



Bharat T. Majmundar

B.Com., LL.B., D.T.P.

ADVOCATE (Gujarat High Court)

Office : 103, Shreerang Apartment, Near Kuberbhavan, Kothi, Vadodara-390 001. ☎ Tele-Fax: (0265) 2425667
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Date : 20th September, 2022

**To,
Matangi Developers, a Partnership Firm,
its Administrative Partner Mr. Nihar M. Shah
A-2/113, Darshanam Upvan, Waghodia Road,
Vadodara**

Dear Sir,

SUB : SUPPLEMENTARY TITLE CLEARANCE CERTIFICATE.

**REF : In the Registration District Vadodara & Sub-District
Vadodara, at Moje Village Kapurai, the Non-Agricultural
Land bearing Block No. 134, Old R. S. No. 202, admeasuring
6880 sq. meters, Town Planning Scheme No. 41 (Kapurai),
Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at
Kapurai, Vadodara.**

**SECTION : A - NAME, FATHER'S NAME AND ADDRESS OF THE
PRESENT HOLDER.**

I have issued the Title Clearance Certificate dated 01/04/2022, in respect
of the aforesaid Immovable Property. You have asked my further opinion
/ Supplementary Title Report. I hereby issue my Supplementary Title
Report, as under :

I have caused the Search from the Office of concerned Sub-Registrar,
Vadodara and paid the necessary Search Fees, vide Receipt No.
202231500025070 dated 20/09/2022 of Rs.120/-.

(Signature)





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The Registered Sale-Deed dated 14/07/2022 for Rs. 2,65,00,000/-

executed between 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhajibhai Patel 10) Smt. Bhavnaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Legal Heirs of Deceased Hemant B. Patel 12/1) Devikaben Hemantbhai Patel 12/2) Snehkumar Hemantbhai Patel 12/3) Parthkumar Hemantbhai Patel (No. 12/3 himself and as Power of Attorney Holder of No.12/2) (Land Owner) AND Matangi Developers, a Partnership Firm, its Administrative Partner Mr. Nihar Mahendra Shah with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara. Said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 12044 dated 14/07/2022.

I hereby certify that Title of the said property is Clear, Marketable, alienable, and encumbrance free in favor of Matangi Developers, a Partnership Firm.

Yours Faithfully,



Bharat T. Majmudar

Bharat T. Majmudar

Advocate

No. G-385/1986



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Date : 1st April, 2022

To,
Matangi Developers, a Partnership Firm,
its Administrative Partner Mr. Nihar M. Shah
A-2/113, Darshanam Upvan, Waghodia Road,
Vadodara

Dear Sir,

SUB : TITLE CLEARANCE CERTIFICATE.

REF : In the Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara.

SECTION : A - NAME, FATHER'S NAME AND ADDRESS OF THE PRESENT HOLDER.

1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhajibhai Patel 10) Smt. Bhavnaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Legal Heirs of Deceased Hemant B. Patel 12/1) Devikaben Hemantbhai Patel 12/2) Snehkumar Hemantbhai Patel 12/3) Parthkumar Hemantbhai Patel, all residing at Vadodara.

SECTION : B - FULL DESCRIPTION OF THE PROPERTY .

Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara. The Boundareis are as under :
East : Boundary of Ratanpur.
West : Land of Block No. 155/2.
North: Land of Block No. 133, 135 & 155/2.
South: Land of Block No. 155/2 and Boundary of Ratanpur.





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.. 2 ..

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SECTION : C - LIST OF DOCUMENTS SCRUTINISED.

While inspecting public records for causing the Search for Year-1992 to 2022. I have satisfied myself that the Xerox copy tendered by the party are faithful to the original. I have paid the Search Fees, as under :

