

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

'SAGAR'

**C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018**

Phone : 248 85 69

M.: 098242 61705

15/03/2023

To

M/s. Shivam UltraBuild,
Vadodara.

Subject: Title Clearance Certificate.

Reference: Property being Non-Agricultural land situated at Mouje: Harni, bearing Revenue Survey Nos. 1051 & 1053 admeasuring 3642 Sq. Meters and 1619 Sq. meters respectively, included in T. P. Scheme No. 50 bearing Final Plot No. 59 admeasuring 3157 sq. meters in Registration-District: Baroda, Sub-District: Baroda.

Scheme Name: "Eshanti Winfield"

This is to Certify that I have verified Revenue Records, copy of the Sale-Deed and I have caused a search to be made with the Sub-Registrar at Baroda for last 30 years and my Opinion is as under.

That land bearing R.S. Nos. 1051 and 1053 of Mouje: Harni were owned by Parshottam Bhaijibhai and on his death the said lands were transferred in the names of his legal heirs Vittalbhai Parshottam, Gordhanbhai Parshottambhai and Motibhai Parshottambhai by virtue pf succession vide M.E. No. 338.

Subsequently the heirs of Parshottambhai had partitioned the various lands jointly owned by them and by virtue of the said partition land bearing R.S. Nos. 1051 & 1053 came to the share of Motibhai Parshottambhai Patel. Mutation Entry No. 1044 dated 4/2/1970 is passed in the Revenue Records giving effect to the said partition.

Motibhai Parshottambhai Patel expired on 22/12/1996 and on his death the names of his legal heirs Jadavben Motibhai (Widow), Maheshbhai Motibhai, Yeshvantaben Motibhai, Jayantibhai Motibhai, Kantaben, widow of Hasmukhbhai, Pareshbhai Hasmukhbhai, Alpesh Hasmukhbhai and Hemanshubhai Hasmukhbhai were mutated in the Revenue Records by virtue of succession and M.E. No. 2791 dated 01/01/1997.

Thereafter, Patel Yeshvantaben Motibhai and Jadavben widow of Motibhai have released their rights from the said land by registered Release Deed dated 28/08/2018 registered at Serial No. 1385 with the Sub-Registrar at Baroda. Their



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names are deleted from the Revenue Records vide M. E. No. 5669 dated 31/08/2018.

Maheshbhai Motibhai, Jayantibhai Motibhai, Kantaben Hasmukhbhai, Pareshbhai Hasmukhbhai, Alpeshbhai Hasmukhbhai and Hemanshubhai Hasmukhbhai alias Himanshubhai have sold and conveyed the above mentioned land to Patel Shobhnaben Indravadanbhai, Indravadanbhai Ambalal Patel, Rikin Indravadanbhai Patel, Patel Nelka daughter of Bharatbhai and wife of Rikin Patel. Bhartiben Mukeshbhai Patel, Bhunitaben Mohitkumar Patel, Dhanviben daughter of Indravadanbhai Patel and wife of Nishit Patel, Patel Sunil Gunvantbhai Patel and Jaiminbhai Gunvantbhai Patel and Amit Thakorbbhai Patel by registered Sale-Deed dated 11/04/2022 registered at Serial No. 681 with the Sub-Registrar at Baroda. Thus, they became the joint owners of the above mentioned land and their names are mutated in the Revenue Records vide Mutation Entry No. 6217 dated 11/04/2022.

The Collector, Baroda has issued the permission for Non-Agricultural use of the land vide his Order dated 02.07.2022 bearing No. 993/19/15/02/2022 which is in respect of 1051 whereas the Collector, Baroda have issued the permission for Non-Agricultural use of the land vide his Order dated 04.07.2022 bearing No. 1012/19/15/020/2022 which is in respect of R.S. No. 1053. M.E. No. 6256 & 6257 are passed in the Revenue Records giving effect to the said Order.

The owners of the land Shobhnaben Indravadanbhai Patel, Indravadanbhai Ambalal Patel, Rikin Indravadanbhai Patel, Patel Nelka daughter of Bharatbhai and wife of Rikin Patel. Bhartiben Mukeshbhai Patel, Bhunitaben Mohitkumar Patel, Dhanviben daughter of Indravadanbhai Patel and wife of Nishit Patel, Patel Sunil Gunvantbhai Patel and Jaiminbhai Gunvantbhai Patel and Amit Thakorbbhai Patel have jointly sold and conveyed the above mentioned land to M/s. Shivam Ultrabuild through Its Partner Bhavesh Prakashbhai Patel by Registered Sale-Deed dated 21.01.2023 registered at Serial No. 1088 with the Sub-Registrar at Baroda. Thus, M/s. Shivam Buildcon became owner-occupier of the above mentioned land. Its name is mutated in the Revenue Records vide M.E. No. 6374 dated 04.02.2023.

I have verified the Revenue Records for last 30 years and I could not find any charge or encumbrances having been registered in the Revenue Records.



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I have caused a search to be made with the Sub-Registrar at Baroda for last 30 years and I could not find any charge or encumbrances with the Sub-Registrar at Baroda.

I have issued Public Notice in the Gujarat Samachar on 02/10/2022 and I have not received any objections or claims in response to the Public Notice.

From the documents referred to above and search with the Sub-Registrar at Baroda I am of the Opinion that the Title of Non-Agricultural land bearing Revenue Survey Nos. 1051 & 1053 of Mouje: Harni admeasuring 3642 Sq. Meters and 1619 Sq. Meters included in T.P. Scheme No. 50 bearing Final Plot No. 59 admeasuring 3157 Sq. Meters is Clear, Marketable and Free from Encumbrances.

Place: Vadodara.

Dated: 15/03/2023



(Mukesh B. Shah)

Advocate

