

RAVINDRA V. HOTA

B.A.LL.B

ADVOCATE (GUJARAT HIGH COURT)

ADD: Humayu Manzil, Kothi Road, Vadodara 390 001

Phone No. 0265-2438128

Dt. :30/6/2020

To,
M/s. Suvarna Buildcon a partnership firm,
through Authorized / Managing Partner,
Sumit Narayanbhai Patel,
SUVARNA ICON,
Opp. Kailash Party Plot, Ajwa crossing,
Ajwa Road, Vadodara.

Reg. **TITLE CLEARANCE CERTIFICATE** in respect of the Immovable Property being N.A. Land bearing **F.S.I. admeasuring 1412.40 Sq. Mtrs. of Shop No. S-43 to S-64** thereon in the scheme known as "**JAY YOGESHWAR TOWNSHIP PART-2**" situated and constructed on the Land bearing R.S. No. 597/B, T. P. Scheme No. 2, Final Plot No. 1 of Mouje Village : Sayajipura, Tal. Vadodara in the Registration Dist. Vadodara and Sub Dist. Vadodara

- (1) From the documents submitted on record, it is found that the Land of R.S. No. 597-B belonged to the Ownership of Kamlaben Chunibhai Patel. vide Mutated Entry No. 2396.
- (2) Thereafter, Kamlaben Chunilal Patel was expired and on her Death the names of her Legal Heirs Bhikhubhai Chunilal Patel, Mukeshbhai Chunilal Patel, Girishbhai Chunilal Patel, and Mayaben Chunilal Patel By way of Succession, the names were entered in the Revenue Record vide Mutated Entry No. 1479.
- (3) Thereafter, Bhikhubhai Chunilal Patel was expired and on his Death the names of his Legal Heirs Urmilaben W/o. Bhikhabhai Chunibhai Patel, Daxeshbhai Bhikhubhai Patel, and Ghanshyambhai Bhikhubhai Patel, By way of Succession, the names were entered in the Revenue Record vide Mutated Entry No. 2163.
- (4) Thereafter, Mukeshbhai Chunilal Patel was also expired and on his Death the names of his Legal Heirs : (1) Sumitraben W/o. Mukeshbhai Chunibhai Patel, (2) Miss. Hiralben Mukeshbhai Patel, (3) Dhavalbhai Mukeshbhai Patel, No. 2 & 3 were Minor through their Guardian Sumitraben Mukeshbhai Patel. By way of Succession the names were entered in the Revenue Record vide Mutated Entry No. 2214.
- (5) Thereafter, Girishbhai Chunilal Patel and Others through their Power of Attorney Holder Kanthbhai P. Patel and Mr. M. R. Shah have obtained N.A. Permission issued by Land Revenue Department, District Panchayat vide Order No. No. LND/SR/12/2000-01/Vashi/2245/2000, Dt. 23-10-2000. The said Entry was entered in the Revenue Record vide Mutated Entry No. 2458, Dt. 08-12-2000.
- (6) Thereafter, Land Owners, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Daxeshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel through her Guardian Sumitraben Mukeshbhai Patel, Dhavalbhai Mukeshbhai Patel through his Guardian Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Kantibhai Premjibhai Patel, Mahendrabhai Ramniklal Shah, and Ramniklal Maganlal Shah through their Power of Attorney Holder Mahendrabhai Ramniklal Shah, Meenaben Chhotalal Patel,



through her Power of Attorney Holder Chhotalal Premjibhai Patel, Ganpatbhai Mohanbhai Dudhat, Dakubhai Ratilal Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladia have executed a Registered Agreement for Sale for the above Property in favour of M/s. Radheshyam Developers, a Partnership firm through its Partners, Dharamsibhai N. Turakhiya, Kishorbhai Dharamsibhai Prajapati and Jayantilal Bhailalbhai Sheladiya. The said Agreement for Sale was registered in the office of Sub Registrar, Vadodara at Sr. No. 6121, Dt. 27-07-2000.

- (7) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Daxeshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel through her Guardian Sumitraben Mukeshbhai Patel, Dhavalbhai Mukeshbhai Patel through his Guardian Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotalal Patel through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed of **F.S.I. admeasuring 192.60 Sq. Mtrs. of Shop No. S-43 to S-45**, Ground Floor, Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Jivrajbhai Narsibhai Turakhiya**. The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 807, Dt. 22-01-2015**.

