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To,
Rathin Infracon LLP.
Vadodara.

Dt. 11-04-2018

► **SUB:** In the matter of Title Clearance Certificate in respect of non agriculture land bearing Revenue Survey No. 250 Paiki 2 and 250 Paiki 3, T.P. No. 29, Final Plot No. 135 admeasuring 5528 sq. mtrs paiki 4441.80 Sq. mtrs situated in the sim of village Manjalpur, Taluka: Vadodara, District: Vadodara.

Sir,

With reference to above referred s, I state that Rathin Infracon LLP of Vadodara has approached me for obtaining Title Clearance Certificate for the captioned property. As desired by them records of the office of Sub-Registrar Vadodara have been verified for the period from 1987 till 10-05-2017, vide search receipt no.8659, 6082. And dt. 11-04-2018, search receipt no. 5873. As per that some of the pages are torn, not legible, and not available. On the basis of the record available I got search done and this report is being issued. I have been provided with the following documents. On the basis of above referred documents my report/certificate is as under:

(1)I have perused Copy of extract of village form No. 7/12, 8-A and 6 of Revenue Survey No. 250 Paiki 3 having area as per revenue record admeasuring 4615 Sq.mtrs having Final Plot No. 135, T.P. No. 29 having total area admeasuring 4442 Sq.

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Mtrs situated in the sim of village Manjalpur, Taluka: Vadodara, District: Vadodara; As per the said Revenue record said land is in name of Mr. Manojbhai Ramanbhai Prajapati and Mr. Kamleshbhai Manubhai Patel.

(2)I have also perused zerox copy Order No. N.A./SR/1242/2016-17 Jamin-D/Kalam-65/Vashi/3077 to 3085/17 dated 29-04-2017 issued by Collector, Vadodara, as per that land is ordered to be used for non agriculture purpose subject to conditions mentioned therein. .

(3)Copy of the Raja Chitthi No. Ward/4-L-35/2017-18 dt. 13-11-2017 issued by Vadodara Mahanagar Palika, Vadodara.

(4)I have also perused copy of the sale deed dt. 21-09-2010, Regn No. 11603 executed by and between Mr. Manojbhai Ramanbhai Prajapati being the purchaser i.e. party of the first part and Mr. Mahijibhai Bhikhabhai Bariya and others being the vendors i.e. party of the second part. For the land bearing Revenue Survey No. 250 Paiki 30000 Sq. feet on northern side.

(5)I have also perused copy of the sale deed dt. 21-09-2010, Regn No. 11599 executed by and between Mr. Manojbhai Ramanbhai Prajapati (80%) and Mr. Kamleshbhai Manubhai Patel (20%) being the purchaser i.e. party of the first part and Mr. Mahijibhai Bhikhabhai Bariya and others being the vendors i.e. party of the second part. For the land bearing

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Revenue Survey No. 250 Paiki 49641 Sq. feet on southern side.

(6) I have also perused copy of the agreement to sale dt. 29-01-2018, Regn No. 1522 executed by Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati being owners in favour of Rathin Infracon LLP. For the captioned land.

(7) I have also perused copy of the Consent agreement dt. 02-04-2018 executed by Mr. Manojbhai Ramanbhai Prajapati in favour of Rathin Infracon LLP. For the transaction in their favour.

BRIEF HISTORY OF THE LAND

That, the land bearing Revenue Survey No. 250 in village Manjalpur, Vadodara was of the ownership of Bhikhabhai Bhagubhai and his name was mutated in revenue record for the period beyond 30 years. Thereafter, names of Mahijibhai Bhikhabhai, Diwaliben W/o. Bhikhabhai Bhagubhai, Shantaben D/o. Bhikhabhai Bhagubhai, Amarsinh Mahijibhai, Udesinh Mahijibhai, Fatehsinh Mahijibhai and Ranchhodbhai Mahijibhai were recorded with Bhikhabhai Bhagubhai vide entry No. 2512, dt. 13-03-1987. Thereafter, part of the land was granted permission to use land for non agriculture purpose and entry for the same is mutated in revenue record vide entry no. 3682, dt. 20-12-1993. Thereafter, due to demise of Bhikhabhai Bhagubhai Parmar on 089-01-1995 names of Mahijibhai Bhikhabhai Parmar, Shantaben

