

Date: 17/03/2021

TITLE CLEARANCE REPORT

**Sub.: INVESTIGATION OF TITLE in respect of Non
Agricultural land bearing Block No. 474 (Old R. S. No.
560) admeasuring Hecter Are 0-36-42 sq.mtrs., T. P.
Scheme No. 4, Final Plot No. 75 admeasuring 2000 Mtrs.
Residential purpose + 575 Sq. Mtrs. Commercial
purpose of Mouje Bhayli, Ta. and Dist. Vadodara
belonging to Ray Ketan Dinubhai and others.**

At the request of **Mrs. Vidisha Pathik. Patel**, I have investigated the title in respect of the captioned property and for this purpose I have conducted search in the office of Sub- Registrar at Vadodara for the period of last 30 years through Advocate Shri Jayantilal V. Chawda and for the purpose of investigation of the Title, I have verified the relevant documents placed before me.

During the course of investigation of title it is observed that, as per mutation entry no. 467 the captioned land bearing R. S. No. 560 was purchased by Darji Chhotalal Bhailal from Ranchhod Kalidas on dated 14/6/22.

The name of Khushal Becharbhai was entered in the revenue records as a protected tenant vide mutation entry no 1513/200 but he left the possession of the captioned land from two years and therefore his name was deleted from the protected tenant, the entry to that effect



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was made in the revenue records vide mutation entry no. 2302 dated 31/10/57.

Thenafter, Darji Chhotalal Bhailal expired around before four years and on his death the captioned land bearing R. S. No. 560 was transferred and mutated in the joint name of (1) Darji Ambalal Chhotabhai (2) Hirabhai Chhotabhai (3) Chimanbhai Chhotabhai (4) Darji Dahyabhai Chhotabhai by succession. The entry to that effect was made in the revenue records vide mutation entry no. 8090 dated 02/11/82.

Under the promulgation scheme the captioned land bearing R. S. No. 560 was converted in to Block No. 474.

Thenafter, Dahyabhai Chhotabhai Darji expired on dated 21/11/88 and on his death name of his heirs (1) Satishbhai (2) Gitaben (3) Ramaben (4) Sangitaben (5) Minaben and (6) Lilaben widow of Dahyabhai Chhotabhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 9434 dated 18/10/96.

Thenafter, Hirabhai Chhotabhai expired on dated 20/05/2000 and on his death name of his heirs (1) Savitriben widow of Hirabhai (2) Hemaben (3) Shilpaben (4) Hitesh and (5) Pradipbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 9856 dated 18/08/2000.



Thenafter, Chimanbhai Chhotabhai expired on dated 16/07/2003 and on his death name of his heirs (1) Minaben Chimanbhai (2) Rajeshbhai Chimanbhai (3) Kamleshbhai Chimanbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 10183 dated 04/01/2004.

Thenafter, Darji Ambalal Chhotabhai expired on dated 31/10/2005 and on his death name of his heirs (1) Urmilaben Ambalal Darji (2) Kalavatiben Ambalal Darji (3) Kundanben Ambalal Darji (4) Minaben Ambalal Darji and (5) Dilipbhai Ambalal Darji were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 10525 dated 10/06/2006.

Thenafter, Darji Satishbhai Dahyabhai expired on dated 29/11/2015 and on his death name of his heirs (1) Tailor Ushaben Satishbhai (2) Tailor Jayminiben Satishbhai (3) Tailor Chhyaben Satishbhai and (4) Tailor Hardik Satishbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 14772 dated 22/03/2016.

Thenafter, Darji Lilaben Dahyabhai expired on dated 26/02/2018 and therefore her name was deleted from the revenue records vide mutation entry no. 15895 dated 20/03/2018.

Under the provisions of Town Planning Act the captioned land bearing Block No. 474 admeasuring 3642 sq. mtr. is covered under



