

To,
KABIR DEVELOPERS
Padra,
Vadodara

TITLE CLERANCE CERTIFICATE

Sub: Title Clearance Certificate in respect of Immovable property situate, lying and being Non Agricultural(Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara . which is developed by Kabir Developers, a residential scheme named **KABIR BUNGLOWS**, having Final Plot admeasuring 3567.60 Sq.mts.

Schedule of property

That the said Piece and Parcel of immovable Property being Non Agricultural (Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara which is developed by Kabir Developers, a residential scheme named **KABIR BUNGLOWS**, having Final Plot admeasuring 3567.60 Sq.mts.

Encl.

- (1) Xerox Copy of Village Form No. 7/12 for land of Block/ Survey No. 1010 of Village Padra Kasba.
- (2) Xerox copy of Village Form No. 6 for Block/ Survey No. 1010 of Village Padra Kasba.
- (3) Xerox copy of Village form No.8-A for the Block/ Survey No. 1010 of Village Padra Kasba.
- (4) Xerox Copy of Extract of City Survey Property Card bearing No. NA1010 of Padra Kasba.
- (5) Xerox copy of NA Order vides No. 1787/ 19/ 10/ 083/ 2021 dated 30/12/2021 issued by Office of Collector and District Magistrate Shree at Vadodara.

- (6) Xerox copy of Development Permission No. 1117BP22230161 dated 19/12/2022 issued by Office of Town Planner Shree at Vadodara Urban Development Authority, Vadodara
- (7) Search Report of Block/ Survey No. 1010 of Village Padra Kasba.
- (8) Public Notice Dated 12/01/2023 in Daily News Paper "Sandesh" and Gujarat Samachar.
- (9) Xerox Copy of Registered Development Agreement No. 1263 dated 29/03/2023

REPORT ON TITLE

OPINION REGARDING THE TITLE OF THE IMMOVABLE PROPERTY AND OBSERVATIONS ON THE RECORD KEPT BY THE SUB-REGISTRAR'S OFFICE.

I have been given Xerox copies above mentioned documents for the purposes of the issuance of title Clearance certificate. I have personally gone through the said mutation entries of the above said property.

I have caused the necessary search in the office of the Sub-Registrar of Padra, regarding the title of the said property for the period of 1992 to 2023 after paying necessary fees vide receipt No. 202311300000251 dated 13/01/2023. That for the issuance of the present opinion, I rely on the following:

1. Search undertaken at the office of the Sub-Registrar, Padra dated 13/01/2023.
2. Documents mentioned above.

On the basis of the aforesaid documents I conclude the following:

It transpires from the Land Revenue Record that the The said land bearing Survey/ Block No. 1010 of Moje Padra Kasba admeasuring Acre 1-19 Guntha was originally devolved in the name of Girdharlal Chunilal .



It transpires from the land revenue record that that the said land owner Girdharlal Chunilal has executed Registered Sale Deed dated 18/10/1950 of Survey No. 1010 admeasuring Acre 1-19 Guntha in favour Mahijibhai Nanabhai Patel For Rs. 4200 and entry to that effect has been mutated in the land revenue record of Mouje Padra Kasba vide **Mutation entry No. 674 dated Nill.**

It transpires from the land revenue record that the Parshottambhai Garbadbhai has been entered as protected tenant in the said land bearing Survey No. 1010 of Moje Padra Kasba and entry to that has been mutated in the land revenue record.

It transpires from the Land Revenue Record that as per Notification issued by Government of Gujarat the said land bearing Survey No. 1010 has been entered in to Fragment land and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 1209 dated 20/04/1956.**

It transpires from the land revenue record that the mode of measurement of area of the land has been changed from Acre 1-19 Guntha to 0-59-46 Hectare -Are- Sq. meter as per notification No. SVC 2562/10 dated 03.05.1962 and therefore area of the said land was changed to 0-59-46 HRA entry to that effect has been mutated in the land revenue record vides **mutation entry No. 2873 dated 05/10/1968.**

It transpires from the land revenue record that entry of Transfer has been mutated as per application made by land owner Mahijibhai Nanabhai to transfer said land bearing survey No. 1010 in the name of his younger brother Ambalal Nanabhai as per their oral family settlement and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 3038 dated 05/02/1971.**

It transpires from the land revenue record that entry of actual Transfer has been mutated after actual possession of Survey No. 1010 has been transferred in the name of Patel Ambalal Nanabhai and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 3156 dated 19/06/1972**.

It transpires from the land revenue record that the said Land owner Ambalal Nanabhai Patel has taken loan of Rs 98,752/- from United Commercial bank, Bill and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 5253/3 dated 03/09/1981**.

