

**TITLE CLEARANCE CERTIFICATE**

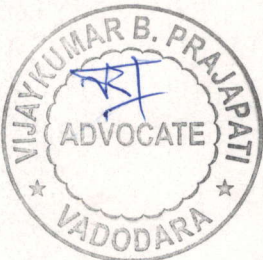
To,  
Vaishnavi Developers,  
36, Variya Society,  
New Sama Road, Vadodara.

**SUB: TITLE CLEARANCE CERTIFICATE in respect of the  
Non Agricultural Land situated lying and being in  
registration district sub district Vadodara being at Moje  
Village Harni bearing Revenue Survey no. 82/2, T.P.  
Scheme no. 1, F.P. no. 122 admeasuring 1,275 Sq. Meters.**

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Harni bearing Revenue Survey no. 82/2, T.P. Scheme no. 1, F.P. no. 122 admeasuring 1,275 Sq. Meters, hence I, **Vijaykumar B. Prajapati, Advocate**, do hereby give my opinion as to the Title details of which are as under:

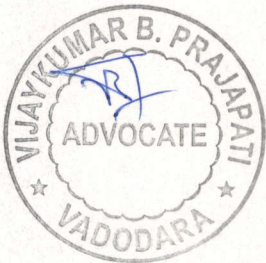
1. I have been supplied with the following documents regarding the captioned property and I have gone through the same:

- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of the said land.



[ 2 ]

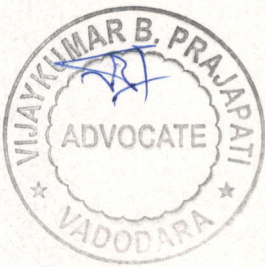
- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1981-1982 of the said land.
- d. A copy of the 7/12 extract for the year 1982-83 to 1986-1987 of the said land.
- e. A copy of the 7/12 extract for the year 1987-88 to 2005-2006 of the said land.
- f. A copy of the 7/12 extract for the year 2021-2022 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A, bearing khata no. 1869 of the said land.
- i. A copy of Sale deed no. 7759, dtd.26/08/2009.
- j. A copy of Index-II of Sale deed no. 7759, dtd.26/08/2009.
- k. A copy of Sale deed no. 12233, dtd.19/12/2009.
- l. A copy of N.A. Order no. : Rivi/N.A./S.R./278/2017-18, no.Jamin-D/Kalam-65/Vashi/6984 to 6992/18, dtd.03/12/2018 of the said land.
- m. A copy of development permission sanctioned by Vadodara Mahanagar Palika vide permission no. Ward-2/Appartment-92/2021-2022 on dtd.25/01/2022.
- n. A copy of Sale deed no. 3228, dtd.25/02/2022.



2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

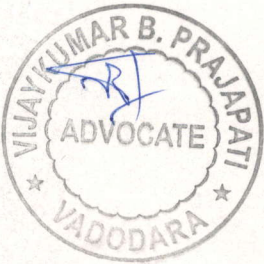
[ 3 ]

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Harni bearing Revenue Survey no. 82/2 was originally belongs to Lallubhai Venibhai and he had sold the said land to Chimanbhai Desaibhai & Bhailal Desaibhai on dtd.15/05/1937 and the mutation entry to that effect had been affected in revenue record vide entry no. 82 on dtd.12/09/1954.
- b. It further transpires from the record that due to family partition the said land was transferred and mutated in the name of Chimanbhai Desaibhai and the mutation entry to that effect had been affected in revenue record vide entry no. 1063 on dtd.02/12/1970.
- c. It further transpires from the record that name of Vitthalbhai Chimanbhai & Arvindbhai Chimanbhai were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry no. 1854 on dtd.07/04/1983.
- d. It further transpires from the record that Vitthalbhai Chimanbhai Patel was died on dtd.21/07/2008 and on his demise, the name of his legal heirs Lilaben Vitthalbhai Patel, Reshmaben Vitthalbhai Patel & Eleshbhai Vitthalbhai Patel were mutated in revenue record by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 4013 on dtd.15/11/2008.



[ 4 ]

- e. It further transpires from the record that Chimanbhai Desaibhai Patel & others have sold the Captioned land to Narsinhbhai K. Patel, Niranjana Kantilal Modi & Bhagwanbhai Keshavbhai by registered Sale Deed no. 7759 on dtd.26/08/2009 and the mutation entry to that effect had been affected in revenue record vide entry no. 4140 on dtd.01/10/2009.
- f. It further transpires from the record that Narsinhbhai Keshavbhai Patel & others have sold the Captioned land to Vinodbhai Jadavjibhai Mojidra & Manojkumar Pramjibhai Prajapati by registered Sale Deed no. 12233 on dtd.19/12/2009 and the mutation entry to that effect had been affected in revenue record vide entry no. 4320 on dtd.14/07/2010.
- g. It also further transpires from the record that the Collector, Vadodara had passed an order to use the captioned land for non agriculture purpose vide his Order no. : Rivi/ N.A./ S.R./ 278/ 2017-18, no. Jamin-D/ Kalam-65/ Vashi/ 6984 to 6992/ 18, dtd.03/12/2018 and the mutation entry to that effect had been affected in revenue record vide entry no. 5715 on dtd.27/12/2018.
- h. It further transpires from the record that Vinodbhai Jadavjibhai Mojidra & Manojkumar Pramjibhai Prajapati have sold the Captioned land to Vaishnavi Developers, a partnership firm through its managing partner Ashokbhai Devjibhai Prajapati by registered Sale Deed no. 3228 on dtd.25/02/2022 and the



