



**AJAY TRIPATHI &
ASSOCIATES**

a law firm



सत्यमेव जयते

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TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

Subject: Title Clearance Certificate in respect of the immovable Non-Agri.

Land bearing Revenue Survey / Block No. 865/3 , T.P. Scheme No. 52(Tarsali), (F.P. No. 865/3/1, admeasuring 10840.00Sq.mtrs and F.P .No. 865/3/2 admeasuring 3122.00 Sq.mtrs.,Total admeasuring 13962 Sq.Mtrs.,) of Village Mouje Tarsali, in the Registration District Vadodara and Sub-Registration District Vadodara, State of Gujarat.

Shree Uma Enterprise a partnership firm through its Partner a Ashokbhai Damjibhai Prajapati 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 is as under:

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

- 1. Certified Copy of Village Form No.7/12.**
- 2. Photocopy of Village Form No.8-A & 6 (Record of Rights).**
- 3. Photocopy of Regd. sale deed No.878 dated. 22.05.2018 executed by (1) Patel Ansuyaben Wd/o Bhailalbai Mangalbai along with Conforming party (1) Bhavnaben Bhailalbai Patel as known as Bhikhiben W/o Rasikbhai Patel (2)Jyotsanaben Bhailalbai Patel W/o Mahendrabhai**



ENROLMENT NO.G/1762/2004



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Patel (3) Chiragbhai Ramanbhai Patel in favuor of (1) Lalitaben Managlbhai Patel As Known as Leelaben W/o Vithalbhai Patel (2) Shardaben Mangalbhai Patel as known as Shobhanaben W/o Harshadbhai Patel (3) Kantaben Ramanbhai Patel (4) Dharmeshbhai Ramanbhai Patel (5) Chiragbhai Ramanbhai Patel .

4. Photocopy of Lodgment Receipt and Index-II of Regd. sale deed no. 878 dated. 22.05.2018
5. Photocopy of Regd. Satakhath deed No.4849 dated. 13.09.2021 executed by (1) Kantaben Ramanbhai Patel (2) Dharmeshbhai Ramanbhai Patel (3) Chiragbhai Ramanbhai Patel in favuor of Shree Shree Uma Enterprise a Partnership Firm through its managing partner Jagdishbhai Anilbhai Patel.
6. Photocopy of Regd. sale deed No.6047 dated. 09.09.2022 executed by (1) Kantaben Ramanbhai Patel (2) Dharmeshbhai Ramanbhai Patel (3) Chiragbhai Ramanbhai Patel in favuor of Shree Shree Uma Enterprise a Partnership Firm through its managing partner Jagdishbhai Anilbhai Patel.
7. Photocopy of Lodgment Receipt and Index-II of Regd. sale deed no. 6047 dated. 09.07.2021.
8. Photocopy of NA Order issued by Vadodara vide no. NA/SR/664/19/018/2021 dated. 09.07.2021.
9. Photocopy of the Rajachhithi issued by Vadodara Mahanagar Palika vide no. Ward-19/L-22/2022-2023, dated: 21.02.2023.
10. Photocopy of Plan.
11. Photocopy of Zone Certificate.

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Subj. High Court



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HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that the land bearing Revenue Survey No. 865/3 was originally owned by Mangalbhai Dajibhai by virtue of Succession and his name was mutated in the revenue records vide mutation entry no.305 in the year of 1962.

It is further observed that, Mangalbhai Dajibhai Patel died and after his death his legal heirs (1) Maniben Wd/O Mangalbhai Dajibhai Patel (2) Ramanbhai Mangalbhai Patel (3) Lalitaben Mangalbhai Patel (4) Shardaben Mangalbhai Patel (5) Ansoyaben Wd/O Bhailalbai Mangalbhai were entered in the revenue records by virtue of succession and the said entry was mutated vide no. 3406 dated. 13.08.1988.

It is further observed that, for land R.S.No. 365/3, village Tarsali, thereafter owner of the land Maniben Wd/o Mangalbhai Dajibhai Patel expired on Dated: 02.09.1992 and after her death her legal heirs (1) Ramanbhai Mangalbhai Patel (2) Lalitaben Mangalbhai Patel (3) Shardaben Mangalbhai Patel (4) Ansoyaben Wd/O Bhailalbai Mangalbhai were entered in the revenue records by virtue of succession and the said entry was mutated vide no. 5812 dated. 27.04.2005 and it was certified on 30.05.2005.



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It is further observed that, Ramanbhai Mangalbhai Patel expired on Dated: 20.04.2014 and after his death his legal heirs (1) **Kantaben Ramanbhai Patel** (2) **Dharmeshbhai Ramanbhai Patel** (3) **Chiragbhai Ramanbhai Patel** were entered in the revenue records by virtue of succession and the said entry was mutated vide no. 7656 dated. 15.07.2014.

