

Yogesh I. Rana

ADVOCATE
(Gujarat High Court)

Cell : 98795 57892

Date : 29/10/2021

TITLE CLEARANCE CERTIFICATE

To,

Nyalkaran Infrastructure a Partnership Firm,
Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE regarding the land bearing Registration District Sub district Vadodara being at Moje Village Tarsali bearing Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs. land.

On request and as desired to issue a *Title Clearance Certificate and non – encumbrances Certificate* in respect of the Registration District Sub district Vadodara being at Moje Village Tarsali bearing Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs. land, hence I, **Yogesh I. Rana, Advocate**, do hereby give my opinion as to the details of which are as under:

1. I have been supplied with the following documents regarding land Registration District Sub district Vadodara being at Moje Village Tarsali bearing Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs. land, and I have gone through the same :

- a. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 1951 – 52 to 1960 – 61 of the said land.
- b. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 1961 – 62 to 1970 – 71 of the said land.
- c. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 1971 – 72 to 1988 – 89 of the said land.



- d. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 1989 – 90 to 2002 – 03 of the said land.
- e. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 2005 – 06 to 2007 – 08 of the said land.
- f. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 2007 – 08 to 2009 – 10 of the said land.
- g. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 2010 – 11 to 2012 – 13 of the said land.
- h. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 2013 – 14 to 2015 – 16 of the said land.
- i. A copy of the 7/12 extract of the Block / Survey no. 51, of Moje Tarsali Ta. Dist. Vadodara from the year 2015 – 16 to 2017 – 18 of the said land.
- j. A copy of the Village form no. 6 of Moje Tarsali Ta. Dist. Vadodara.
- k. A copy of the Village form no. - 8A, having Khata no. 123 of the said Land.
- l. A copy of Plan issued by VUDA vide No. UDA / Plan / M.D.P.V.Yo / 2102 / 2009 dtd. 12/11/2009.
- m. A copy of Zone Certificate issued by Junior Town Planner of Vadodara Urban Development Authority vide No. UDA / Zone Certi. / 73512 / 2019. Dtd. 05/01/2019.
- n. A copy of Namuna 6 Form F issued by Deputy Town Development Officer dtd. 02/01/2019.
- o. A copy of the N. A. Order passed by the Collector Vadodara vide his order to No. CB / N.A. / Vadodara / Tarsali / 51 / 1001509 / 2019. dtd. 16/03/2019.



p. A copy of Registered Sale Deed executed by (1) Manjulaben d/o. Jethabhai Patel and Ansuyaben wife of Vaghjibhai Patel, (2) Rameshbhai Jethabhai Patel, (3) Kanubhai Jethabhai Patel, (4) Kamleshbhai Ramanbhai Patel, (5) Jogeshbhai (Yogeshbhai) Ramanbhai Patel, (6) Jitendrabhai Dahyabhai Patel (7) Atulbhai Bhogilal Patel and (8) Nareshbhai Bhogilalbhai Patel in favour of Krishna Enterprise a Partnership Firm through Partner 1. Dilip Kishanchand Advani and 2. Shyamsunder Lekhraj Advani for land admeasuring 11938 sq. mtrs, bearing Revenue Survey No. 51 and the same was registered in the office of Sub Registry Vadodara, Vide Registration No. 257 dtd. 18/01/2020.

q. A copy of Title Clearance Certificate issued by the Advocate Vijaykumar J. Shirke, Shirke & Associates for the said land dtd. 23/04/2018.

r. A copy of Development Agreement executed by Krishna Enterprise a Partnership Firm through Partner Shyamsunder Lekhraj Advani in favour of Nyalkaran Infrastructure a Partnership Firm through Partner 1. Chirinbhai Rameshbhai Golaviya 2. Shaileshbhai Pravinbhai Golaviya and 3. Gokulbhai Pravinbhai Golaivya Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs, and the same was registered in the office of Sub Registry, Vadodara Vide Registration No. 5905 dtd. 28/10/2021.

2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

It appears that land bearing Revenue survey no. 51 admeasuring 1-19-38 H.A. of Moje Tarsali, Ta. & Dist. Vadodara was originally belonged to Jethabhai Lallubhai.

It appears that Jethabhai Lallubhai expired on 05/04/1987, therefore names of his legal heirs (1) Kashiben, (2) Muktaben, (3) Ramanbhai, (4) Dahyabhai, (5) Maha/axmiben, (6) Manjulaben, (7) Narmadaben, (8) Rajeshbhai and (9) Kanubhai entered in the village records. The said mutation entry is entered at Sr.



No. 3549 dated 16/05/1990 in the village records and duly certified by the competent authority on 13/06/1990.

It appears that typographical error was affected in the names of (1) Muktaben & (2) Rajeshbhai in the village records instead of (1) Maniben Jethabhai & (2) Rameshbhai Jethabhai. The said mutation entry is entered at Sr. No. 5702 dated 01/08/2004 in the village records and duly certified by the competent authority on 27/09/2004.

It appears that Kashiben Jethabhai expired on 09/05/1991, therefore her name was deleted and Ramanbhai Jethabhai expired on 25/01/1990, therefore, names of his legal heirs (1) Patel Kantabhai widow of Ramanbhai, (2) Patel Hemlataben d/o. Ramanbhai, (3) Patel Yogeshbhai son of Ramanbhai and (4) Patel Kamleshbhai son of Ramanbhai entered in the village records. The said mutation entry is entered at Sr. No.5703 dated 01/08/2004 in the village records and duly certified by the competent authority on 27/09/2004.