It transpires from the land revenue record that 1) Patel Amrutlal Nanabhai 2) Patel Ramanbhai Ambalalbai 3) Patel Natwarbhai Ambalalbai 4) Patel Chandrakant Ambalalbai have been entered as co-owner as per agreement has been filed by Land Owner Shri Ambalalbai Nanabhai Patel to entered his heirs as Co-owner and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 5338 dated 15/03/1982**.

It transpires from the land revenue record that said land owners has paid the loan of United Commercial Bank, Bill and released the said land and entry to that effect has been mutated in the land revenue vide **mutation entry No. 5548 dated 01/02/1983**.

It transpires from the land revenue record that as per order of Tenancy case No. 131/67 dated 27/08/1967 name of Protected Tenant Parshottambhai Garbadbhai has been removed as per tenancy Case RTS 88/88 of Tribunal Mamlatdar Office dated 05/10/1988 and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 7391 dated 18/10/1988**.

It transpires from the land revenue record that on the demise of the land owner Patel Ambalal Nanabhai on 22/04/2014 his name has been removed from the land revenue record of Survey No. 1010 of Padra Kasba and entry to



that effect has been mutated in the land revenue record vide **mutation entry No. 15535 dated 09/07/2014**

It transpires from the land revenue record that 1) Patel Kokilaben Ramanbhai 2) Patel Nileshbhai Ramanbhai 3) Patel Manishaben Ramanbhai 4) Patel Tarlikaben Natwarbhai 5) Patel Yogeshbhai Natwarbhai 6) Patel Jigneshbhai Natwarbhai 7) Patel Ilaben Chandrakantbhai 8) Patel Pinalben Chandrakantbhai 9) Patel Ravibhai Chandrakantbhai 10) Patel Bhaktiben Chandrakantbhai 11) Patel Rushikumar Chandrakantbhai have been entered as co-owner as per Consent cum affidavit has been filed by Land Owners to entered his heirs as Co-owner and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 16593 dated 19/05/2016.**

It transpires from the land revenue record that the as per Family Partition between brothers the 1) Patel Ramanbhai Ambalal 2) Patel Natwarbhai Ambalal 3) Patel Kokilaben Ramanbhai 4) Patel Nileshbhai Ramanbhai 5) Patel Manishaben Ramanbhai 6) Patel Tarlikaben Natwarbhai 7) Patel Yogeshbhai Natwarbhai 8) Patel Jigneshbhai Natwarbhai have relinquished their right over the property being Survey No. 1010 of Moje Padra Kasba Therefore 1) Amrutbhai Ambalalbhai Patel 2) Chandrakantbhai Ambalal Patel 3) Ilaben Chandrakantbhai Patel 4) Pinalben D/o Chandrakantbhai Patel 5) Ravibhai Chandrakantbhai Patel 6) Bhaktiben D/o Chandrakantbhai Patel 7) Rushibhai Chandrakantbhai Patel become the owner of the Survey/ Block No. 1010 of Moje Padra Kasba and entry to that effect has been mutated in the land revenue record vide **mutation entry No. 17800 dated 18/05/2021**

It transpired from the Document Submitted to me that the said Land owners has obtained Non agricultural (Multi-purpose) Permission from the Office Of Collector Shri vide Order No. 1787/10/19/083/2021 dated 30/12/ 2021 and entry to that effect has been mutated in the land revenue record vide **mutation entry 18096 dated 03/02/2022 .**



It transpired from the Document Submitted to me that the said Land owners have obtained Development Permission from Vadodara Urban Development Authority vides No. 1117BP22230161 dated 19/12/2022.

It transpires from the document available to me that the said land owners 1) Amrutbhai Ambalal Patel 2) Ilaben Chandrakantbhai Patel 3) Pinalben D/o Chandrakantbhai Patel and W/o Ashishbhai Patel 4) Ravibhai Chandrakantbhai Patel 5) Bhaktiben D/o Chandrakantbhai Patel W/o Bhaveshbhai Patel 6) Rushibhai Chandrakantbhai Patel has executed Power of Attorney in favour of Chandrakantbhai Ambalal Patel vide Register Serial No.2905 dated 29/08/2022 before Sub Registrar Shri Padra.

It transpires from the record available to me that the said land owners 1) Amrutbhai Ambalalbhai Patel 2) Chandrakantbhai Ambalal Patel 3) Ilaben Chandrakantbhai Patel 4) Pinalben D/o Chandrakantbhai Patel 5) Ravibhai Chandrakantbhai Patel 6) Bhaktiben D/o Chandrakantbhai Patel 7) Rushibhai Chandrakantbhai Patel have executed Registered Development agreement in favour of KABIR DEVELOPERS and which is developing a residential scheme named **KABIR BUNGLOWS** having Final Plot admeasuring 3567.60 Sq.mts for Immovable property situate, lying and being Non Agricultural(Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara. Therefore KABIR DEVELOPERS have development right over the said property for a scheme named **KABIR BUNGLOWS**.

