

M : 9825188354

V.M.PRADHAN

B. com. LL.B. D.L.P.

Advocate (Gujarat High Court)

Enrollment No. G/20/1989

Office : "Prathmesh" First Floor

B/H Dr.Jitendra Gandhi Hospital,

Mahajan's Lane, Raopura, Vadodara-390 001

Time : 9.30 to 11 a.m & 4.00 to 7.30 p.m

Date:- 10/06/2022

To,
Shukun Developers,
614, Chikuvadi, Hasjipura Road,
Dhaniyavi,
Vadodara.
Project Name : "SHUKUN RESIDENCY"
Block No/ Survey No. 343/1 & 344
At Village, Dhaniyavi, Ta & Dis. Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of Non Agriculture Land admeasuring as per Revenue Record 19024 Sq.Mtrs. And as per Approved plan reconstituted land 7809 Sq.mtrs bearing Survey/Block No. 343/1 paiki Old R.S No. 317, 318 and non agriculture land admeasuring as per Revenue Record 11635 Sq. Mtrs. And as per Approved plan reconstituted land 10586.40 Sq.mtrs. bearing Survey/Block No. 344. Total Admeasuring area of both the land is 18395.40 Sq. Mtrs., paiki 17703.79 Sq. Mtrs. after deducting land of open plot No. 59 A, 94 A, 95 A, 1/A, 136/A and 137/A of Moje village Dhaniyavi Regd. Dist. & Sub Regd. Dist. Vadodara and a scheme developed there on under the name of "SHUKUN RESIDENCY"

As per your instructions I have investigated the title of above referred land and also have caused necessary search of sub registry record Vadodara for the last 31 years vide Receipt No. 2022014009200, 2022015005264,



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2022318001392, 2022014009199, 2022015005263, 2022318001391 dated 31/03/2022 and also have gone through available records and all documents mentioned in schedules. On the basis of the search and said documents my Report/Certificate is given as under.

(A) Block/Survey No. 344 Old Survey No. 319 of Moje Village Dhaniyavi, Regd. Dist. & Sub Regd. Dist. Vadodara.

1. That as per village record its appear that Madhabhai Zaverbhai expired on dated 10/03/1967 therefore his name was deleted from the revenue record and name of his legal heirs (1)Shankarbhai Madhabhai (2)Shanabhai Madhabhai (3)Kalidas Madhabhai (4)Ravjibhai Madhabhai entered in the village record. The said mutation entry is entered at Sr. no 878 dated 04/06/1967.
2. That Kalabhai Madhabhai expired therefore his name was deleted from the revenue records and names of his legal heirs (1)Shakriben Kalabhai (2)Kantaben Kalabhai entered in village records. The said mutation entry is entered on Sr. no. 1922 dated 23/04/1982.
3. That land owners (1)Shankarbhai Madhabhai (2)Shanabhai Madhabhai (3)Ravjibhai Madhabhai (4)Shakriben Kalabhai (5)Kantaben Kalabhai sold and conveyed the said land to Daudbhai Alibhai in consideration of Rs. 10,000/- by way of Registered Sale Deed dated 05/04/1982 before the sub registrar Vadodara. By virtue of the said Sale Deed name of the said purchaser Daudbhai Alibhai is entered in village



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record. The said mutation entry is entered at Sr. No. 2182 dated 26/04/1982.

4. That Daudbhai Alibhai Abraham during his life time made a family arrangement and executed partition among their family members by understanding. By virtue of the said family arrangement, partition and understanding his son Ibrahimbhai Daudbhai become an absolute owner and occupant of the said agriculture land. The said mutation entry is entered at Sr. no. 2259 dated 13/06/1994 in the village records and duly certified by the competent authority.
5. That it appears that the original land owners got the loan from Bank of Baroda, Thuvavi branch on 21/08/2008, 06/07/2011, 23/06/2014 and 25/07/2018. The said mutation entry of loan entered in second right in the revenue record. The said mutation entry is entered on 2969, 3342, 3708, 4144 respectively. That it appears that the said loan repaid by the original land owners. The said mutation entry is entered at Sr. no. 4368 dated 25/09/2020 in the village records.
6. That it appears that land owner Ibrahimbhai Daudbhai Dudhwala has obtained permission to convert the said land from agriculture to non agriculture purpose vide N.A Order No. 1405/19/02/065/2020, dated 17/11/2020 issued by the collector Vadodara. The said mutation entry is entered at Sr. No.4386 in village records.
7. That it appears that land owner Ibrahimbhai Daudbhai Dudhwala sold and conveyed the said land to SHUKUN