T. P. Scheme No. 4 (Bhayli) and Final Plot No. 75 admeasuring 2575 sq. mtr. is allotted to it.

Thenafter, above land owners (1) Darji Savitriben Hirabhai (2) Darji Hemaben daughter of Hirabhai and wife of Naranbhai Darji (3) Darji Shilpaben daughter of Hirabhai and wife of Mahendrabhai (4) Darji Hiteshbhai Hirabhai (5) Darji Pradipbhai Hirabhai (6) Darji Gitaben daughter of Dahyabhai and wife of Jitendrabhai Darji (7) Darji Ramaben daughter of Dahyabhai and wife of Hasmukhbhai (8) Darji Minaben daughter of Dahyabhai and wife of Punambhai Darji (9) Darji Sangitaben Dahyabhai (10) Darji Minaben Chimanbhai (11) Darji Rajeshbhai Chimanbhai (12) Darji Urmilaben daughter of Ambalal and wife of Thakorabhai Darji (13) Darji Kamleshbhai Chimanbhai (14) Darji Kalavati daughter of Ambalal and wife of Hasmukhlal Darji (15) Darji Kundanben alias Pushpaben daughter of Ambalal and wife of Hasmukhlal Darji (16) Darji Mina alias Minaxiben daughter of Ambalal and wife of Jagdishbhai Darji (17) Darji Dilipbhai Ambalal (18) Tailor Ushaben Satishbhai (19) Tailor Jayminiben daughter of Satishbhai and wife of Hiteshbhai Darji (20) Tailor Chhayaben Satishbhai and (21) Tailor Hardik Satishbhai had sold the captioned land to (1) Ray Ketan Dinubhai (2) Hetal Milin Trivedi (3) Kaushik Ranchhodbhai Patel (4) Patel Smitaben Jagdishbhai (5) Patel Dineshbhai Harmanbhai (6) Patel Dharmesh Jagdishbhai and (7) Patel Urvi Brijesh by registered sale-deed. Which is registered in the office



of Sub Registrar Vadodara -8 Rural vide Registration No. 478 Dated 23/03/2018. The entry to that effect was made in the revenue records vide mutation entry no. 15914 dated 26/03/2018.

The N.A. permission is given by Collector, Vadodara for the use non agriculture purpose of the captioned land vide its order No. NA/SR/ /2018-2019, No. Land/ D/Sec.-65/ Vashi/ 821 to 828 /19 dated 16/02/2019.

The Town Planner, Vadodara Urban Development Authority has given development permission for Construction of shops and flats and one common club house in two high rise towers on the captioned land vide No. UDA/Plan-6/ Permission/ 119/2019/2020 dated 22/12/2019.

Thereafter above land owner Patel Kaushik Ranchhodbhai through his power of attorney holder Jayantibhai Ranchhodbhai Patel, Confirming Party : Ray Ketan Dinubhai, Confirming Party : Trivedi Hetal Milin, Confirming Party : Patel Smitaben Jagdishbhai, Confirming Party : Patel Dineshbhai Harmanbhai and Confirming Party : Patel Dharmeshbhai Jagdishbhai have sold the captioned land to Urviben Brijeshbhai Patel by registered sale-deed. Which is registered in the office of Sub Registrar Vadodara -3 (Akota) vide Registration No. 1406 Dated 25/01/2021.

That above land owners (1) Ray Ketan Dinubhai (2) Trivedi Hetal Milin (3) Patel Smitaben Jagdishbhai (4) Patel Dineshbhai Harmanbhai (5) Patel Dharmeshbhai Jagdishbhai and (6) Patel Urviben



Brijeshbhai have executed one development agreement in favour of Aristo Buildcon a partnership firm through it's administrative partner Vidisha Pathik Patel on dated 04/03/2021. Which is registered in the office of Sub Registrar Vadodara -3 (Akota) vide registered No. 4317 Dated 05/03/2021.

Earlier I have issued Title Clearance Report in respect of the captioned property on Dated 05/11/2020.

I have conducted search in the office of sub-registrar, Vadodara for the period of last 13 years through Advocate Shri Jayantilal V. Chawda.

That above land owners (1) Ray Ketan Dinubhai (2) Trivedi Hetal Milin (3) Patel Smitaben Jagdishbhai (4) Patel Dineshbhai Harmanbhai (5) Patel Dharmeshbhai Jagdishbhai and (6) Patel Urviben Brijeshbhai executed one Affidavit stating that, subject to the rights of Aristo Buildcon a partnership firm by virtue of registered Development Agreement Dated 05/03/2021, the title in respect of Non Agricultural land bearing Block No. 474 (Old R. S. No. 560) admeasuring Hector Are 0-36-42 sq. mtrs., T. P. Scheme No. 4, Final Plot No. 75 admeasuring 2000 Mtrs. Residential purpose + 575 Sq. Mtrs. Commercial purpose of Mouje Bhayli, Ta. and Dist. Vadodara belonging to Ray Ketan Dinubhai and others is clear, marketable and free from any encumbrances and reasonable doubts. The said affidavit

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is registered and Attested by Notary Vijay S. Shinde at Sr. No. 2169
on Dated 17/03/2021.