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Bhikhabhai Parmar were recorded with reference to death of Diwaliben Bhikhabhai and entry for the same was recorded in revenue record vide entry No. 8024, dt. 06-06-1999. Thereafter, entry for rectification of record i.e. from "old Tenure" to "Sarkari" and entry for the same was recorded in revenue record vide entry no. 9185, dt. 25-07-2008. Thereafter, Mahjijibahi Bhikhabhai and others sold land admeasuring 49641 Sq. feet on southern side of R.S. No. 250 vide sale deed dt. 23-09-2010, Regn No. 11599 to Mr. Manojbhai Ramanbhai Prajapati and MR. Kamleshbhai Manubhai Patel. Thus, on the basis of the same they became owners of the said property and their names are mutated in revenue record vide entry no. 9403, dt. 16-05-2011. Thereafter, Mahjijibahi Bhikhabhai and others sold land admeasuring 30000 Sq. feet on northern side of R.S. No. 250 vide sale deed dt. 23-09-2010, Regn No. 11603 to Mr. Manojbhai Ramanbhai Prajapati. Thus, on the basis of the same Mr. Manojbhai Ramanbhai Prajapati became owner of the said northern part of the property and his name is mutated in revenue record vide entry no. 9404, dt. 16-05-2011. Thereafter, for the land bearing R.S. No. 250 paiki 2 with the consent of owner i.e. Mr. Manojbhai Ramanbhai Prajapati during his life time name of his legal heir i.e. Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati was recorded revenue record and entry for the same is effected vide entry no. 9594, dt. 17-05-2014. Thereafter, as per the order no. MTR No. 211/14 as to KJP land admeasuring 4615 Sq.mtrs is recorded in name of Mr. Manojbhai Ramanbhai Prajapati and Kamleshbhai Manubhai Patel and entry

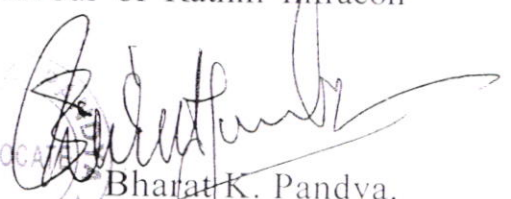
for the same is recorded in revenue record vide entry no. 9627, dt. 04-02-2015. Thereafter, Mr. Manojbhai Ramanbhai Prajapati relinquished his rights in land bearing R.S. No. 250 Paiki 2 in favour of Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati and entry for the same is mutated in revenue record vide entry no. 9660, dt. 22-12-2015. That as per the revenue record for the land bearing R.S. No. 250/ Paiki 2 name of Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati is recorded and for land bearing R.S. No. 250/ Paik 3 Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati are owners of captioned land in revenue record. It is pertinent to note that, as per Town Planning Scheme No. 29, the land bearing R.S. No. 250 Paiki 2 and 250 Paiki 2 are having Final Plot No. 135 and same is having total area admeasuring 5528 Sq. mtrs. That, said Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati have executed agreement to sale dt. 29-01-2018, Regn No. 1522 in favour of Rathin Infracon LLP. I have also perused copy of the Consent agreement dt. 02-04-2018 executed by Mr. Manojbhai Ramanbhai Prajapati in favour of Rathin Infracon LLP. For the transaction in their favour. Thus, Mr. Manojbhai Ramanbhai Prajapati has affirm and consented for the transaction in favour of Rathin Infracon LLP and also all future transaction through Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati and Rathin Infracon LLP for any part of the said land. Thus, as per

revenue record Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati are owners of the captioned land and their ownership rights are subject to right in favour of Rathin Infracon LLP.

I have caused necessary search from the record of the office of Sub-Registrar, Vadodara through search clerk, on the basis of the record available and search taken from the record of the office of sub-registrar, Vadodara, I have found the following entry relating to captioned property.

C E R T I F I C A T E

Thus on the basis of the documents mentioned hereinabove and search taken from the record of the office of Sub-Registrar, Vadodara and revenue record produced before us, I am of the opinion that Kamleshbhai Manubhai Patel and Shilpaben W/o. Manojbhai Prajapati D/o. Shankarbhai Kalidas Prajapati are the owners of non agriculture land bearing Revenue Survey No. 250 Paiki 2 and 250 Paiki 3, T.P. No. 29, Final Plot No. 135 admeasuring 5528 sq. mtrs paiki 4441.80 Sq. mtrs situated in the sim of village Manjalpur, Taluka: Vadodara, District: Vadodara and as such title of the said land is clear, marketable and free from all encumbrances subject to rights in favour of Rathin Infracon LLP.


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TO WHOME SO EVER IT MAY CONCERN

I here by solemnly, declare that, I have experience of more than ten years in land related matters, in which land title search report, issuing of "no encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience of twenty two years in land related matters accordance to GUJ RERA Rules.

The, contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 02-04-2018

Place: Vadodara.

Advocate Sign:

Advocate Name: Bharat K. Pandya
Advocate

Sanad No. G/1379/1995