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DEVELOPERS a partnership firm represented by their partners Jaswantsinh Chhatrasinh Mahida and Shri Sanket Hasmukhbhai Patel in consideration of Rs. 2,12,50,000/- by way of the Registered Sale Deed dated 09/03/2021 under registration no. 1615 before the Sub Registrar Vadodara. By virtue of said sale deed names of the SHUKUN DEVELOPERS a partnership firm and their representatives partner Jaswantsinh Chhatrasinh Mahida and Shri Sanketbhai Hasmukhbhai Patel is entered in the village record. The said mutation entry is entered at Sr. No. 4421, dated 03/05/2021 in the village record and duly certified by the component authority. As per latest revenue record partnership firm SHUKUN DEVELOPERS is owner and occupant of said non agriculture land.

(B) Block/Survey No. 343/1 paiki Old Survey No. 317,318 admeasuring 19024 Sq.Mtrs of Moje Village Dhaniyavi, Regd.Dist.& Sub Regd. Dist. Vadodara.

- (8) That its appear that the extract of village forms shows that prior to the year 1961 the said land was held by land owners Ishabbhai Umarbhai and Ismailbhai Umarbhai. The said mutation entry is entered at Sr. no 602.
- (9) That its appears that after the death of joint owners successions reflect in revenue records and legal heirs of the decease person entered in revenue records. As per the revenue records names of decease person was deleted from the revenue records and names of their legal heirs (1)Ghantiwala @ Patel Jubedaben Ahmadbhai, (2)Ghantiwala @ Patel Yakubbhai Isabbhai,



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(3)Ghantiwala @ Patel Mariyamben Daudbhai,
(4)Ghantiwala @ Patel Salimbhai Isabbhai,
(5)Ghantiwala @ Patel Ayeshaben Isabbhai,
(6)Ghantiwala Daibibiben Isabbhai, (7)Ghantiwala
Hamidaben Isabbhai, (8)Sufi Zubedaben ismailbhai,
(9)Sufi @ Patel Valibhai Ismailbhai, (10)Sufi @ Patel
Maohammadbhai Ismailbhai, (11)Sufi @ Patel
Lukmanbhai Ismailbhai, (12)Ghantiwala @ Patel Idrish
Ahmadbhai, (13)Ghantiwala @ Patel Umarji Ahmadbhai,
(14)Ghantiwala @ Patel Sadik Ahmadbhai,
(15)Ghantiwala @ Patel Vahida Ahmadbhai,
(16)Ghantiwala @ Patel Imran Daudbhai,
(17)Ghantiwala @ Patel Rizwana Daudbhai, (18)Sufi @
Patel Ikbalbhai ismailbhai, entered in village record at a
relevant time. The said mutations entry is entered at
Sr.No. 1433, 2516, 3637, 4253.

(10) That it appears that the total admeasuring of land is
56556 Sq.Mtrs. out of this 19024 Sq. Mtrs land
converted into non agriculture land. The land owners
has obtained permission to convert the said land from
agriculture to non agriculture purpose vide N.A Order
No. 1304/19/02/065/2020, dated 13/10/2020 issued by
the collector Vadodara. The said mutation entry entered
at Sr. No. 4373 in the village record.

(11) That it appears that land owner obtained non
agriculture permission to convert the new tenure land to
old tenure land and also obtained permission for sale of
the said land vide order no. 1293/19/02/065/20 issued by
the collector Vadodara. The said mutation entered at Sr.



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No. 4371 in the village record and duly certified by the competent authority.

