

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

101-102, Ambalaya Complex,
Piramitar Road, Dandia Bazar,
Opp.: Faculty of Technology,
Vadodara-390001.

Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/TCC/O/2017-18/07

Date:-03/05/2017

To,
M/s. Shreeji Developers,
A/10, Santram Park Soccity,
Manjalpur,
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 0-22-26 H.A. bearing R. S. No. 510/2, T. P. No. 34, Block No. 100 admeasuring 1336 Sq. Mtrs. of Moje Jambuva, Taluka & District Vadodara.

Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1987 to 2017 for investigation of title in respect of above Land. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing R. S. No. 510/2 of Moje Jambuva, Tal. & Dist. Vadodara was originally belonged to Bapubhai Motibhai.
- 2) It appears that Bapubhai Motibhai Patel expired on 28/11/1972 therefore names of his legal heirs (1) Arvindbhai Bapubhai & (2) Ramanbhai Bapubhai entered in the village records. The said mutation entry is entered at Sr. No. 776 dated 30/12/1972 in the village records and duly certified by the competent authority on 04/03/1973.
- 3) It appears that Ramanbhai Bapubhai expired on 06/03/1993 therefore names of his legal heirs (1) Renukaben W/o Ramanbhai Patel (2) Hemaben (3) Juliben (4) Falguniben (5) Sarikaben (6) Aminbhai entered in the village records. The said mutation entry is entered at Sr. No. 1299 dated 05/07/1994 in the village records and duly certified by the competent authority.
- 4) It appears that Juliben alias Jayshreeben D/o Ramanbhai Bapubhai Patel relinquished her right from the said land therefore her name was deleted from revenue records. The said mutation entry is entered at Sr. No. 1364 dated 06/05/1997 in the village records and duly certified by the competent authority on 23/06/1997.

- 5) It appears that Arvindbhai Bapubhai Patel expired on 18/08/2002 therefore names of his legal heirs (1) Hasumatiben W/o Arvindbhai Bapubhai (2) Devendrabhai (3) Rakeshbhai (4) Sandhyaben entered in the village records. The said mutation entry is entered at Sr. No. 1587 dated 07/05/2003 in the village records and duly certified by the competent authority on 09/06/2003.
- 6) It appears that Hasumatiben Arvindbhai Patel & Others sold land bearing R. S. No. 510/2 & 516 of Moje Jambuva, Tal. & Dist. Vadodara to (1) Bhupendra Shivabhai Patel (2) Shivabhai Rayjibhai Patel & (3) Sureshchandra Dahyabhai Patel in consideration of Rs. 17,59,577/-. The said transaction is entered at Sr. No. 07/05/2007 in the office of sub registrar, Vadodara. The said mutation entry is entered at Sr. No. 1878 dated 05/06/2007 in the village records and duly certified by the competent authority on 20/07/2007.
- 7) It appears that Patel Sureshchandra Dahyabhai relinquished his right from land bearing R. S. No. 516 of Moje Jambuva, Tal & Dist. Vadodara in favour of (1) Bhupendra Shivabhai Patel (2) Shivabhai Rayjibhai Patel. And (1) Bhupendra Shivabhai Patel (2) Shivabhai Rayjibhai Patel relinquished their rights from land bearing R. S. No. 510/2 of Moje Jambuva, Tal. & Dist. Vadodara. Therefore Patel Sureshchandra Dahyabhai became absolute owner of land bearing R. S. No. 510/2 of Moje Jambuva, Tal. & Dist. Vadodara and (1) Bhupendra Shivabhai Patel (2) Shivabhai Rayjibhai Patel became owners of land bearing R. S. No. 516 of Moje Jambuva, Tal & Dist. Vadodara. The said mutation entry is entered at Sr. No. 1895 dated 06/09/2007 in the village records and duly certified by the competent authority on 07/03/2008.
- 8) It appears that Patel Sureshchandra Dahyabhai sold land admeasuring 0-22-26 H.A. bearing R. S. No. 510/2, T. P. No. 34, Block No. 100 admeasuring 1336 Sq. Mtrs. of Moje Jambuva, Taluka & District Vadodara to M/s. Shreeji Developers a partnership firm being represented by its partner Shri Kamlesh Arvindbhai Shah in consideration of Rs. 90,00,000/-. The said transaction is entered at Sr. No. 896 dated 12/04/2017 in the office of sub registrar, Vadodara.
- 9) It appears that Land owner has obtained permission to use the said land for Non-agriculture residential purpose vide order No. TENANCY/A/S.R./147-15/2016 dated 02/05/2016 issued by the Collector, Vadodara.



Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

101-102, Ambalaya Complex,
Piramitar Road, Dandia Bazar,
Opp.: Faculty of Technology,
Vadodara-390001.

Tel: 0265-2427193
0265-2422642

E-mail : vjshirke@yahoo.co.in

- 10) It appears that land owner has obtained permission to use the said land for Urgent Non-agriculture purpose vide order No. URGENT/N.A./S.R./68/2016-17 No.LAND/D/Sec.-65/VASHI/9246TO9254/16 dated 05/12/2016 issued by Collector, Vadodara.
- 11) It appears that Sureshchandra Dahyabhai Patel has obtained permission to construct over the said land vide Rajachitthi No. Ward/12/L-169/2016-17 dated 12/01/2017 issued by Dy. Town Development Officer, Vadodara Mahanagarpalika.
- 12) I have published a Public Notice in daily news paper "Sandesh" & "Gujarat Samachar" on 22/04/2017 inviting objections if any against issuing title clearance certificate in respect of the above land, and I have not received any objection within prescribed period.
- 13) I have also verified Village form No. 7/12, 6, & 8-A in respect of above land in which name of Sureshchandra Dahyabhai Patel is shown as owner of land admeasuring 0-22-26 H.A. bearing R. S. No. 510/2, T. P. No. 34, Block No. 100 admeasuring 1336 Sq. Mtrs. of Moje Jambuva, Taluka & District Vadodara. Name of M/s. Shreeji Developers is required to be entered in the village records.
- 14) I have also verified affidavit-cum-declaration submitted by M/s. Shreeji Developers a partnership firm being represented by its partner Shri Kamlesh Arvindbhai Shah in which he has mentioned that he is absolute owner of land admeasuring 0-22-26 H.A. bearing R. S. No. 510/2, T. P. No. 34, Block No. 100 admeasuring 1336 Sq. Mtrs. of Moje Jambuva, Taluka & District Vadodara and he has not obtained any loan or financial facilities against the said property. Moreover the said property is not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said property is clear, marketable and free from all encumbrances.

SCHEDULE

1. Photocopy of sale deed bearing regn no. 896 dated 15/04/2017 executed in favour of M/s. Shreeji Developers.
2. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land issued by Talati-Cum-Mansri.
3. Photocopy of TENANCY/A/S.R./147-15/2016 dated 02/05/2016 issued by the Collector, Vadodara.

4. Photocopy of URGENT/N.A./S.R./68/2016-17 No.LAND/D/Sec.-65/VASHI/9246TO9254/16 dated 05/12/2016 issued by Collector, Vadodara.
5. Photocopy of Rajachitthi No. Ward/12/L-169/2016-17 dated 12/01/2017 issued by Dy. Town Development Officer, Vadodara Mahanagarpalika.
6. Photocopy of N.A. Order No. N.A/Sharatbhang/S.R/123/2014-15 No.N.A/Section-67/Vashi/1163/2015 dated 26/10/2015 issued by Collector, vadodara.
7. Photocopy of Public Notice published in daily news paper "Sandesh" & "Gujarat Samachar" on 22/04/2017.
8. Affidavit cum declaration is submitted by M/s. Shreeji Developers a partnership firm being represented by its partner Shri Kamlesh Arvindbhai Shah.

Place : Vadodara.
Date : 03/05/2017.


[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that, M/s. Shreeji Developers is owner of land admeasuring 0-22-26 H.A. bearing R. S. No. 510/2, T. P. No. 34, Block No. 100 admeasuring 1336 Sq. Mtrs. of Moje Jambuva, Taluka & District Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.
Date : 03/05/2017


[V. J. SHIRKE]
ADVOCATE