

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

'SAGAR'

**C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018**

Phone : 248 85 69

M.: 098242 61705

Date: 08.06.2022

To,

M/s Sharnam Landspace

FF- 116, Dwarkesh Complex

RC Dutt Road, Vadodara.

SUB: Title Clearance Certificate in respect of the Non-Agriculture piece and parcel of Land situated in District Vadodara Mouje Harni bearing Revenue Survey No. 1048, included in T P Scheme No. 50 (Harni), Final Plot No. 69 adm. 7709 Sq. Mtrs. paiki 3798 Sq. Mtrs. towards the West.

Scheme Name: "IsaVasyam"

On request and as desired to issue a Title Clearance report in respect of the **Non-Agriculture piece and parcel of Land situated in District Vadodara Mouje Harni bearing Revenue Survey No. 1048, included in T P Scheme No. 50 (Harni), Final Plot No. 69 adm. 7709 Sq. Mtrs. paiki 3798 Sq. Mtrs. towards the West.** Upon verifying the Revenue records of last 30 years, Search Report, Copy of Sale Deed, N.A. Order and other relevant documents, I hereby give my opinion as under:

The abovementioned land bearing Revenue Survey no. 1048 was owned by Pragjibhai Becharbhai and he had partitioned the various lands owned by him and by virtue of the said partition land bearing Revenue Survey No. 1048 came to the share of Virendra Pragjibhai Patel vide Mutation Entry No. 344.

As observed in the Revenue Records name of Virendrabhai Pragjibhai Patel was running since 1951 and till 2005 there were no transaction or changes in the Ownership of the said land.



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Virendrabhai Pragjibhai Patel expired on 20.11.2005 and upon his death names of his legal heirs 1) Meenaben Virendrabhai, 2) Mayurbhai Virendrabhai and 3) Bhaskarbhai Virendrabhai were inserted in the Revenue Records by virtue of succession vide Mutation Entry No. 3432 dated 26.12.2005.

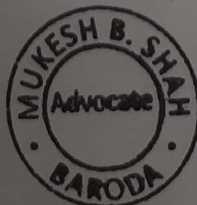
Arvinbhai Pragjibhai Patel expired on 18.07.2006 and upon his death names of his legal heirs 1) Chandrakantaben, 2) Dineshbhai, 3) Vasantbhai and 4) Dilipbhai were entered in the Revenue Records by virtue of succession vide Mutation Entry No. 3515 dated 06.10.2006. However the said entry was later cancelled by order of the Dy. Collector in RTS Case No. 144/11 dated 10.01.2012. Mutation Entry No. 4609 dated 06.12.2012 was passed in the Revenue Records giving effect to the said order.

Bhaskarbhai Virendrabhai expired on 20.05.2006 and upon his death names of his legal heirs 1) Premilaben Bhaskarbhai, 2) Jaymini Bhaskarbhai, and 3) Madhuri Bhaskarbhai were mutated in the Revenue Records by virtue of succession vide Mutation Entry no. 3527 dated 08.12.2006.

Land owners Meenaben Virendrabhai, Mayurbhai Virendrabhai, Premilaben Bhaskarbhai, Jaymini Bhaskarbhai, and Madhuri Bhaskarbhai have jointly sold and conveyed land bearing Revenue Survey No. 1048 adm. 12849 Sq. Mtrs. in favour of Manish Ishwarbhai Patel and Arvinbhai Ambalal Patel by registered Sale Deed dated 26.07.2013 registered at Sr. No. 722 with the Sub-registrar at Vadodara. Thus they became the joint owners of the said land and their names are mutated in the Revenue Records vide Mutation Entry No. 4870 dated 17.09.2013.

The Collector, Vadodara has issued the permission for Non Agricultural use of the land in respect of Land adm. 7709 Sq. Mtrs. vide its order dated 14.10.2014 bearing Ref No. NA/SR/514/2014-2015 . Mutation Entry no. 5073 dated 01.11.2014 is passed in the Revenue Records giving effect to the said order.

The said land is included in TP Scheme No. 50 (Harni) and has been allotted Final Plot No. 69 adm. 7709 Sq. Mtrs.



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Manishbhai Ishwarbhai Patel has sold and conveyed land adm. 2890 Sq. Mtrs. from his 75% Share in the land to Amitaben Rameshbhai Prajapati vide registered Sale Deed dated 08.05.2018 registered at Sr. No. 6462 with the Sub-registrar at Vadodara. Name of Amitaben Rameshbhai Prajapati was inserted in the Revenue Records vide Mutation Entry no. 6147 dated 09.12.2021.

Land owners Manishbhai Ishwarbhai Patel, Arvindbhai Ambalal Patel and Amitaben Rameshbhai Prajapati have jointly executed a Development Agreement in favour of M/s Sharnam Land Space, a partnership Concern through its partner Virag Nikunjibhai Desai vide registered Development Agreement dated 06.06.2022, Doc. No. 9920 registered with Sub-registrar at Vadodara.

I have verified Revenue Records for the last 30 years and have not found any encumbrance upon the said land.

For the purpose of Title Clearance of the above mentioned land, I have issued Public Notice on 13.03.2022 in Gujarat Samachar inviting objection for Title Clearance Certificate, and no objection is received.

Also for the above mentioned property I have made a search before Sub registrar office at Vadodara for a period of last 30 years and have not found any objectionable entry for the abovementioned property.

Thus, from the above observations I conclude that the title of the subjected property i.e. **Non-Agriculture piece and parcel of Land situated in District Vadodara Mouje Harni bearing Revenue Survey No. 1048, included in T P Scheme No. 50 (Harni), Final Plot No. 69 adm. 7709 Sq. Mtrs. paiki 3798 Sq. Mtrs. towards the West** is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES subject to Development rights in favour of M/s Sharnam Landspace.

Date: 08.06.2022

Place: Vadodara

Mukesh B. Shah/Rutuja Kapadia

Advocate