It appears that Dahyabhai Jethabhai expired on 25/09/2006, therefore names of his legal heirs (1) Bhartiben and (2) Jitendrabhai entered in the village records. The mutation entry is entered at Sr. No. 6057 dated 12/01/2007 in the village records and duly certified by the competent authority on 28/02/2007.

It appears that Narmadaben Jethabhai expired on 13/05/2010, therefore names of his legal heirs (1) Atulbhai Bhogilal Patel, (2) Amitaben Bhogilal Patel and (3) Nareshbhai Bhogilal Patel entered in the village records. The said mutation entry is entered at Sr. No. 6856 dated 21/02/2011 in the village records and duly certified by the competent authority on 11/05/2011.

It appears that Bhartiben Dahyabhai Patel relinquished her rights in favour of Jitendrabhai Dahyabhai Patel. The said relinquishment deed is registered at Sr. No. 1169 dated 06/12/2013 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No. 7505 dated 26/12/2013 in the village records and duly certified by the competent authority on 12/02/2014.



It appears that (1) Maniben d/o. Jethabhai Patel and widow of Vallabhai Patel, (2) Kantiben widow of Ramanbhai Patel, (3) Maha/axmiben d/o. Jethabhai Patel and widow of Kantibhai Patel, (4) Hemlataben d/o. Ramanbhai Patel and widow of Vinubhai Patel and (5) Amitaben d/o. Bhogilal Patel and wife of Kamleshbhai Patel relinquished their rights in favour of (1) Manjulaben d/o. Jethabhai Patel and Ansuyaben wife of Vaghjibhai Patel, (2) Rameshbhai Jethabhai Patel, (3) Kanubhai Jethabhai Patel, (4) Kamleshbhai Ramanbhai Patel, (5) Jogeshbhai (Yogeshbhai) Ramanbhai Patel, (6) Jitendrabhai Dahyabhai Patel, (7) Atulbhai Bhogilal Patel and (8) Nareshbhai Bhogilalbhai Patel from the said land. The said relinquishment deed is registered at Sr. No. 1761 dated 11/12/2014 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No. 7748 dated 24/12/2014 in the village records and duly certified by the competent authority on 07/03/2015.

I have also verified Village form No. 7/12, 6, & 8-A in respect of above land in which names of (1) Manjulaben d/o. Jethabhai Patel and Ansuyaben wife of Vaghjibhai Patel, (2) Rameshbhai Jethabhai Patel, (3) Kanubhai Jethabhai Patel, (4) Kamleshbhai Ramanbhai Patel, (5) Jogeshbhai (Yogeshbhai) Ramanbhai Patel, (6) Jitendrabhai Dahyabhai Patel (7) Atulbhai Bhogilal Patel and (8) Nareshbhai Bhogilalbhai Patel are shown as joint owners of land admeasuring 1-19-38 H. A. bearing Revenue Survey No. 51, T. P. Scheme No. 38, F. P. No. 33 admeasuring 7163 sq. mtrs., of Moje Tarsali Ta. & Dist. Vadodara.

Thereafter, Registered Sale Deed executed by (1) Manjulaben d/o. Jethabhai Patel and Ansuyaben wife of Vaghjibhai Patel, (2) Rameshbhai Jethabhai Patel, (3) Kanubhai Jethabhai Patel, (4) Kamleshbhai Ramanbhai Patel, (5) Jogeshbhai (Yogeshbhai) Ramanbhai Patel, (6) Jitendrabhai Dahyabhai Patel (7) Atulbhai Bhogilal Patel and (8) Nareshbhai Bhogilalbhai Patel in favour of Krishna Enterprise a Partnership Firm through Partner 1. Dilip Kishanchand Advani and 2. Shyamsunder Lekhraj Advani for land admeasuring 11938 sq. mtrs., bearing Revenue Survey No. 51 and the same was registered in the office of Sub Registry Vadodara, Vide Registration No. 257 dtd. 18/01/2020, hence it is crystal clear that at no point of time the said land was transferred in the name of any other person.



Yogesh I. Rana

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(Gujarat High Court)

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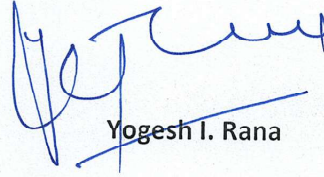
Date :

3. I have also issued a public notice dated. 10/02/2021 in Gujarat Samachar and Sandesh Daily News Paper and no objection has been received by me for issuing a Title Clearance Certificate of the land has been situated in the land lying and being at Registration District Sub district Vadodara being at Moje Village Tarsali bearing Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs. land.
4. Thus, looking to the above referred documents after getting detailed searches in the office of sub registry, Vadodara and after verifying the revenue records, I am of the opinion that the Registration District Sub district Vadodara being at Moje Village Tarsali bearing Revenue Survey No. 51 admeasuring 1-19-38 sq. mtrs., having T. P. Scheme No. 38 being F. P. No. 33 admeasuring 7163 sq. mtrs., Non agriculture land paiki 3493 sq. mtrs. land, is clear, marketable and free from the reasonable doubts and also free from all encumbrances.

Date: 29/10/2021

Vadodara.




Yogesh I. Rana

Advocate

Enrollment No. G/2277/2005