I have verified the revenue records such as abstract of village
forms no. 7/12, form no. 8/A and form no. 6 along with mutation
entries and relevant documents produce before me.

From the scrutiny of relevant documents placed before me and
search report of Shri Jayantilal V. Chawda, Vadodara. I am of the
opinion that, subject to the rights of Aristo Buildcon a partnership firm
by virtue of registered Development Agreement Dated 05/03/2021, the
title in respect of Non Agricultural land bearing Block No. 474 (Old
R. S. No. 560) admeasuring Hector Are 0-36-42 sq.mtrs., T. P. Scheme
No. 4, Final Plot No. 75 admeasuring 2000 Mtrs. Residential purpose +
575 Sq. Mtrs. Commercial purpose of Mouje Bhayli, Ta. and Dist.
Vadodara belonging to Ray Ketan Dinubhai and others is clear,
marketable and free from any encumbrances and reasonable doubts.

Date:- 17/03/2021

Vadodara

 17/03/2021

(Virendra C. Patel)
Advocate and Notary



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Date: 05/11/2020

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**Sub.: INVESTIGATION OF TITLE in respect of Non
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Scheme No. 4, Final Plot No. 75 admeasuring 2000 Mtrs.
Residential purpose + 575 Sq. Mtrs. Commercial
purpose of Mouje Bhayli, Ta. and Dist. Vadodara
belonging to Kaushik Ranchhodbhai Patel and others.**

At the request of Mr. Pathik H. Patel, I have investigated the title in respect of the captioned property and for this purpose I have conducted search in the office of Sub- Registrar at Vadodara for the period of last 30 years through Advocate Shri Jayantilal V. Chawda and for the purpose of investigation of the Title, I have verified the relevant documents placed before me.

During the course of investigation of title it is observed that, as per mutation entry no. 467 the captioned land bearing R. S. No. 560 was purchased by Darji Chhotalal Bhailal from Ranchhod Kalidas on dated 14/6/22.



The name of Khushal Becharbhai was entered in the revenue records as a protected tenant vide mutation entry no 1513/200 but he left the possession of the captioned land from two years and therefore his name was deleted from the protected tenant, the entry to that effect

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was made in the revenue records vide mutation entry no. 2302 dated 31/10/57.

Thenafter, Darji Chhotalal Bhailal expired around before four years and on his death the captioned land bearing R. S. No. 560 was transferred and mutated in the joint name of (1) Darji Ambalal Chhotabhai (2) Hirabhai Chhotabhai (3) Chimanbhai Chhotabhai (4) Darji Dahyabhai Chhotabhai by succession. The entry to that effect was made in the revenue records vide mutation entry no. 8090 dated 02/11/82.

Under the promulgation scheme the captioned land bearing R. S. No. 560 was converted in to Block No. 474.

Thenafter, Dahyabhai Chhotabhai Darji expired on dated 21/11/88 and on his death name of his heirs (1) Satishbhai (2) Gitaben (3) Ramaben (4) Sangitaben (5) Minaben and (6) Lilaben widow of Dahyabhai Chhotabhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 9434 dated 18/10/96.

Thenafter, Hirabhai Chhotabhai expired on dated 20/05/2000 and on his death name of his heirs (1) Savitriben widow of Hirabhai (2) Hemaben (3) Shilpaben (4) Hitesh and (5) Pradipbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 9856 dated 18/08/2000.

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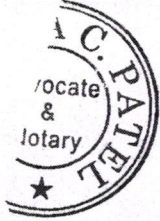
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Thenafter, Chimanbhai Chhotabhai expired on dated 16/07/2003 and on his death name of his heirs (1) Minaben Chimanbhai (2) Rajeshbhai Chimanbhai (3) Kamleshbhai Chimanbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 10183 dated 04/01/2004.

Thenafter, Darji Ambalal Chhotabhai expired on dated 31/10/2005 and on his death name of his heirs (1) Urmilaben Ambalal Darji (2) Kalavatiben Ambalal Darji (3) Kundanben Ambalal Darji (4) Minaben Ambalal Darji and (5) Dilipbhai Ambalal Darji were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 10525 dated 10/06/2006.