- (8) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Deveshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel D/o. Sumitraben Mukeshbhai Patel, Master Dhavalbhai Mukeshbhai Patel S/o. Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotalal Patel through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed of **F.S.I. admeasuring 128.40 Sq. Mtrs. of Shop No. S-46 and S-47**, Ground Floor, Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Prabhaben Mohanbhai Turakhiya**. The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 808, Dt. 22-01-2015**.

- (9) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Deveshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel D/o. Sumitraben



Mukeshbhai Patel, Master Dhavalbhai Mukeshbhai Patel S/o. Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotalal Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed of **F.S.I. admeasuring 128.40 Sq. Mtrs. of Shop No. S-48 and S-49**, Ground Floor, Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Harjivanbhai Ramjivanbhai Mistry**. The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 807, Dt. 22-01-2015**.

- (10) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Deveshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel D/o. Sumitraben Mukeshbhai Patel, Master Dhavalbhai Mukeshbhai Patel S/o. Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotalal Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed **F.S.I. admeasuring 128.40 Sq. Mtrs. of Shop No. S-50 and S-51**, Ground Floor, Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Rasilaben Rameshbhai Turakhiya**. The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 810, Dt. 22-01-2015**.

- (11) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Deveshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel D/o. Sumitraben Mukeshbhai Patel, Master Dhavalbhai Mukeshbhai Patel S/o. Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotalal Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed of **F.S.I. admeasuring 321.00 Sq. Mtrs. of Shop No. S-52 to S-56**, Ground Floor,



Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Vinodbhai Pitambarbhai Turakhiya**. The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 811, Dt. 22-01-2015**.

- (12) Thereafter, Girishbhai Chunibhai Patel, Urmilaben W/o. Bhikhabhai Chunibhai Patel, Deveshbhai Bhikhubhai Patel, Ghanshyambhai Bhikhubhai Patel, Sumitraben W/o. Mukeshbhai Chunibhai Patel, Miss. Hiralben Mukeshbhai Patel D/o. Sumitraben Mukeshbhai Patel, Master Dhavalbhai Mukeshbhai Patel S/o. Sumitraben Mukeshbhai Patel, Mayaben D/o. Chunibhai Kashibhai Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya and Confirming Party No. 1 Siddhi Enterprise, a partnership firm through its Managing Partners Ramniklal Maganlal Shah and Smt. Meenaben Chhotlal Patel through their Power of Attorney Holder Jayantibhai Bhilalbhai Sheladiya & Confirming Party No. 2 Ganpatbhai Mohanbhai Dudhat and Dakubhai Ratibhai Dudhat through their Power of Attorney Holder Jayantibhai Bhailalbhai Sheladiya and Confirming Party No. 3 Radheshyam Developers, a Partnership Firm through its Partners Kishorbhai Dharamsibhai Prajapati, Jayantibhai Bhailalbhai Sheladiya have executed a Registered Sale Deed of **F.S.I. admeasuring 513.60 Sq. Mtrs. of Shop No. S-57 to S-64**, Ground Floor, Jay Yogeshwar Township Part-2, Ajwa Road, Vadodara in favour of **Dharamsibhai Narsibhai Prajapati and Kishorbhai Dharamsibhai Prajapati..** The said Sale Deed was registered in the office of Sub Registrar Vadodara at **Sr. No. 806, Dt. 22-01-2015**.
- (13) Thereafter, Land Owners, Rasilaben Rameshbhai Turakhiya, Vinodbhai Pitambarbhai Turakhiya, Dharamsibhai Narsibhai Prajapati, Kishorbhai Dharamsibhai Prajapati have executed a Notarized Development Agreement for the above Property in favour of M/s. Suvarna Buildcon, a Partnership firm through its Partners, Sumit Narayanbhai Patel and Mukesh Hamirbhai Patel. The said Development Agreement was Notarized on Dt. 19-08-2017.
- (14) Thereafter, Rasilaben Rameshbhai Turakhiya, Vinodbhai Pitambarbhai Turakhiya, Dharamsibhai Narsibhai Prajapati, Kishorbhai Dharamsibhai Prajapati have executed a Registered Agreement for Sale for F.S.I. Shop No. S-50 to S-64 admeasuring 963.00 Sq. Mtrs. in favour of M/s. Suvarna Buildcon, a partnership firm through its Partners Sumit Narayanbhai Patel and Mukesh Hamirbhai Patel. The said Agreement for Sale was registered in the office of Sub Registrar, Vadodara at Sr. No. 11116, Dt. 19-08-2017.
- (15) Thereafter, Jivrajbhai Narsibhai Turakhiya, Prabhaben Mohanbhai Turakhiya and Harjivanbhai Ramjibhai Mistry have executed a Agreement for Sale for F.S.I. Shop No. S-43 to S-49 admeasuring 449.40 Sq. Mtrs. in favour of M/s. Suvarna Buildcon, a partnership firm, through its Partners Sumit Narayanbhai Patel and Mukesh Hamirbhai Patel. The said Agreement for Sale was registered in the Office of Sub Registrar, Vadodara at Sr. No. 1000, Dt. 23-01-2018.
- (16) Thereafter, Rasilaben Rameshbhai Turakhiya, Vinodbhai Pitambarbhai Turakhiya, Dharamsibhai Narsibhai Prajapati and Kishorbhai Dharamsibhai Prajapati through their Power of Attorney Holder Kishorbhai Dharamsibhai Prajapati have executed a Registered Sale Deed of **F.S.I. admeasuring 963.00 Sq. Mtrs. of Shop No. S-50 to**



