

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
Tele : 2355885, 2581455
Mobile:9825039355
E-mail:advocatepandya@yahoo.com

To,

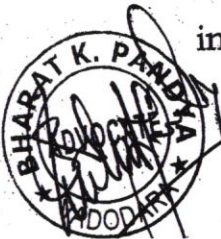
dt.05-01-2020

M/s. Shivam Realty, A Partnership firm
Vadodara.

♣ SUB: In the matter of title clearance certificate in respect of non agriculture land bearing Block no. 347, Old Revenue Survey No. 400, 406 admeasuring 7790 sq. mtrs as per revenue record, Which is included in Town Planning Scheme No. 4 and given Final Plot No. 177 admeasuring 5461 Sq.Mtrs in village Bhayli, In Registration District Vadodara, Sub- District Vadodara.

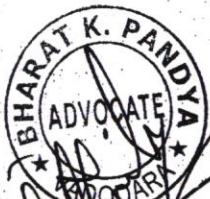
Sir,

With reference to above referred subject, I state that you have approached me for obtaining Title Clearance Certificate for the captioned property. As desired by you the records of the office of Sub-Registrar, Vadodara have been verified for the period from 2006 to dt. 23-12-2019 vide search application no. 15707 and dt. 21-12-2019, No. 2418 (Sub-Regi. Rural Vadodara) and dt. 03-01-2020, No.154, as per the record of the office of Sub-Registrar, Vadodara some of the pages are not available and legible, therefore on the basis of the same I got the search done and this report is being issued. I have also perused the following documents in respect of the captioned property.



For Shivam Realty
H.C. Naloli
PARTNER

1. Zerox copy of Village From no. 7/12, 8-A and 6 of land Block no. 347, Old Revenue Survey No. 400, 406 admeasuring 7790 sq. mtrs as per revenue record, Which is included in Town Planning Scheme No. 4 and given Final Plot No. 177 admeasuring 5461 Sq.Mtrs, in village Bhayli, In Registration District Vadodara reflecting the name of Shivam Realty, A Partnership firm and land is shown to be non agriculture land.
2. Copy of the partnership deed dt. 12-11-2018 of Shivam Realty.
3. Copy of the order No. NA/SR/1021/2014-15 No. Jamin-D/Kalam-65/Vashi/2865 to 2873/15 dt. 11-05-2015 issued by Collector, Vadodara.
4. Copy of the construction permission / Raja Chitthi No. UDA/Plan-6/Parvangi/168/2019 dt. 30-12-2019 issued by Vadodara Urban Development Officer, Vadodara.
5. Copy of the sale deed dt. 08-09-2003, Regn No. 6015 executed by and between Mr. Amit Sanmukhlal Shah being the purchaser i.e. party of the first part and Mr. Aniruddh Rameshbhai Patel being the vendor i.e. party of the second part. For the land.
6. Copy of the rectification deed dt. 25-03-2004 executed by and between Amit Sanmukhlal Shah being the party of the first part and Aniruddh Rameshbhai Patel being the party of the second part. For the sale deed dt. 08-09-2003, Regn NO. 6015 as per that details of land is rectified.
7. Copy of the sale deed dt. 04-07-2019, Regn No. 11236 executed by and between Mr. Amit Sanmukhlal Shah being the vendor i.e. party of the first part and Shivam Realty, A Partnership firm being the purchaser i.e. party of the second part. For the captioned



For, SHIVAM REALTY
H.C. Nishu
PARTNER

property. As per that vendor has sold said property in total consideration of Rs.10,00,00,000/-.

HISTORY OF PROPERTY IN BRIEF

That, land Block no. 347, Old Revenue Survey No. 400, 406 admeasuring 7790 sq. mtrs as per revenue record, Which is included in Town Planning Scheme No. 4 and given Final Plot No. 177 in village Bhayli, In Registration District Vadodara was of the ownership of Maganbhai Desaibhai and as per family arrangement said land was given to Bhupendra Maganbhai Patel and entry for the same is recorded in revenue record vide entry No. 1030. Thereafter, as per order of KJPSR No. 127/26-10-1956 Survey No. 400 and 406 were consolidated as one number i.e. Survey No. 400 and entry for the same is recorded vide entry No. 2850, dt. 21-11-1959. Thereafter, entry for rectification in akar was recorded in revenue record vide entry No. 4261, dt. 06-02-1964. As per family arrangement and oral agreement said land was given to Zaverben Wd/o. Maganbhai Desaibhai and entry for the same is recorded in revenue record vide entry No. 5259, dt. 04-11-1970. Charge of Bank of Baroda was recorded vide entry No. 5231, dt. 11-05-1970. Said charge of Bank of Baroda was released vide entry No. 5484, dt. 12-06-1973. Thereafter as per WILL executed by Zaverben Maganbhai Patel said land was bequeathed to Mr. Pradeepkumar Bhupendrabhai Patel and his name is recorded in revenue record vide entry No. 5541, dt. 09-10-1975. Entry with reference to law relating to fragmentation was recorded vide entry No. 5655, 25-02-1977. Thereafter, as per family arrangement said land came to the