Receipt No. 2022014009102 dated 31/03/2022 for Year- 1992 to 1994

Receipt No. 2022015005235 dated 31/03/2022 for Year- 1995 to 2012

Receipt No. 2022315008988 dated 31/03/2022 for Year- 2012 to 2022

- 1) Xerox copies of Village Form Nos. 7/12, 8-A & 6 with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters.
- 2) Xerox copy of N. A. Order No. N.A./S.R./898/2013-2014-No.-Land / D/ Section-65/Vashi/ 1118 to 1126/2014 dated 24/02/2014 issued by Collector, Vadodara with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters for Residential purpose.
- 3) Xerox copy of Registered Sale-Deed dated 13/02/2015 for Rs. 65,00,000/- executed between 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhajibhai Patel 10) Smt. Bhavnaaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Hemant B. Patel (Purchaser) AND 1) Umesh Natvarbhai Patel 2) Paresh Shantilal Patel 3) Rajesh Babubhai Patel 4) Ajit Mohanlal Patel 5) Vrajesh Himmatlal Parikh 6) Nitaben Nileshbhai Sheth 7) Prakash Ratanlal Sheth (Land Owner) with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters. Said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 1819 dated 16/02/2015.
- 4) Xerox copy of Registration Receipt No. 2015315003048 dated 13/02/2015 of Rs.65,400/- of aforesaid Sale-Deed.
- 5) Xerox copy of Index-II of aforesaid Sale-Deed.
- 6) Original Public Notices (Paper Cutting), published in Daily News Paper Gujarat Samashar dated 23/03/2022 (Wednesday), on Page No. 4 AND Sandesh dated 23/03/2022 (Wednesday), on Page No. 5 published by Bharat T. Majmundar, Advocate.





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.. 3 ..

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- 7) Original Registered Agreement to Sell dated 25/03/2022, executed between 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhajibhai Patel 10) Smt. Bhavnaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Legal Heirs of Deceased Hemant B. Patel 12/1) Devikaben Hemantbhai Patel 12/2) Snehkumar Hemantbhai Patel 12/3) Parthkumar Hemantbhai Patel (No. 12/3 himself and as Power of Attorney Holder of No.12/2) (Land Owner) AND Matangi Developers, a Partnership Firm, its Administrative Partner Mr. Nihar Mahendra Shah with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara. Said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 5483 dated 25/03/2022.

SECTION: D- TRACING OF TITLE & SEARCH FOR ENCUMBRANCE FOR 30 YEARS.

In the Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara.

- 1) That originally the land bearing Revenue Survey No. 202, admeasuring 6880 sq. meters of Moje Village Kapurai was owned and possessed by Punambhai Kalyanbhai and he was died before 25 years back and hence, the name of his legal heir Bhikhabhai Punambhai was mutated in the Land Revenue Records, vide Mutation Entry No. 171. Thereafter, Bhikhabhai Punambhai has availed the Loan of Rs.8,900/- from Kapurai Seva Sahakari Mandali. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 1462 dated 20/11/1975 and certified on 24/01/1976.





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.. 4 ..

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- 3) Thereafter, Bhikhabhai Punambhai has availed the Loan from Central Bank of India, Rajmahal Road Branch. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 1644 dated 18/01/1981 and certified on 18/03/1981.
- 4) Thereafter, Bhikhabhai Punambhai died on 01/08/1984 and on his death, the name of his legal heirs 1) Mansingbhai Bhikhabhai 2) Ambalal Bhikhabhai 3) Maganbhai Bhikhabhai 4) Shakriben Bhikhabhai 5) Bachiben Bhikhabhai 6) Kashiben Bhikhabhai 7) Savitaben Bhikhabhai 8) Lakshmiben Bhikhabhai. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 1767 dated 20/10/1984 and certified on 29/11/1984.
- 5) Thereafter, as per the Order No. Con./Vadodara/ 450 dated 18/03/1981, the said land was allotted Block No. 134 for Old R. S. No. 202. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 1768 dated 29/05/1985 and certified on 23/04/1986. Said entry is again entered in the Land Revenue Records, vide Mutation Entry No. 1824 dated 27/12/1987 and certified on 08/02/1988.
- 6) Thereafter, Partition amongst the family members was done and as per the Partition, the said land goes to the share of Mansingbhai Bhikhabhai. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 1844 dated 15/03/1990 and duly certified.
- 7) Thereafter, Registered Sale-Deed dated 18/08/2010 for Rs.55,04,000/- executed between 1) Umesh Natvarbhai Patel 2) Paresh Shantilal Patel 3) Rajesh Babubhai Patel 4) Ajit Mohanlal Patel 5) Vrajesh Himmatlal Parikh 6) Nitaben Nileshbhai Sheth 7) Prakash Ratanlal Sheth (Purchaser) AND Mansingbhai Bhikhabhai Padhiyar (Land Owner) with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters. said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 8396 dated 18/08/2010. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 3500 dated 08/04/2011 and certified on 04/07/2011.





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.. 5 ..