Thenafter, Darji Satishbhai Dahyabhai expired on dated 29/11/2015 and on his death name of his heirs (1) Tailor Ushaben Satishbhai (2) Tailor Jayminiben Satishbhai (3) Tailor Chhyaben Satishbhai and (4) Tailor Hardik Satishbhai were entered in the revenue records by succession. The entry to that effect was made in the revenue records vide mutation entry no. 14772 dated 22/03/2016.

Thenafter, Darji Lilaben Dahyabhai expired on dated 26/02/2018 and therefore her name was deleted from the revenue records vide mutation entry no. 15895 dated 20/03/2018.

Under the provisions of Town Planning Act the captioned land bearing Block No. 474 admeasuring 3642 sq. mtr. is covered under

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T. P. Scheme No. 4 (Bhayli) and Final Plot No. 75 admeasuring 2575 sq. mtr. is allotted to it.

Thenafter, above land owners (1) Darji Savitriben Hirabhai (2) Darji Hemaben daughter of Hirabhai and wife of Naranbhai Darji (3) Darji Shilpaben daughter of Hirabhai and wife of Mahendrabhai (4) Darji Hiteshbhai Hirabhai (5) Darji Pradipbhai Hirabhai (6) Darji Gitaben daughter of Dahyabhai and wife of Jitendrabhai Darji (7) Darji Ramaben daughter of Dahyabhai and wife of Hasmukhbhai (8) Darji Minaben daughter of Dahyabhai and wife of Punambhai Darji (9) Darji Sangitaben Dahyabhai (10) Darji Minaben Chimanbhai (11) Darji Rajeshbhai Chimanbhai (12) Darji Urmilaben daughter of Ambalal and wife of Thakorabhai Darji (13) Darji Kamleshbhai Chimanbhai (14) Darji Kalavati daughter of Ambalal and wife of Hasmukhlal Darji (15) Darji Kundanben alias Pushpaben daughter of Ambalal and wife of Hasmukhlal Darji (16) Darji Mina alias Minaxiben daughter of Ambalal and wife of Jagdishbhai Darji (17) Darji Dilipbhai Ambalal (18) Tailor Ushaben Satishbhai (19) Tailor Jayminiben daughter of Satishbhai and wife of Hiteshbhai Darji (20) Tailor Chhayaben Satishbhai and (21) Tailor Hardik Satishbhai had sold the captioned land to (1) Ray Ketan Dinubhai (2) Hetal Milin Trivedi (3) Kaushik Ranchhodbhai Patel (4) Patel Smitaben Jagdishbhai (5) Patel Dineshbhai Harmanbhai (6) Patel Dharmesh Jagdishbhai and (7) Patel Urvi Brijesh by registered sale-deed. Which is registered before Sub

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Registrar Vadodara -8 Rural vide registered sale-deed no. 478 dated 23/03/2018. The entry to that effect was made in the revenue records vide mutation entry no. 15914 dated 26/03/2018.

The N.A. permission is given by Collector, Vadodara for the use non agriculture purpose of the captioned land vide its order No. NA/SR/ /2018-2019, No. Land/ D/Sec.-65/ Vashi/ 821 to 828 /19 dated 16/02/2019.

I have given the public notice in daily local News Paper 'Sandesh' on dated 15/10/2020 for inviting the objection against issuing the title clearance certificate but I have not received any objection from any person till today.

I have conducted search in the office of sub-registrar, Vadodara for the period of last 30 years through Advocate Jayantilal V. Chawda.

I have verified the revenue records such as abstract of village forms no. 7/12, form no. 8/A and form no. 6 along with mutation entries and relevant documents produce before me.

From the scrutiny of relevant documents placed before me and search report of Shri Jayantilal V. Chawda, Vadodara. I am of the opinion that, the title in respect of Non Agricultural land bearing Block No. 474 (Old R. S. No. 560) admeasuring Hecter Are 0-36-42 sq.mtrs., T. P. Scheme No. 4, Final Plot No. 75 admeasuring 2000 Mtrs. Residential purpose + 575 Sq. Mtrs. Commercial purpose of

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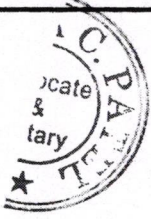
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Mouje Bhayli, Ta. and Dist. Vadodara belonging to Kaushik Ranchhodbhai Patel and others is clear, marketable and free from any encumbrances and reasonable doubts.

Date:- 05/11/2020

Vadodara

Virendra C. Patel
05/11/2020

(Virendra C. Patel)
Advocate and Notary



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Partner