

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: 06.12.2021

To,

M/s Shiv Enterprise

Elite Elegance,

Nr. Collabera, Nr. Gotri-Sevasi Road,

Vadodara.

SUB: Title Clearance Certificate in respect of Property being Non-Agriculture Land bearing Revenue Survey No. 56 and 57, included in TP Scheme no. 60 Final Plot No. 52, adm. 4350 Sq. Mtrs. of Mouje Gotri in Registration District Sub-District Vadodara.

REF: My TCR dated 05.02.2021.

On request and as desired to issue a Title Clearance report in respect of **Non-Agriculture Land bearing Revenue Survey No. 56 and 57, included in TP Scheme no. 60 Final Plot No. 52, adm. 4350 Sq. Mtrs. of Mouje Gotri in Registration District Sub-District Vadodara.** Upon verifying the Revenue records, N.A. Order, Search Report, and other relevant documents, I hereby give my opinion as under:

Land bearing Revenue Survey No. 56, was owned by Krushnaprasad Manishankar and he has sold and conveyed the said land to Patel Bhailalbhai Ranchodbhai on 25.03.1949. Thus Bhailalbhai Ranchodbhai became the owner of the said land and his name is Mutated in the Revenue Records vide Mutation Entry No. 210.

Land bearing Revenue Survey No. 56 and 57 were amalgamated pursuant to the order passed by the survey record and the consolidated Survey No was given as Revenue Survey No. 56 vide Mutation Entry No. 1010 dated 05.10.1963.



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Bhailalbhai Ranchodbhai, Chhotabhai Ranchodbhai and Motibhai Ranchodbhai were the Co- owners of the land bearing Revenue Survey No. 56 and 57 which were ancestral properties and their names are mutated in the Revenue records vide Mutation Entry No. 1101 dated 06.06.1964.

Bhailalbhai Ranchodbhai Patel, expired on 16.02.1967 and on his death the names of his legal heirs 1) Chandrakantbhai, 2) Promodbhai, 3) Satishbhai, 4) Saileshbhai, 4) Jayaben, 6) Kokilaben and 7) Shantaben (Widow of Bhailalbbhai) were mutated in the Revenue Records by virtue of succession vide Mutation Entry no. 1353 dated 20.11.1968.

Chhotabhai Ranchodbhai Patel expired and on his death names of his legal heirs 1) Savitaben (Widow), 2) Maheshbhai (Son), 3) Sushilaben, 4) Nirmalaben and 5) Chhayaben (Daughter) were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 2726 dated 20.09.1986.

Shaileshbhai Alias Rajubhai Bhailalbhai Patel, expired on 19.03.1992 and upon his death names of his legal heirs 1) Jyotsanaben alias Meenaben (Widow), 2) Beenitaben, 3) Mohiniben and 4) Bababhai were mutated in the Revenue Records vide Mutation Entry No. 3899 dated 11.11.1993.

Motibhai Ranchodbhai expired on 06.05.1996, and on his death the names of his legal heirs 1) Shardaben (Widow), 2) Lalitaben (Daughter), 3) Dineshbhai (Son), 4) Dakshaben (Widow of Girishbhai Motibhai), 5) Rajeshbhai, 6) Hasmukhbhai and 7) Bharatbhai were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 4233 dated 16.06.1996.

In the Instance of Family Partition, the said Land bearing Revenue Survey No. 56 was partitioned into three parts out of which land adm. 4836.66 Sq. Mtrs. towards East came to the share of Heirs of Chhotabhai Ranchodbhai Patel vide Mutation Entry No. 4821 dated 02.04.2000.



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Land adm. 9868.55 Sq. Mtrs. of Revenue Survey No. 56 paiki was permitted to be used for Non-Agricultural purposes vide order dated 25.10.2001 passed by the Collector, Vadodara bearing No. N.A./SR/283/99-2000. Effect of the said order has been given in the Revenue Records vide Mutation Entry No. 5101 dated 22.01.2002.

The said land bearing Revenue Survey No. 56 paiki 4836.66 Sq. Mtrs. towards East is included in TP Scheme no. 60 and has been allotted Final Plot no. 52 paiki Eastern part adm. 4350 Sq. Mtrs. The said land has been allotted City Survey No. 2448/A.

The said City Survey No. 2448/A was recorded in the name of the Heirs of Chotabhai Ranchodbhai Patel i.e 1) Maheshbhai Chhotabhai Patel, 2) Nirmalaben Chotabhai Patel, 3) Savitaben Chhotabhai Patel, 4) Widow of Ranchodbhai Chhayaben alias Dharmishthaben Chhotabhai and 5) Sushilaben Chhotaben Patel vide Entry No. 185 No. 24.04.2002.

Savitaben Chhotabhai Patel expired on 05.10.2005 and upon her death her name was deleted from the Property card vide entry No. 27052 dated 17.06.2021.

Joint owners 1) Maheshbhai Chhotabhai Patel, 2) Nirmalaben Chotabhai Patel, 3) Chhayaben alias Dharmishthaben Chhotabhai and 4) Sushilaben Chhotaben Patel have jointly sold and conveyed the said land in favour of M/s Shiv Enterprise through its partner Rameshbhai Jogi vide registered Sale Deed dated 17.06.2021, Doc. No. 5732 before Sub-registrar, Vadodara. Name of M/s Shiv Enterprise was recorded in the Property card vide Entry No. 27198 dated 29.06.2021.

Vadodara Mahanagar Palika has issued Building Permission on 26.10.2021 bearing Ref No. Ward/11/SHB-63/2021-2022.

For the purpose the Title Clearance, I have issued public notice in Gujarat Samachar and Divya Bhaskar on 26.01.2021, and in response thereto I had not received any objection.



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I have caused Search to be made with the Sub-registrar Vadodara for last 30 years I could not find any charge and encumbrances have been registered with the Sub-registrar, Vadodara.

Thus, from the document referred above and the search made with the sub-registrar, Vadodara I conclude and certify that the title of the subjected property i.e. **Non-Agriculture Land bearing Revenue Survey No. 56 and 57, included in TP Scheme no. 60 Final Plot No. 52, adm. 4340 Sq. Mtrs. of Mouje Gotri in Registration District Sub-District Vadodara** is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Date: 06.12.2021

Place: Vadodara



Mukesh B. Shah

Advocate

Sanad No. 470/1981

Sanad Date: 30.09.1981

