



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



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TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land i.e. Block/Survey No.185, T.P. Scheme No.46, Final Plot No.139, admeasuring 4310.00 Sq. Mtrs. of Village Mouje Chhani in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Kundankumar Babulal Patel Partner of Yug Developers, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Registered sale deed vide registration serial No.616, dated : 12.04.2016, executed by (1) Shri Sanjaybhai Ambubhai alias Ambalal Patel (2) Shri Ankit Gopalbhai Patel in favour of Babulal Dwarkadas Patel.





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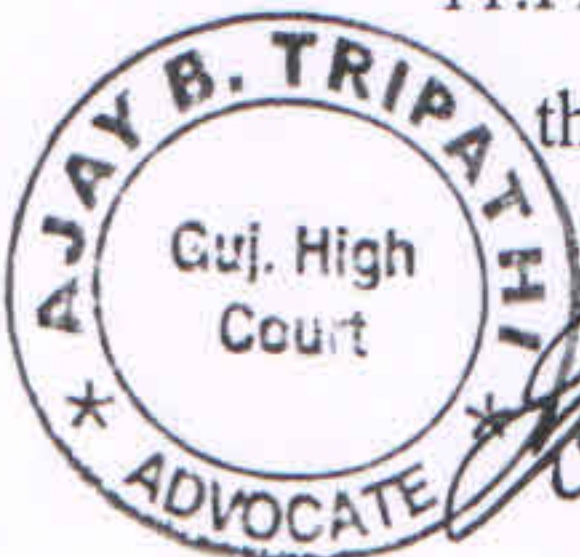
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2. Photocopy of Index II & Lodgment Receipt of Sale Deed No.616/2016.
3. Photocopy of Registered sale deed vide registration serial No.806, dated : 12.05.2015, executed by (1) Patel Shantilal Pujabhai (2) Patel Manubhai Shantilal in favour of (1) Shri Sanjaybhai Ambubhai alias Ambalal Patel (2) Shri Ankit Gopalbhai Patel.
4. Photocopy of Index II & Lodgment Receipt of Sale Deed No.806/2015.
5. Photocopy of N.A. Order passed by District Collector of Vadodara vide No. N.A. / S.R. / 364 / 2016-17, No.LAND – D / Section-65 / Vashi / 4692 to 4700, Dated : 06.08.2016.
6. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak) issued by Talati cum Mantri, Gotri reflecting the name of Babulal Dwarkadas Patel.
7. Photocopy of Construction Permission issued by Vadodara Mahanagar Seva Sadan vide No.Ward-7/L-70/2016-2017, dated : 19.08.2016.
8. Photocopy of Development Agreement between Babulal Dwarkadas Patel & Yug Developes a Partnership firm thorough its managing Partners Kundankumar Babulal Patel.
9. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
10. Photocopy of Lay-out plan of above said land.
11. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.





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HISTORY OF THE SAID PROPERTY

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that originally the above said aforesaid property was owned by (1) Patel Shantilal Pujabhai (2) Patel Manubhai Shantilal.

It transpire from the record that landowner - (1) Patel Shantilal Pujabhai (2) Patel Manubhai Shantilal sold the said land to (1) Shri Sanjaybhai Ambubhai alias Ambalal Patel (2) Shri Ankit Gopalbhai Patel by registered sale deed vide registration serial No.806, dated : 12.05.2015, and by virtue of the said sale deed his name has been mutated in the revenue record which was certified by the competent authority.

It transpire from the record that landowner - (1) Shri Sanjaybhai Ambubhai alias Ambalal Patel (2) Shri Ankit Gopalbhai Patel sold the said land to Babulal Dwarkadas Patel by registered sale deed vide registration serial No.616, dated : 12.04.2016, and by virtue of the said sale deed his name has been mutated in the revenue record vide entry No.9371, Dated : 16.04.2016 which was certified by the competent authority on dated : 04.06.2016.





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The Government has introduced in Moje Village Chhani, Tal. & Dist. Vadodara New Town Planning Scheme No.46 and after finalization of Town Planning Scheme No.46, Revenue Survey No.185 was given Final Plot No.139.

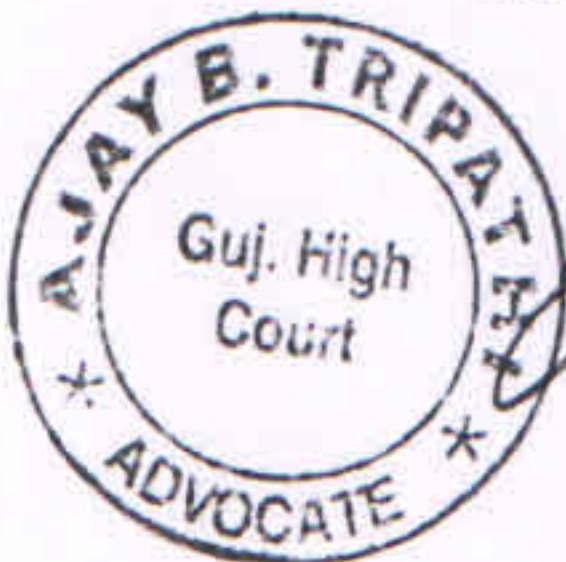
Thereafter, Babulal Dwarkadas Patel has converted the said land into non-agricultural purpose vide order No. N.A. / S.R. / 364 / 2016-17, No.LAND – D / Section-65 / Vashi / 4692 to 4700, Dated : 06.08.2016.

After that Land owner Babulal Dwarkadas Patel has executed Development Agreement in favour of Yug Developes a Partnership firm through its managing Partners Kundankumar Babulal Patel.

It transpires from the record that thereafter Yug Developes have planned a scheme in the said land which is known as "Seven 9" as per the approved map and construction permission given by the Vadodara Mahanagar Seva Sadan vide No.Ward-7/L-70/2016-2017, dated : 19.08.2016.

SEARCH

I have also taken a necessary search from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2016014007354, 2016017006213, 2016318000882, Dated : 10.03.2016 and no adverse entry is found to be registered before the sub registrar.





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Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

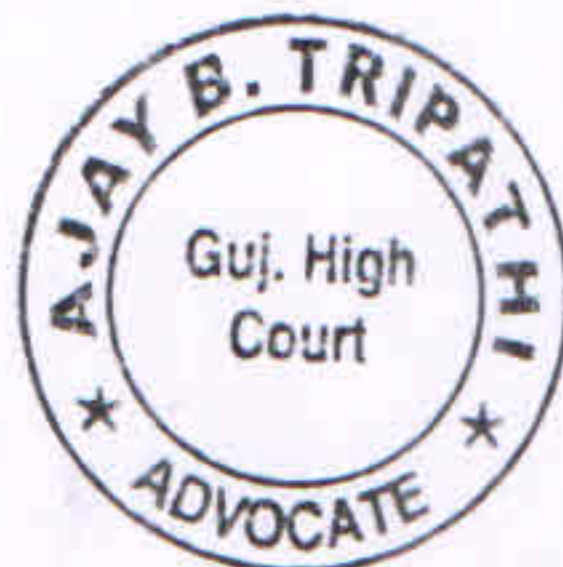
I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and Babulal Dwarkadas Patel having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable.

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land i.e. Block/Survey No.185, T.P. Scheme No.46, Final Plot No.139, admeasuring 4310.00 Sq. Mtrs. of Village Mouje Chhani in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 29.08.2016



AJAY TRIPATHI
Advocate