Public Notice:

I have invited Objection from the public at large by giving a Public Notice in daily newspaper " Sandesh " and " Gujarat Samachar " dated 12/01/2023 and I have not received any objection from public at large till the date.

During the search I found that the Index-II registers at Sub Registrar, Padra were in very bad situation and pages were torn, therefore as per records available with the office of the Sub-Registrar at Padra, in respect of the above



said property, I could not find any charge, mortgage, lien having being registered with the Sub-Registrar office in respect of the above said Property.

Further, I have not come across any other transactions pertaining to the said Non Agricultural (Multi Purpose) land admeasuring 5946.00 Sq.mts of Block/ Survey No. 1010 of Village Padra Kasba, in the office of the Sub-Registrars of Assurance, Padra and also not found any charge or encumbrance over the said property. Hence the aforesaid property is clear, marketable.

Legal Opinion:

That on the basis of the available documents and possible search, as per records available at the office of the Sub-Registrar of Assurance, for the Property being

Schedule of property

That the said Piece and Parcel of immovable Property being Non Agricultural (Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara which is developed by Kabir Developers named KABIR BUNGLOWS a scheme having final plot admeasuring 3567.60 Sq.mts

I am of the opinion that the titles of the above described property are unencumbered, clear and marketable at present in the hand of 1) Amrutbhai Ambalal Patel 2) Chandrakantbhai Ambalal Patel 3) Ilaben Chandrakantbhai Patel 4) Pinalben D/o Chandrakantbhai Patel 5) Ravibhai Chandrakantbhai Patel 6) Bhaktiben D/o Chandrakantbhai Patel 7) Rushibhai Chandrakantbhai Patel which is developed by Kabir Developers named **KABIR BUNGLOWS.**

K.N. Soni
Kalpesh N Soni. Advocate



To,
KABIR DEVELOPERS,
PADRA,
VADODARA

TO WHOM SO EVER IT MAY CONCERN

I hereby Solemnly declare that , I have experience of more than 10 years in Land related matters , in which land title search report ,issuing of no "encumbrance" certificate on the land which is developed by Kabir Developers named **KABIR BUNGLOWS**, on Block/Survey No.1010 of Moje Padra Kasba, Final Plot admeasuring 3567.60 Sq.mts including right Title, Interest or name of any party in or over Land , and my experience is more than 10 years in Land related matters accordance to GUJ RERA Rules

The Contents of the above are true and correct and nothing matter has been concealed by me there from.

Dt. 05/05/2023
Vadodara .



K.N. Soni
Kalpesh N Soni
Advocate Gujarat High Court
Sanad No. G/1175/2012

Investigation of Title in respect of immovable Property being Non Agricultural (Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara which is developed by Kabir Developers, a residential scheme named **KABIR BUNGLOWS**, on Block/Survey No.1010 of Moje Padra Kasba, Final Plot admeasuring 3567.60 Sq.mts.

I have investigated the Title of the said land and found that the title of the said land is clear , marketable & free from encumbrances.

Date:05/05/2023

Vadodara



K.N. Soni
Kalpesh N Soni
Advocate

ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owners 1) Amrutbhai Ambalal Patel 2) Chandrakantbhai Ambalal Patel 3) Ilaben Chandrakantbhai Patel 4) Pinalben D/o Chandrakantbhai Patel 5) Ravibhai Chandrakantbhai Patel 6) Bhaktiben D/o Chandrakantbhai Patel 7) Rushibhai Chandrakantbhai Patel (Hereinafter referred as Owners) Subject to Development right of **KABIR DEVELOPERS**, In Respect of the below mentioned Property by perusing revenue records, title deeds, relating thereto and taking necessary search from the concern office of Sub Registrar from last 30 years. I have published Public Notice on 12-01-2023. I have issued a Title Clearance Report 05/05/2023. In my opinion the Title of the Owners in respect of the below mentioned Property is clear marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY

That the said Piece and Parcel of immovable Property being Non Agricultural (Multi-purpose) land admeasuring 5946.00 Sq.mts, bearing New Block/ Survey No. 1010 situated in the sim of Mouje Padra Kasba, in Registration Sub- District Padra and District, Vadodara which is developed by Kabir Developers, a residential scheme named **KABIR BUNGLOWS**, , Final Plot admeasuring 3567.60 Sq.mts

Date: 05/05/2023

Place Vadodara



Advocate Signature

K.N. Soni

Advocate Name : Kalpesh N Soni

SANAD No. G/1175/2012