said property is free and marketable **subject to certification of mutation entry No.27345 dated July 9, 2021.**

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of- **"Gopinathji Arcade"- Non-Agricultural Multi-Purpose Land being Block/Survey No.1770, admeasuring 6979.00 Sq. Mtrs. paiki 769 Sq. Mtrs. of Village mouje Umreth in Registration District Anand and Registration Sub-District Umreth.**

Umreth
Date: 10.07.2021




Vanraj B. Chhasatiya
Advocate



KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005. GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email : rmpbdq@gmail.com / krishnaassociates@gmail.com

ADVOCATE'S EXPERIENCE CERTIFICATE

I, **Vanraj B. Chhasatiya**, Advocate, hereby declare that, my Advocate Enrollment Number is G/1894/2003 and since then I have been doing practice in the Civil Court as well as in the Revenue related Court. I have experience of more than Ten Years in the land related matters, in which I am doing work of land title, search report, issuing of Title Clearance Certificate, No Encumbrance Certificate, etc.

Vadodara
Date : 10.07.2021




Vanraj B. Chhasatiya
Advocate



KRISHNA ASSOCIATES

ADVOCATES

GF-1, RADHESHYAM BUILDING, 20, SAMPATRAO COLONY,
BESIDES PACIFIC HOTEL, ADJACENT TO JETALPUR FLY OVER,
OFF ALKAPURI, VADODARA - 390005. GUJARAT, INDIA.
(M) 9879416278/9722302339/9825893109
Email : rmpbdq@gmail.com / krishnaassociates@gmail.com

ENCUMBRANCE CERTIFICATE

I hereby certify that I have searched and verified the information furnished for **"Gopinathji Arcade"- Non-Agricultural Multi-Purpose Land being Block/Survey No.1770, admeasuring 6979.00 Sq. Mtrs. paiki 769 Sq. Mtrs. of Village mouje Umreth in Registration District Anand and Registration Sub-District Umreth** more particularly described herein below in the schedule- going to be developed by **Jagrutkumar Harikrushna Patel & Others**. I have compared the title deeds given to me with the copy of it in the office of the Sub-Registrar and has found both tallying with each other. I confirm having made search in the revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub-Registrar Office.

I certify that, there are no prior Mortgage/Charges/ Encumbrance whatsoever. The property is free and marketable.

The amount of Revenue dues have been paid up to the year 2020 as disclosed from the receipts towards the payment of the file.

SCHEDULE DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of- **"Gopinathji Arcade"- Non-Agricultural Multi-Purpose Land being Block/Survey No.1770, admeasuring 6979.00 Sq. Mtrs. paiki 769 Sq. Mtrs. of Village mouje Umreth in Registration District Anand and Registration Sub-District Umreth.**

Vadodara
Date : 10.07.2021.




Vanraj B. Chhasatiya
Advocate