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KAUSHAL K. KOTHARI

Advocate (Guj.High Court)
5/A, Gurudutt Society, Nr.Gaytari Temple, Waghodia Road,
Vadodara -19
Mob : 9909976797 Email: Kaushalkkothari@gmail.com

Date: 13/06/2022.

"TITLE CLEARANCE CERTIFICATE"

Title Clearance Certificate in respect of :

The immovable property i.e. Non –Agriculture land (For Multipurpose Usage) at **Bhayali, Vadodara** bearing Block/Survey No. **1782**, Old Survey No.**2592** admeasuring about 8094 mtrs Paiki **4856 mtrs. T. P. No. 24/B, F. P. No. 327** of registration District Sub-District Vadodara.

To Whom It May Concern:

You have approached me with a request to carry out necessary search of title in respect of captioned property and, asked for latest and up-to-date Title Clearance Certificate in respect of the captioned property, for which they have supplied necessary papers to me, I have investigated the matter and my legal opinion is based on papers, records and documents submitted to me which are as under:

- (1) Copies of Village Form No. 7/12, 8/A and 6.
- (2) Copy of Zone Certificate dated 20-04-2021.
- (3) Copy of N.A. Order dated 18-01-2022
- (4) Copy of Public Notice dated :-30-01-2022 in daily Newspaper 'Gujarat Samachar'
- (5) Original copy of search receipt /EC dated 21-03-2022.
- (6) Copy of Development Permission / Raja Chitthi No .003LD22230023, dated:03/05/2022.
- (7) Copy of Development Agreement dated : 08/06/2022



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History of the Property :

On perusal and detailed study of the above referred documents placed me. I arrive to the conclusion that :

The land at **Bhayali, Vadodara** bearing Block/Survey No. 1782, Old Survey No.2592 admeasuring about 8094mtrs was belonging to Narmadashankar Hargovind, were mutated in the revenue records vide entry no. 643.

Thereafter, On demise of said Bhatt Narmadashankar Hargovind on or about 01/05/1986, name of Pushpaben w/o Narmadashankar Bhatt and Chandrahas Narmadashankar Bhatt was mutated as his legal heirs in revenue record of aforesaid land in the Village form no. 6 vide entry no.8456.

Thereafter, Pushpaben Narmadashankar Bhatt have relinquished their rights from the aforesaid property by virtue of Consent Reply before Talati-cum-Mantri and the effect was given vide entry no.8457 in the Village Form No.6.

Thereafter, Chandrahas Narmadashankar had sold aforesaid property to Narsinhram Uttamram & Jitendrakumar Narsinhram, by virtue of Sale Deed were mutated in the revenue records vide entry no. 9067 dated 01-03-1993.

As per Village entry no. 11495 dated 10-11-2008, the name of Bhatt Jitendrakumar Narsinhram entered as a Owner of Block/Survey No. 1782, Old Survey No.2592 admeasuring 8094sq.mtrs, by virtue of Affidavits of All owners and Partition & Bhatt Jitendrakumar Narsinhram became a Absolute owner of aforesaid property.

As per Village entry no. 17037 dated 20-01-2020, the name of Bhatt Jyotikaben Jitendrakumar , Bhatt Hemangbhai Jitendrakumar, Bhatt



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Nilamben Jitendrakumar, and Bhatt Bhrantikaben Jitendrakumar entered as joint owner of Block No. 1782 admeasuring 8094sq.mtrs, by virtue of consent deed before Notary on dated:30/12/2019.

As per Village entry no. 17425 dated 21-01-2021, Bhatt Jitendrakumar Narsinhram was died on dated: 23-11-2020 and his name was deleted from the aforesaid land, by virtue of Death Certificate.

The Vadodara Urban Development Authority has issued a Zonal Certificate vide its no. UDA/Zone Certi/86074/2021 dated 20-04-2021 stating that the said land is included in the residential zone (R-01).

As per Village entry no. 17743 dated 01-10-2021, Bhatt Hemangbhai Jitendrakumar was died on dated: 16-08-2021 and his name was deleted from the aforesaid land, by virtue of Death Certificate.

The Collector, Vadodara has issued the permission u/s-65 of Gujarat Land Revenue Act-1879 for Non-Agricultural use of the land vide his order no. 130/19/18/036/2022 dated 18/01/2022 in respect of **Bhayali, Vadodara Block/Survey No: 1782** admeasuring about 8094mtrs paiki admeasuring 4856sq.mtrs, T P No. 24/B, F P No. 327 and declared the said land as Non-Agricultural land (For Multipurpose Usage).



