

TITLE CLEARANCE CERTIFICATE

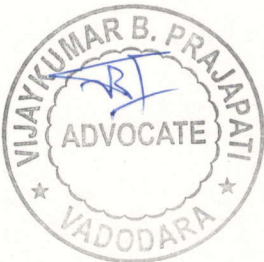
To,
Omkar Developers,
E/22, Parshwanath Society,
Nizampura, Vadodara.

**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
Danteshwar bearing Revenue Survey no. 694 admeasuring
4,856 Sq. Meters paikie 2,913.60 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 Danteshwar bearing Revenue Survey no. 694 admeasuring 4,856 Sq. Meters paikie 2,913.60 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.



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- 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 1983-84 to 1986-1987 of the said land.
- e. A copy of the 7/12 extract for the year 1987-88 to 1998-1999 of the said land.
- f. A copy of the 7/12 extract for the year 1999-2000 to 2005-2006 of the said land.
- g. A copy of the 7/12 extract for the year 2006-2007 to 2020-2021 of the said land.
- h. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- i. A copy of the village form no. 8 – A, bearing khata no. 244 of the said land.
- j. A copy of Sale deed no. 4288, dtd.12/08/2021.
- k. A copy of Order no. : 685/19/16/026/2021, dtd.17/07/2021 of the said land.
- l. A copy of N.A. Order no. : 691/19/16/026/2021, dtd.21/07/2021 of the said land.

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



- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Danteshwar bearing Revenue Survey no. 694 was originally

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belongs to Maneklal Shah and he had donated the said land to Shree Ranchhodji Maharaj Sansthan, Dakor and the mutation entry to that effect had been affected in revenue record vide entry no. 271.

- b. It further transpires from the record that Hirabhai Ranchhodbhai Patel was an agricultural tenant of the said land and his name was mutated in the revenue record as tenant and the mutation entry to that effect had been affected in revenue record vide entry no. 630.
- c. It further transpires from the record that the tenant Hirabhai Ranchhodbhai Patel was died and on his demise, according to his will the name of his legal heirs Naranbhai Hirabhai Patel was mutated in the revenue record as tenant and the mutation entry to that effect had been affected in revenue record vide entry no. 1800 on dtd.10/04/1974.
- d. It further transpires from the record that the said land was sold to Naranbhai Hirabhai Patel in pursuant to the Purchase Certificate issued by the Mamlatdar & Agricultural Land Tribunal vide certificate ledger no. 678 on dtd.15/11/2002 as a Restricted Tenure land under section 43 of the Tenancy Act., and the mutation entry to that effect had been affected in revenue record vide entry no. 4217 on dtd.10/01/2003.
- e. It further transpires from the record that Naranbhai Hirabhai Patel was died on dtd.05/07/2008 and on his demise, the said land was transferred and mutated in the name of his legal heirs Minaxiben w/o Naranbhai Hirabhai Patel, Kalpeshbhai Naranbhai Patel &



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Nimeshbhai Naranbhai Patel by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 5094 on dtd.07/10/2008.

- f. It also further transpires from the record that the Collector, Vadodara had passed an order to convert the said land into old tenure land vide his Order no. : 685/19/16/026/2021, dtd.17/07/2021 and the mutation entry to that effect had been affected in revenue record vide entry no. 5930 on dtd.17/07/2021.
- 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. : 691/19/16/026/2021, dtd.21/07/2021 and the mutation entry to that effect had been affected in revenue record vide entry no. 5931 on dtd.21/07/2021.
- h. It further transpires from the record that Minaxiben w/o Naranbhai Hirabhai Patel, Kalpeshbhai Naranbhai Patel & Nimeshbhai Naranbhai Patel have sold the Captioned land to Omkar Developers, a partnership firm through its managing partner Amit Kanubhai Patel by registered Sale Deed no. 4288 on dtd.10/08/2021 and the mutation entry to that effect had been affected in revenue record vide entry no. 5942 (Uncertified) on dtd.02/09/2021.
- i. Hence it is crystal clear that Omkar Developers, a partnership firm is the owners and in possession of the captioned land.

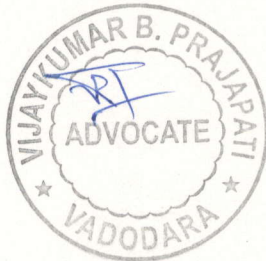


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3. I have not issued a Public Notice for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land.
4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1991 to 2021 as 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 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 Danteshwar bearing Revenue Survey no. 694 admeasuring 4,856 Sq. Meters paikee 2,913.60 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 19th October 2021

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006