

CERT.NO.SAS/TCC/O5/2019-20

Date:-05 /06/2019

To,
Bharatbhai Bhikhabhai Patel & others,
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 9510
sq.mtrs. bearing R.S. No. 1124 and 1126, Block No. 779 and 782 of
village Bil, Tal. & Dist. Vdaodara.

Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1988 to 2019 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

R.S. No. 1124, Block No. 779

- 1) It appears that the land bearing R.S. No. 1124 of village Bil, Tal. & Dist. Vadodara was originally belonged to Ranchhodbhai Jivabhai. It appears that Ranchhodbhai Jivabhai relinquished his rights from the said land in favour of minor Kiranbhai Ranchhodbhai being represented by his natural guardian Sarswatiben Ranchhodbhai. The said mutation entry is entered at Sr. No. 1817 dated 27/06/71 in the revenue records.
- 2) It appears that the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 was came to the share of Ranchhodbhai Jivabhai by virtue of family distribution dated 02/11/91. The said mutation entry is entered at Sr. No. 3071 dated 26/04/96 in the revenue records.
- 3) It appears that Ranchhodbhai Jivabhai Patel sold the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 of village Bil, Tal. & Dist. Vadodara to 1. Mr. Radadiya Raghubhai Devjibhai and 2. Patel Rajendrakumar Naranbhai in consideration of Rs. 3,20,000/-. The said transaction is entered at Sr. No. 3601 dated 04/05/06 in the office of

Sub-Registrar, Vadodara. In the said sale deed Rajkumar Bhikhabhai Waghela has signed as confirming party. The said mutation entry is entered at Sr. No. 3793 dated 22/07/06 in the revenue records.

R.S. No. 1126, Block No. 782

- 4) It appears that the land bearing R.S. No. 1126 of village Bil, Tal. & Dist. Vadodara was originally came to the name of Vyas Someshwar Shivram by virtue of order in the R.T.S. 658/57. The said mutation entry is entered at Sr. No. 736 dated 18/10/57 in the revenue records.
- 5) It appears that by virtue of Consolidation Scheme the R.S. No.1126 converted into the Block No. 782 and came to the name of Vyas Manubhai Someshwar. The said mutation entry is entered at Sr. No. 2361/159 dated 29/09/81 in the revenue records.
- 6) It appears that by virtue of an application the names of 1. Vyas Dipak Manubhai and 2. Vyas Dinbandhubhai Manubhai were entered as joint owners of the said land. The said mutation entry is entered at Sr. No. 3762 dated 13/04/06 in the revenue records.
- 7) It appears that Vyas Manubhai Someshwar and others have sold the land bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara to Waghela Bhikhabhai Babubhai in consideration of Rs. 1,90,201/-. The said transaction is entered at Sr. No. 7555 dated 21/10/05 in the office of Sub-Registrar, Vadodara. The said mutation entry is entered at Sr. No. 3792 dated 12/09/06 in the revenue records.
- 8) It appears that Waghela Bhikhabhai Babubhai has sold the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara to 1. Mr. Radadiya Raghubhai Devjibhai and 2. Patel Rajendrakumar Naranbhai in consideration of Rs. 3,00,000/-. The said transaction is entered at Sr. No. 3600 dated 04/05/06 in the office of Sub-Registrar, Vadodara. The said mutation entry is entered at Sr. No. 3799 dated 12/09/06 in the revenue records.

Common Entries

- 9) It appears that 1. Rajendra Naranbhai Patel and 2. Raghubhai Devjibhai Radadiya have sold the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara to 1. Bharatbhai Bhikhabhai Patel, 2. Dilipbhai Ghanshyambhai Patel, 3.



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Bhaveshkumar Ghanshyambhai Patel, 4. Chaggabhai Haribhai Ardeshana(Patel) and 5. Jaydevbhai Chagganbhai Ardeshana(Patel) in consideration of Rs.10,00,000/-. The said transaction is entered at Sr. No. 5509 dated 21/04/08 in the office of Sub-Registrar, Vadodara. The said mutation entry is entered at Sr. No. 4352 dated 19/10/08 in the revenue records.

10) It appears that 1. Bharatbhai Bhikhabhai Patel, 2. Dilipbhai Ghanshyambhai Patel, 3. Bhaveshkumar Ghanshyambhai Patel, 4. Chaggabhai Haribhai Ardeshana(Patel) and 5. Jaydevbhai Chagganbhai Ardeshana(Patel) have executed general power of attorney in favour of 1. Dilipbhai Ghanshyambhai Patel and 2. Jaydevbhai Chagganbhai Ardeshana(Patel) for the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara to act on their behalf. The said power is notarised before the public notary Shri Nagin S. Gohil bearing reg. no. 1517 dated 11/02/11.