It further transpires from the records that, Ansoyaben Wd/O Mangalbhai Patel along with conforming party – (1) Bhavnaben Bhailalbhai Patel (2) Jyotsanaben Bhailalbhai Patel sold the said land by regd. sale deed no. 878 dated. 22.05.2018 in favor of (1) **Lalitaben Mangalbhai Patel** (2) **Shardaben Mangalbhai Patel** (3) **Kantaben Ramanbhai Patel** (4) **Dharmeshbhai Ramanbhai Patel** (5) **Chiragbhai Ramanbhai Patel** and they becomes the owner of the said land and the said entry was mutated in revenue records vide mutation entry no. 8421 dated. 22.05.2018.

It transpires from the records that, (1) **Lalitaben Mangalbhai Patel** (2) **Shardaben Mangalbhai** waived their rights over the said property by regd. relinquishment deed no. 1481 dated. 13.11.2019 in favor of Jaimin Maheshbhai Kothari and their name were deleted from the revenue records vide mutation entry no. 8773 dated. 30.11.2019.

It further transpires from the records that, (1) **Kantaben Ramanbhai Patel** (2) **Dharmeshbhai Ramanbhai Patel** (3) **Chiragbhai Ramanbhai Patel** sold the said land by regd. Satakhata deed no. 4849 dated. 19.09.2021 in favor of Shree



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Shree Uma Enterprise a partnership firm through its Partner Jagdishbhai Anilbhai Patel and he becomes the owner of the said land.

It further transpires from the records that, (1) **Kantaben Ramanbhai Patel** (2) **Dharmeshbhai Ramanbhai Patel** (3) **Chiragbhai Ramanbhai Patel** sold the said land by regd. Sale deed no. 6047 dated. 09.09.2022 in favor of **Shree Shree Uma Enterprise a partnership firm through its Partner Jagdishbhai Anilbhai Patel** and he becomes the owner of the said land.

Thereafter, the land bearing RS no. 865 paiki 3, TP Scheme No. 52, Final Plot No.865/3/1, Final Plot No.865/3/2 was converted into non-agricultural land by the order of Collector Vadodara vide no. NA/SR/664/19/018/2021No. Land-dated. 09.07.2021.

Thereafter, Town planning Department finalized the RS no. 865 paiki 3, TP Scheme No. 52, Final Plot No.865/3/1, Final Plot No.865/3/2 admeasuring 13962.00 Sq.Mtrs. was finalized on 21.03.2022.

Hence it is crystal clear that **Shree Uma Enterprise a partnership firm through its Partner Jagdishbhai Anilbhai Patel** is the owners and in possession of the captioned land.

It transpire from the record that thereafter **Shree Uma Enterprise** have planned scheme in the said land which is know as “**SHIVAM BLISS**” as per the approved map and construction permission given by the Vadodara Mahanagar Palika Vide No.Ward-19/L-22/2022-2023, dated: 21.02.2023.



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SEARCH

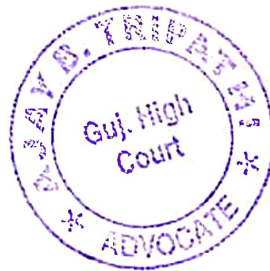
I have caused to taken a necessary search (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No. 202301400005757 & 202301500003206 202231800005093 Dated: 01.03.2023 and no adverse entry is found to be registered before the sub registrar.

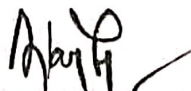
Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

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 **Shree Uma Enterprise a partnership firm through its Partner Jagdishbhai Anilbhai Patel** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

Vadodara
Date : 04.03.2023




AJAY TRIPATHI
Advocate



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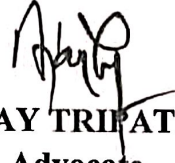
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SCHEDULE
DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Land bearing Revenue Survey / Block No. 865/3 , T.P. Scheme No. 52(Tarsali), (F.P. No. 865/3/1, admeasuring 10840.00Sq.mtrs and F.P .No. 865/3/2 admeasuring 3122.00 Sq.mtrs.,Total admeasuring 13962 Sq.Mtrs.) of Village Mouje Tarsali, in the Registration District Vadodara and Sub-Registration District Vadodara, State of Gujarat.

Vadodara
Date : 04.03.2023




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Dated : 04.03.2023

TO WHOMSOEVER IT MAY CONCERN
SEARCH REPORT

I have conducted search of immovable Land bearing Revenue Survey / Block No. 865/3 , T.P. Scheme No. 52(Tarsali), (F.P. No. 865/3/1, admeasuring 10840.00Sq.mtrs and F.P .No. 865/3/2 admeasuring 3122.00 Sq.mtrs.,Total admeasuring 13962 Sq.Mtrs.) of Village Mouje Tarsali, in the Registration District Vadodara and Sub-Registration District Vadodara, State of Gujarat for the last 30 years vide Receipt No. 202301400005757 & 202301500003206 202231800005093 Dated: 01.03.2023. I have not found any adverse entry in the search report.

Vadodara
Date : 04.03.2023




AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara, attached.