S-64 in favour of M/s. **Suvarna Buildcon, a Partnership firm through its Managing Partners Sumit Narayanbhai Patel and Mukesh Hamirbhai Prajapati.**

The said Sale Deed was registered in the Office of Sub Registrar, Vadodara at Sr. No. 2103, Dt. 14-02-2018.

- (17) Thereafter, Jivrajbhai Narsibhai Turakhiya, Prabhaben Mohanbhai Turakhiya and Harjivanbhai Ramjibhai Mistry have executed a Registered Sale Deed for **F.S.I. admeasuring 449.40 Sq. Mtrs. of Shop No. S-43 to S-49** in favour of M/s. **Suvarna Buildcon, a partnership firm through its Managing Partners, Sumit Narayanbhai Patel and Mukesh Hamirbhai Prajapati.** The said Sale Deed was registered in the Office of Sub Registrar, Vadodara at **Sr. No. 5439, Dt. 17-04-2018.**
- (18) Thereafter, Suvarna Buildcon, a partnership firm, through its Managing Partners Sumit Narayanbhai Patel and Mukesh Hamirbhai Prajapati have obtained Construction Permission issued by Vadodara Mahanagar Palika vide Raja Chitthi No. Ward-9/94/2019-20, Dt. 08-07-2019 for Commercial Purpose.
- (19) Thereafter, Suvarna Buildcon, a partnership firm has apply for the scheduled property in the City Survey Property card. The City Survey Suptd. has issued U/s. 135 (D) of Gujarat Land Revenue Code on dtd.29/2/2020. The xerox copy of notice is produce herewith.
- (20) Looking to the aforesaid papers and documents it confirms/transpires that **M/s. Suvarna Buildcon, a Partnership firm** holds clear and marketable title in respect of the schedule property.

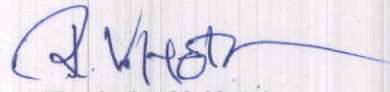
SCHEDULE

The Immovable Property being N.A. Land bearing **F.S.I. admeasuring 1412.40 Sq. Mtrs. of Shop No. S-43 to S-64** thereon in the scheme known as "**JAY YOGESHWAR TOWNSHIP PART-2**" situated and constructed on the Land bearing R.S. No. 597/B, T. P. Scheme No. 2, Final Plot No. 1 of Mouje Village : Sayajipura, Tal. Vadodara in the Registration Dist. Vadodara and Sub Dist. Vadodara The Shop No. S-43 to S-64 is bounded as under :

<u>Shop No. S-50 to S-64</u>		<u>Shop No. S-43 to S-49</u>	
East	: 7.50 Mtrs. Society Road,	East	: 7.50 Mtrs. Society Road,
West	: 8.00 Mtrs. Society Road,	West	: 8.00 Mtrs. Society Road,
North	: House of Society,	North	: House of Society,
South	: 40.00 Mtrs. T.P. Road.	South	: 40.00 Mtrs. T.P. Road.

Dated : 30/6/2020
Place : Vadodara.




(Ravindra V. Hota)
Advocate