(12) That its appear that land owners (1)Ghantiwala @ Patel Jubedaben Ahmadbhai, (2)Ghantiwala @ Patel Yakubbbhai Isabbhai, (3)Ghantiwala @ Patel Mariyamben Daudbhai, (4)Ghantiwala @ Patel Salimbhai Isabbhai, (5)Ghantiwala @ Patel Ayeshaben Isabbhai, (6)Ghantiwala Daibibiben Isabbhai, (7)Ghantiwala Hamidaben Isabbhai, (8)Sufi Zubedaben ismailbhai, (9)Sufi @ Patel Valibhai Ismailbhai, (10)Sufi @ Patel Maohammadbhai Ismailbhai, (11)Sufi @ Patel Lukmanbhai Ismailbhai, (12)Ghantiwala @ Patel Idrish Ahmadbhai, (13)Ghantiwala @ Patel Umarji Ahmadbhai, (14)Ghantiwala @ Patel Sadik Ahmadbhai, (15)Ghantiwala @ Patel Vahida Ahmadbhai, (16)Ghantiwala @ Patel Imran Daudbhai, (17)Ghantiwala @ Patel Rizwana Daudbhai, (18)Sufi @ Patel Ikbalbhai ismailbhai sold and conveyed the said land to SHUKUN DEVELOPERS a partnership firm represented by their partners Jaswantsinh Chhatrasinh Mahida and Shri Sanket Hasmukhbhai Patel in consideration of Rs. 3,47,50,000/- by way of the Registered Sale Deed dated 24/02/2021 under registration no. 1266 before the Sub Registrar Vadodara. By virtue of said sale deed names of the SHUKUN DEVELOPERS a partnership firm and their representatives partner Jaswantsinh Chhatrasinh Mahida and Shri Sanketbhai Hasmukhbhai Patel is entered in the village record. The said mutation entry is entered at Sr. No. 4422 dated 03/05/2021 in the village record and duly certified by the component authority. As per latest



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revenue record partnership firm SHUKUN DEVELOPERS is owner and occupant of said non agriculture land.

- (13) By virtue of the Sale Deed SHUKUN DEVELOPERS become the absolute owner and occupant of the said both Survey no /Block No. non agriculture land. That it appears that the SHUKUN DEVELOPERS as a owner of the said both lands has obtained necessary permission for VUDA vide its development permission no. 1117LD21220038, dated 01/03/2022
- (14) That its appears that the land owner SHUKUN DEVELOPERS a partnership firm represented through its partners (1) Shri Hasmukhbhai Chandubhai Patel (2) Shri Sanket Hasmukhbhai Patel (3) Smt. Bindra Ankitkumar Patel (4) Shri Ankit Maheshbhai Patel (5) Shri Rajeshbhai Muljibhai Patel (6) Shri Jaswantsinh Chhatrasinh Mahida (7) Shri Balwantsinh Chhatrasinh Mahida (8) Shri Virendra Bherumal Mehta as a owner of the said lands and a scheme developed there on by the partners of " SHUKUN DEVELOPERS" under the name of "SHUKUN RESIDENCY".
- (15) I have published a public notice in a daily newspaper "GUJARAT SAMACHAR" and "SANDESH" on dated 29/03/2022 inviting objection from a public at a large. If any against issuing title clearance certificate in respect of the above land in questions and in response to public notice. I have not received any objections from anybody till today.
- (16) That the partner of SHUKUN DEVELOPERS Shri Jaswantsinh Chhatrasinh Mahida has executed affidavit



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cum declaration and declared that partnership firms SHUKUN DEVELOPERS is a owner and occupant of the said land and partnership firm and their partner has neither created any encumbrances nor executed any agreement over the said land. He has also declared that partnership firm and their partners has not offered the same or agree to offer the same as a security for any financial facility. He has also declared on oath that partnership firm and their partners has not received any notice of acquisitions or requisitions from any authority. He has also declared and oath that Partnership Firm or any partner of the said firm has not created any encumbrances over the said land nor enter into any agreement in favour of anybody whom so ever and has also not offered the same or agree to offer the same as a security for any loan or financial facility.

17. That search is taken by my Deputing men at the office of the Sub Registrar Vadodara for 31 years i.e. 1991 to 2022 vide Receipt No. 2022014009200, 2022015005264, 2022318001392, 2022014009199, 2022015005263, 2022318001391 dated 31/03/2022. During the search I found that some years records of the Sub Registrar are not available and some records are not legible. During the search no objectionable or adverse entry were found in the records for the said land.

18. I have also verified village record in respect of above land in which name of "SHUKUN DEVELOPERS" is shown as owner and occupant of said Non Agriculture Land admeasuring as per Revenue Record 19024 Sq.Mtrs. And as per Approved plan reconstituted land 7809