I have published Public Notice in daily "**Gujarat Samachar**" news paper on dt.30-01-2022 inviting objection from public at large for aforesaid property but I have not received any claim, objections.

The Town Development officer of Vadodara Municipal Corporation has sanctioned Development permission / Raja Chitthi vide No. 003LD22230023, dated:03/05/2022 in respect of **Bhayali, Vadodara Block/Survey No: 1782**

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admeasuring 4856 sq.mtrs, T.P. No. 24/B, F. P. No. 327 and permitted to make construction on the said property as per approved lay out plan and thereby a scheme known as “Ashirwad Villa”.

Thereafter, On dated :08/06/2022 , Development Agreement executed by Bhatt Jyotikaben Jitendrakumar, Bhatt Nilamben Jitendrakumar, and Bhatt Bhrantikaben Jitendrakumar in favor of M/s.Nilkanth Developers permitting to develop the said land, it is registered before sub registrar vide sr no.11646.

Looking to the above position I am of the opinion that Bhatt Jyotikaben Jitendrakumar, Bhatt Nilamben Jitendrakumar, and Bhatt Bhrantikaben Jitendrakumar are the joint owners of the aforesaid Property Subject to the rights of M/s.Nilkanth Developers .

Conclusion :

After going through and verifying the torn and not legible records / documents placed before me from the office of the sub-registrar, Vadodara and after taking necessary search from the office of the Sub-registrar, Vadodara period from 1994 to 2022 & on payment of search fees, dated: 21/03/2022 in respect of aforesaid property, no adverse entry is seen. Hence, I am of the opinion that the title is clear, marketable and free from all encumbrances & litigations, beyond reasonable doubts **Subject to the rights of M/s.Nilkanth Developers .**



Legal Advice :

It is advised that the following documents/papers are required to be insisted from the owners:

- (1) Certified Copies of Village Form No. 7/12, 8/A and 6.
- (2) Copy of Zone Certificate dated 20-04-2021.
- (3) Certified Copy of N.A. Order dated 18-01-2022.

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- (4) Copy of Public Notice dated 30-01-2022.
- (5) Original Search Receipt / EC report for the above land search in the Sub Registrar, Tal & Dist: Vadodara, dated :- 21/03/2022.
- (6) Certified copy of Development permission / Raja Chitthi vide No. 003LD22230023,dated:03/05/2022.
- (7) Copy of Approved Lay-Out Plan.
- (8) Original Development Agreement dated : 08/06/2022
- (9) Certified copy of Partnership Deed of M/s.Nilankanth Developers.
- (10)Original copy of affidavit execute by owners of above property, and with declared on oath that no litigation pending in court & they have not created any charge, mortgage, not transferred or sale to anybody except M/s. Nilkanth Developers and title of this property is clear and marketable, and it is free from all encumbrances.

Place : Vadodara.

Date : 13/06/2022.



(Kaushal K Kothari)

Advocate

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TO WHOM SO EVER IT MAY CONCERN

This is to state that I am working as an Advocate of Bar council of Gujarat since 2003 and holding Sanad No. G/1366/2003. I am practicing and have an experience of more than fifteen years on Revenue side, civil side and criminal side. Due to my experience as an Advocate I have issued Title Clearance Certificate and No Encumbrance Certificate in respect to the immovable property i.e. Non –Agriculture land (For Multipurpose Usage) at **Bhayali, Vadodara** bearing Block/Survey No. **1782**, Old Survey No.**2592** admeasuring about 8094 mtrs Paiki **4856 mtrs. T. P. No. 24/B, F. P. No. 327** of Registration district Vadodara Sub-district vadodara. In which “**Ashirwad Villa**” residential scheme is proposed and will be developed in the name and style of the said name by M/s Nilkanth Developers. Further M/s Nilkanth Developers have the legal right / title / interest in the subject property. I also state that I have more than 15 years experience in land matters in accordance to GUJ.RERA rules.

The contents of above are true and Correct and I have concealed nothing there from.

Date: 13/06/2022

Place: Vadodara.

Advocate sign:

Advocate name: KAUSHAL .K. KOTHARI

Enrollment no. : G/1366/2003