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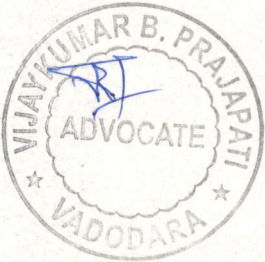
mutation entry to that effect had been affected in revenue record vide entry no. 6199(Uncertified) on dtd.05/03/2022.

i. Hence it is crystal clear that Vaishnavi Developers, a partnership firm is the owners and in possession of the captioned land.

3. I have also issued a Public Notice dtd.17/10/2021 in Sandesh & Gujarat Samachar, Gujarati daily for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land. However, I have not received any objections or claims in response to the Public Notice till today.

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1991 to 2021 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1991 to 2021 as available record from the office of Sub Registrar Vadodara, after giving a public notice in Sandesh & Gujarat Samachar, Gujarati daily and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Harni bearing Revenue Survey no. 82/2, T.P. Scheme no. 1, F.P. no. 122 admeasuring 1,275

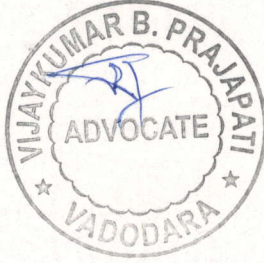


[ 6 ]

Sq. Meters is Clear, Marketable and Free from the all Reasonable  
Doubts and Encumbrances.

Date: 9<sup>th</sup> March 2022

Vadodara.



**Vijaykumar B. Prajapati**

[A d v o c a t e]

En. No. G/1822/2006

# ગામ નમૂનો નંબર ૬ (હક પત્રક)

ગામ/ મોજે: હરણી

તાલુકો: વડોદરા શહેર (ઉત્તર)

જિલ્લો: વડોદરા

| નોંધ નંબર<br>નોંધ તારીખ<br>ફેરફાર નો પ્રકાર | નોંધ ની વિગત                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ફેરફારને સંબંધિત<br>સરવે/ બ્લોક નંબર<br>અને પેટા હિસ્સો તથા<br>તેનો ખાતા નંબર | અગાઉની નામંજુર<br>નોંધનો ક્રમાંક/ તારીખ | તપાસણી કરનાર અધિકારી નો શેરો<br>અને સહી/ તારીખ<br>તથા નામ/ હોદ્દો                                                                                      |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| ૬૧૯૯<br>૦૫/૦૩/૨૦૨૨<br>વેચાણ                 | મોજે.હરણી જી.વડોદરા બ્લોક/સર્વે નં.૮૨/૨ જેનું માપ ૦-૧૮-૨૧ હે.આરે.ચો.મી. ટી. પી.<br>નં-૧ ફા.પ્લોટ.૧૨૨ તે ફા.પ્લોટ મુજબ માપ ૧૨૭૫.૦૦ ચો.મી.વાળી ખુલ્લી બીનખેતી<br>જમીન વેચાણ આપનારે રૂ.૧,૪૯,૪૦,૦૦૦/-માં રજી.દસ્તાવેજ નં.૩૨૨૮ તા.૨૫/૦૨/૨૦૨૨.<br>થી વેચાણ રાખનારના નામે દાખલ કરવા આપેલ અરજી, ઇન્ડેક્સની નકલ, રજી.દસ્તાવેજની<br>નકલ આધારે નોંધ કરવામાં આવી.<br><br>વેચાણ આપનાર:- (૧).વીનોદભાઈ જાદવજીભાઈ મોજુબા (૨).મનોજકુમાર પ્રેમજીભાઈ<br>પ્રજાપતી<br><br>વેચાણ રાખનાર:- VAISHNAVI DEVELOPERS એ નામની ભાગીદારી પેઢીના વતી તરફે<br>વ.કતો ભાગીદાર તરીકે અશોકભાઈ દેવજીભાઈ પ્રજાપતી | ૮૨/૨(૧૮૬૯)                                                                    |                                         | પ્રમાણિત<br><br>રજી.વે.દ. તથા ઇન્ડેક્સની કોપી ૭/૧૨ રજી<br>શયેલ છે. મિલકત બિનખેતી હોઈ નોંધ<br>પ્રમાણિત" સહિ :- ડી.સી.મસાણી સર્કલ<br>ઓફિસર તા.૧૬/૦૪/૨૦૨૨ |



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નોંધની અસર આપ્યા તા.18/04/2022 14:04:59 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય



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DS REVENUE DEPARTMENT

GOVERNMENT OF GUJARAT

Date: 19-04-2022 17:41:39 IST

MAMLATDAR OFFICE, VADODARA CITY (N)

વેચાણની નકલ/ Chargeable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).

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