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- 8) Thereafter, the Loan of Central Bank of India, Rajmahal Road Branch AND Kapurai Karyakari Sahakari Mandali has been paid by the land owner and hence, the charge of said Banks are deleted, vide Mutation Entry No. 3667 dated 04/04/2012 and certified on 15/06/2012.
- 9) Thereafter, the N. A. Order No. N.A./S.R./898/2013-2014-No.-Land / D/ Section-65/Vashi/ 1118 to 1126/2014 dated 24/02/2014 issued by Collector, Vadodara with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters for Residential purpose. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 4027 dated 13/05/2014 and certified on 01/07/2014.
- 10) Thereafter, the Registered Sale-Deed dated 13/02/2015 for Rs. 65,00,000/- executed between 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhaijibhai Patel 10) Smt. Bhavnaaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Hemant B. Patel (Purchaser) AND 1) Umesh Natvarbhai Patel 2) Paresh Shantilal Patel 3) Rajesh Babubhai Patel 4) Ajit Mohanlal Patel 5) Vrajesh Himmatlal Parikh 6) Nitaben Nileshbhai Sheth 7) Prakash Ratanlal Sheth (Land Owner) with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters. Said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 1819 dated 16/02/2015. Said entry is mutated in the Land Revenue Records, vide Mutation Entry No. 4279 dated 24/04/2015 and certified on 21/07/2015.
- 11) Thereafter, Hemantbhai B. Patel died on 28/12/2015 and on his death, the names of his legal heirs 1) Devikaben Hemantbhai Patel 2) Snehkumar Hemantbhai Patel 3) Parthkumar Hemantbhai Patel are mutated, in the Land Revenue Records, vide Mutation Entry No. 4567 dated 20/08/2016 and certified on 28/10/2016.





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.. 6 ..

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- 12) That I Bharat T. Majmundar, Advocate have published the Public Notice in the Daily News Paper i.e. Gujarat Samashar dated 23/03/2022 (Wednesday), on Page No. 4 AND Sandesh dated 23/03/2022 (Wednesday), on Page No. 5, inviting Objection from the public at large, regarding the issuance of the Title Clearance Certificate, with respect to the subject Immovable Property / subject Land. But, I have not received any Objection within stipulated Time-Schedule.
- 13) Thereafter, the Registered Agreement to Sell dated 25/03/2022, executed between 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel 3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel 4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben Gopalbhai Patel 9) Ramanbhai Bhajibhai Patel 10) Smt. Bhavnaben Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Legal Heirs of Deceased Hemant B. Patel 12/1) Devikaben Hemantbhai Patel 12/2) Snehkumar Hemantbhai Patel 12/3) Parthkumar Hemantbhai Patel (No. 12/3 himself and as Power of Attorney Holder of No.12/2) (Land Owner) AND Matangi Developers, a Partnership Firm, its Administrative Partner Mr. Nihar Mahendra Shah with respect to Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara. Said document is registered in the Office of Sub-Registrar, Vadodara, at Sr. No. 5483 dated 25/03/2022.



I hereby certify that the Titles of the Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot No. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara are clear, legal, valid and encumbrance free in favour of 1) Mukeshbhai Kanubhai Patel 2) Alpesh Arvindbhai Patel



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..7..

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3) Sanjay Ambubhai Patel HUF - its Karta Sanjay Ambubhai Patel
4) Smt. Ami Jignesh Shah 5) Nathubhai Ambalal Patel 6) Arunbhai
Chhotabhai Patel 7) Sandipbhai Indubhai Dave 8) Pushpaben
Gopalbhai Patel 9) Ramanbhai Bhaijibhai Patel 10) Smt. Bhavnaben
Vipulkumar Patel 11) Rajendra Bhikhubhai Parekh 12) Legal Heirs of
Deceased Hemant B. Patel 12/1) Devikaben Hemantbhai Patel 12/2)
Snehkumar Hemantbhai Patel 12/3) Parthkumar Hemantbhai Patel
and said Matangi Developers, a Partnership Firm would have
clear Title in respect of the said land, on and after the execution of
registered Sale-Deed, in its favour.

SECTION : E- FINAL CERTIFICATE.

I hereby certify that, I have carefully scrutinized the documents and papers listed in Section: C here in above which would establish the ownership and possessory rights of said **Matangi Developers, a Partnership Firm** have acquire the Titles to the subject Land i.e. Registration District Vadodara & Sub-District Vadodara, at Moje Village Kapurai, the Non-Agricultural Land bearing Block No. 134, Old R. S. No. 202, admeasuring 6880 sq. meters, Town Planning Scheme No. 41 (Kapurai), Final Plot Nos. 156, admeasuring 4128 sq. meters, situated at Kapurai, Vadodara, **on and after the execution of registered Sale-Deed, in favour of said Matangi Developers, a Partnership Firm** and there exist no other subsisting charge, lien or encumbrances of any nature whatsoever, noted on the public records mentioned by Talati cum Mantri of Village Kapurai, Taluka & District Vadodara and Sub-Registrar Office, Vadodara.

Yours Faithfully,

Bharat T. Majmundar

Bharat T. Majmundar
Advocate