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Sq.mtrs bearing Survey/Block No. 343 /1 paiki Old R.S No. 317, 318 and non agriculture land admeasuring as per Revenue Record 11635 Sq. Mtrs. And as per Approved plan reconstituted land 10586.40 Sq.mtrs. bearing Survey/Block No. 344. Total Admeasuring area of both the land is 18395.40 Sq. Mtrs., paiki 17703.79 Sq. Mtrs. after deducting land of open plot No. 59 A, 94 A, 95 A, 1/A, 136/A and 137/A of Moje village Dhaniyavi Regd. Dist. & Sub Regd. Dist. Vadodara. I have also verified documents by virtue of the Sale Deed partnership firm become absolute owner and occupant of the said non agriculture land and partnership firm a scheme developed there on under the name of "SHUKUN RESIDENCY" by the partners (1)Shri Hasmukhbhai Chandubhai Patel, (2)Shri Sanket Hasmukhbhai Patel, (3)Smt. Bindra Ankitkumar Patel, (4)Shri Ankit Maheshbhai Patel, (5)Shri Rajeshbhai Muljibhai Patel, (6)Shri Jaswantsinh Chhatrasinh Mahida, (7)Shri Balwantsinh Chhatrasinh Mahida, (8)Shri Virendra Bherumal Mehta .

"SCHEDULE"

1. Photocopy of village records form no. 6, 7/12, 8-A in respect of above land.
2. Photocopy of N.A order 1405/19/02/065/2020 dated 17/11/2020 and 1304/19/02/065/2020 dated 13/10/2020 issued by Collector Vadodara. Photocopy of the non agriculture permission to convert the new tenure land to old tenure land vide order no. 1293/19/02/065/20



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3. Photocopy of Sale Deed no. 1615 dated 09/03/2021 and Sale Deed No. 1266 dated 24/02/2021 in the favour of "SHUKUN DEVELOPERS"
4. Photocopy of development permission for construction no. 1117LD21220038 dated 01/03/2022
5. Photocopy of approved Plan.
6. Photocopy of Partnership Deed of SHUKUN DEVELOPERS
7. Public Notice published in daily news papers "GUJARAT SAMACHAR" and "SANDESH" dated 29/03/2022
8. Search Receipt No. 2022014009200, 2022015005264, 2022318001392, 2022014009199, 2022015005263, 2022318001391 dated 31/03/2022.
9. Search Report from 1991 to 2022

Place : Vadodara.

Date : 10/06/2022

[V. M. PRADHAN]
ADVOCATE

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:- CERTIFICATE :-

THIS IS TO CERTIFY that, as per revenue records and referred documents SHUKUN DEVELOPERS is an owner and occupant of Non Agriculture Land admeasuring as per Revenue Record 19024 Sq.Mtrs. And as per Approved plan reconstituted land 7809 Sq.mtrs bearing Survey/Block No. 343 /1 paiki Old R.S No. 317, 318 and non agriculture land admeasuring as per Revenue Record 11635 Sq. Mtrs. And as per Approved plan reconstituted land 10586.40 Sq.mtrs. bearing Survey/Block No. 344. Total Admeasuring area of both the land is 18395.40 Sq. Mtrs., paiki 17703.79 Sq. Mtrs. after deducting land of open plot No. 59 A, 94 A, 95 A, 1/A, 136/A and 137/A of Moje village Dhaniyavi Regd.Dist. & Sub Regd. Dist. Vadodara. As a owner and occupant Partnership firm SHUKUN DEVELOPERS and their partners developed a scheme thereon under the name of "SHUKUN RESIDENCY" by the partners (1)Shri Hasmukhbhai Chandubhai Patel, (2)Shri SanketHasmukhbhai Patel, (3)Smt. Bindra Ankitkumar Patel, (4)Shri Ankit Maheshbhai Patel, (5)Shri Rajeshbhai Muljibhai Patel, (6)Shri Jaswantsinh Chhatrasinh Mahida, (7)Shri Balwantsinh Chhatrasinh Mahida, (8)Shri Virendra Bherumal Mehta.



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The title of the said Non Agriculture Land admeasuring as per Revenue Record 19024 Sq.Mtrs. And as per Approved plan reconstituted land 7809 Sq.mtrs bearing Survey/Block No. 343 /1 paiki Old R.S No. 317, 318 and non agriculture land admeasuring as per Revenue Record 11635 Sq. Mtrs. And as per Approved plan reconstituted land 10586.40 Sq. mtrs. bearing Survey/Block No. 344. Total Admeasuring area of both the land is 18395.40 Sq. Mtrs., paiki 17703.79 Sq. Mtrs. after deducting land of open plot No. 59 A, 94 A, 95 A, 1/A, 136/A and 137/A of Moje village Dhaniyavi Regd.Dist.& Sub Regd. Dist. Vadodara is CLEAR and MARKETABLE Title and it is also FREE FROM ALL ENCUMBRANCES beyond the reasonable doubts.

Place : Vadodara.

Date : 10/06/2022.

[V. M. PRADHAN]
ADVOCATE

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