11) It appears that the 1. Bharatbhai Bhikhabhai Patel, 2. Dilipbhai Ghanshyambhai Patel, 3. Bhaveshkumar Ghanshyambhai Patel, 4. Chaggabhai Haribhai Ardeshana(Patel) and 5. Jaydevbhai Chagganbhai Ardeshana(Patel) have executed special power of attorney in favour of 1. Dilipbhai Ghanshyambhai Patel and 2. Jaydevbhai Chagganbhai Ardeshana(Patel) for the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara to act on their behalf. The said transaction is entered at Sr. No. 1846 dated 11/02/11 in the office of Sub-Registrar, Vadodara.

12) It appears that the land owners have executed Development agreement in favour of Shri Hari Developers a partnership firm for the land admeasuring 2976 sq.mtrs. alongwith proportionate land for common road and plot admeasuring 1546 sq.mtrs. total admeasuring 4521 sq.mtrs. bearing Plot No. A-3 to A-12, A-19, A-1/22 to A-1/42 out of total land admeasuring 9510 sq.mtrs. bearing R.S. No. 1124,1126, Block No. 779,782 of village Bil Tal. & Dist. Vadodara.



- 13) I have verified partnership deed of "Shree Hari Developers" executed between Bharatbhai Bhikhabhai Patel and others notarised before the public notary Shri Nagin S. Gohil bearing reg. no. 8172 dated 28/03/14.
- 14) I have published a Public Notice in daily news paper "Divya Bhaskar" and "Sandesh" on 23/05/19 inviting objections if any against issuing title clearance certificate in respect of the above land but I have not received any objections.
- 15) It appears that the land owner have obtained permission to use the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 of village Bil, Tal. & Dist. Vadodara for Non-agriculture Residential purpose vide Order No. Land-D/Section-65/Vashi/4362/2009 No. N.A./Rivi/S.R./79/2008-2009 dated 27/11/09 issued by Collector, Vadodara. The said mutation entry is entered at Sr. No. 4697 dated 22/08/10 in the revenue records.
- 16) It appears that the land owners have obtained permission to construct over the said land vide construction permission no. UDA/Plan-4/Permission/22/2011 dated 17/05/11 issued by VUDA.

SCHEDULE

1. Photocopy of Sale deed bearing reg. no. 5509 dated 21/04/08.
2. Photocopy of N.A. Order No. Land-D/Section-65/Vashi/4362/2009 dated 27/11/09 issued by Collector, Vadodara.
3. Photocopy of Power of attorney bearing reg. no. 1517 dated 11/02/11.
4. Photocopy of Special Power of attorney bearing reg. no. 1846 dated 11/02/11.
5. Photocopy of Revised construction permission bearing no. UDA/Plan-4/Permission/22/2011 dated 17/05/11 issued by VUDA.
6. Partnership deed of Shree Hari Developers bearing reg. no. 8172 dated 28/03/14.
7. Photocopy of Development agreement bearing reg. no. 8833 dated 24/05/19.



8. Photocopy of Public Notice published in daily news paper "Divya Bhaskar" and "Sandesh" dated 23/05/2019.
9. Photocopy of Village form no. 6, 7/12, 8/A and property card in respect of the above plots.

Place : Vadodara.

Date : 05/06/2019.



[S.A. SHIRKE]

ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that, 1. Bharatbhai Bhikhabhai Patel, 2. Dilipbhai Ghanshyambhai Patel, 3. Bhaveshkumar Ghanshyambhai Patel, 4. Chaggabhai Haribhai Ardeshana(Patel) and 5. Jaydevbhai Chagganbhai Ardeshana(Patel) are joint owners of the land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 total admeasuring 9510 sq.mtrs. of village Bil, Tal. & Dist. Vadodara and the titles of the said plot is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES. (Having Development agreement in favour of Shri Hari Developers a partnership firm for the land admeasuring 2976 sq.mtrs. alongwith proportionate land for common road and plot admeasuring 1546 sq.mtrs. total admeasuring 4521 sq.mtrs. bearing Plot No. A-3 to A-12, A-19, A-1/22 to A-1/42 out of total land admeasuring 9510 sq.mtrs. bearing R.S. No. 1124,1126, Block No. 779,782 of village Bil Tal. & Dist. Vadodara.)

Place : Vadodara.

Date :05 /06/2019



[S.A. SHIRKE]

ADVOCATE

Cert.No.SAS/RERA/2019-20

Date :-05/06/19

-: To Whom So Ever It May Concern:-

I, Sushil A. Shirke, Advocate, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificates for which "no encumbrance" certificate is issued. I have issued Title Clearance Certificate No. CERT.NO.SAS/TCC/O5/2019-20 Date:- 19/06/2019 in respect of land admeasuring 4755 sq.mtrs. bearing R.S. No. 1124, Block No. 779 and land admeasuring 4755 sq.mtrs. bearing R.S. No. 1126, Block No. 782 total admeasuring 9510 sq.mtrs. of village Bil, Tal. & Dist. Vadodara for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters accordance to GUJ RERA Rules. The contents of above are true and correct. And nothing material has been concealed by me there from.

Date :- 05/06/19

Place :- Vadodara.



Sushil A. Shirke
ADCOCATE