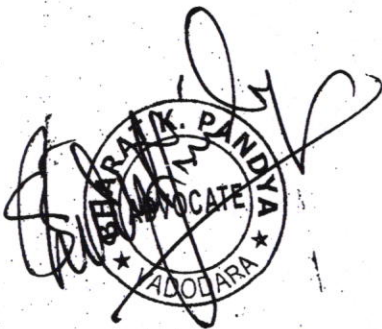
FOR ADVOCATE
H.C. N. S. PARTNER

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
Tele : 2355885, 2581455
Mobile:9825039355
E-mail:advocatepandya@yahoo.com

share of Aniruddh Rameshbhai Patel and same is effected in revenue record and name of Mr. Aniruddh Rameshbhai Patel was recorded for the said land vide entry No. 8960, dt. 07-01-1992. Thereafter, said Mr. Aniruddhbhai Rameshbhai Patel sold said land to Mr. Amitbhai Sanmukhlal Shah vide sale deed dt. 08-09-2003, Regn No. 6015 executed in his favour and his name is recorded in revenue record vide entry No. 10209, dt. 25-03-2004. Said land was agriculture land and necessary permission to use land for non agriculture purpose was granted by collector vide order No. No. NA/SR/1021/2014-15 No. Jamin-D/Kalam-65/Vashi/2865 to 2873/15 dt. 11-05-2015 and entry for the same is recorded in revenue record vide entry No. 14368, dt. 13-06-2015. Thereafter, said the then owner Mr. Amit Sanmukhlal Shah sold said land to Shivam Realty, A Partnership firm vide registered sale deed dt. 04-07-2019, Regn No. 11236. Thus, on the basis of the same, they became owners of the said land and their name is mutated in revenue record vide entry No. 16782, dt. 14-08-2019.

I had given public notice in local news paper "Gujarat Samachar" on 31-10-2018 and invited objection within seven days with reference to captioned land and public notice. In response to the said public notice I have not received any objection from anybody.



A circular stamp with the text "BHARAT K. PANDYA" at the top, "ADVOCATE" in the middle, and "BARODA" at the bottom. There are two stars on either side of the word "ADVOCATE". A handwritten signature is written over the stamp.

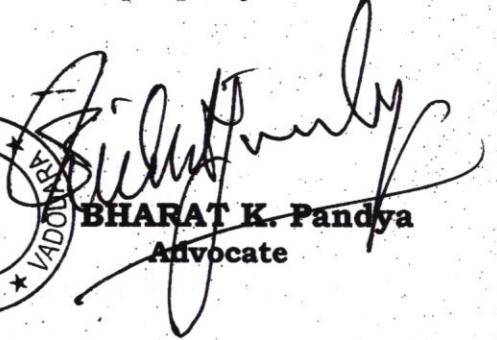
For SHIVAM REALTY
H.C. Nigam
PARTNER

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
Tele : 2355885, 2581455
Mobile:9825039355
E-mail:advocatepandya@yahoo.com

O P I N I O N

On the basis of the above referred contents, I am of the opinion that Shivam Realty, A Partnership firm are the owners of non agriculture land bearing Block no. 347, Old Revenue Survey No. 400, 406 admeasuring 7790 sq. mtrs as per revenue record, Which is included in Town Planning Scheme No. 4 and given Final Plot No. 177 admeasuring 5461 Sq.Mtrs in village Bhayli, In Registration District Vadodara, Sub-District Vadodara and as such title of the said property is clear marketable and free from all encumbrances.



BHARAT K. Pandya
Advocate

For, SHIVAM REALTY
H.C. Nalori
PARTNER