



BANKIM S. PANCHOLI
ADVOCATE (GUJARAT HIGH COURT)

Off:-11,12,13-3rd Floor, Darshanam Trade Center-1,Nr.Surya Palace Hotel,Sayajiganj,Vadodara-20,Gujarat. (M) 09825684411

TO,

Shubh Life Space.

Pramukh Party Plot , Nr. Narayan Green & Sky Marc,

Sama – Savli Road, Vemali, Vadodara.

Dear Sir,

SUB : TITLE CLEARANCE CERTIFICATE REPORT .

REF : In the Registration District & Sub-District VADODARA, at Moje Village Vemali, the Non- Agriculture land for Commercial Purposes , bearing Block No. - 114 (Old Revenue Survey Nos. – 196 & 198) , included in Town planning Scheme No. - 2, Final Plot No. - 224, admeasuring - 10921 sq. meters Paiki remaining - 7218.40 Sq. Mt. land paiki West side land from 18.00 mtrs. road, East to West side, which located beside Survey No. – 113 and said land , admeasuring – 1221.63 Sq.mts. (13149.50 Sq.ft.) , situated at Vemali, Vadodara.

SECTION: A –NAME, FATHER’S NAME AND ADDRESS OF THE PRESENT HOLDER.

Shubh Life Space. ,Pramukh Party Plot , Nr. Narayan Green & Sky Marc,

Sama – Savli Road, Vemali, Vadodara

SECTION: B- FULL DESCRIPTION OF THE PROPERTY

In the Registration District & Sub-District VADODARA, at Moje Village Vemali, the Non- Agriculture land for Commercial Purposes , bearing Block No. - 114 (Old Revenue Survey Nos. – 196 & 198) , included in Town planning Scheme No. - 2, Final Plot No. - 224, admeasuring - 10921 sq. meters Paiki remaining - 7218.40 Sq. Mt. land paiki West side land from 18.00 mtrs. road, East to West side, which

located beside Survey No. – 113 and said land, admeasuring – 1221.63 Sq.mts. (13149.50 Sq.ft.) , situated at Vemali, Vadodara.

SECTION: C- LIST OF DOCUMENTS SCRUTINISED.

While inspecting public records for taking search , I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.

1. Copy of Approved Layout Plan issued by Vadodara Urban Development Authority as per Development Permission No. UDA/ PLAN2/ PERMISSION/ 100/ 2016, DATED : 05/07/2016 with respect to Registration District & Sub-District VADODARA, at Moje Village Vemali, the Non- Agriculture land for Commercial Purposes , bearing Block No. - 114 (Old Revenue Survey Nos. – 196 & 198) , included in Town planning Scheme No. - 2, Final Plot No. - 224, admeasuring - 10921 sq. meters , situated at Vemali, Vadodara.
2. Xerox copies of Village Form Nos. - 6, 7/12 & 8-A with respect to the Registration District & Sub- District VADODARA, at Moje Village – Vemali , the Non- Agricultural land for Commercial Purposes bearing Block No. 114 (Old Revenue Survey Nos. 196 & 198), Town Planning Scheme, No.2, Final Plot No. 224, admeasuring 1-44-98 Hecter- Aare- Prati Aare (14498sq. meters).
3. Xerox certified copy of Registered Agreement to Sale Dated 21/09/2010 for Rs. 70,96,650/- executed between 1. Rajendra Bhagwandas Gajjar (25% Share) 2. HimanshubhaiBiharibhai Joshi(35% Share) 3. RupalbenHimanshubhai Joshi (30% Share) 4. Anilbhai Gordhanbhai Prajapati (10% Share) (Purchasers) AND Rajeshbhai Ranchhodbhai Patel (Land Owner) with respect to Registration District & Sub-District : VADODARA, at Moje Village Vemali, the Agricultural land bearing Block No. - 114 (Old Revenue Survey Nos. - 196 & 198), admeasuring - 10921 sq. meters Paiki 6171 Sq. Mt. exists, situated at Vemali, Vadodara. The said document Is registered in the office of Sub Registrār Vadodara at Sr. No. - 12862 Dated 21/09/2010.
4. Original Index - II of the aforesaid Agreement to Sale.
5. Xerox Copy of N.A Order No. NA./S.R./910/2013-14 NO. LAND-D/SEC.-65/ VASHI/796 to 804/14 DATED 12/02/2014 issued by Collector, Vadodara with Respect to Registration & Sub- District VADODARA, at Moje Village -Vemali, bearing Block No.

114(Old Revenue Survey Nos. 196 & 198), Town Planning Scheme No.2, Final Plot No. 224, admeasuring 10921 Sq. Mt. for Commercial Purpose.

6. Xerox Certified Copy of Registered Sale Deed Dated 21/08/2014 for Rs. 5,67,00,000/- executed between Sharnam Reality - a Partnership firm (Purchaser) through its administrative Partner Dinesh Maneklal Shah AND 1. Rameshbhai Ranchhodbhai Patel (Land Owner Block No. - 114 Paiki (Old Revenue Survey No. 196 & 198) , Final Plot No. - 224 , admeasuring - 10921 Sq. Mt. Paiki 6171 Sq. Mt: Paiki 3702.60 Sq. Mt) 2. Rajeshbhai Ranchhodbhai Patel (Land Owners Block No. 110 Paiki(Old Revenue Survey Nos. - 194) , Final Plot No.- 227 , admeasuring - 2327 Sq. Mt. Paiki 1396 Sq. Mt.) AND 3/1. Kanubhai Maganbhai Patel 3/2. Vishnubhai Maganbhai Patel 3/3. Narendrabhai Maganbhai Patel (Land Owner Block No. 112/B (Old Revenue Survey Nos. - 195), Final Plot No. – 228 , admeasuring - 2549.40 Sq. Mt.) AND 1. Rajendra Bhagwandas Gajjar (25 % Share) 2. Himanshubhai Biharibhai Joshi (35% Share) 3. Rupalben Himanshubhai Biharibhai Joshi (30 % Share) 4. Anilbhai Gordhanbhai Prajapati (10 % Share) (Confirming Party as a Registered Agreement to Sale , dated 21/09/2010 right holder) with respect to Registration District & Sub- District - VADODARA, at Moje Village : Vemali, the Non- Agricultural land bearing Block No. - 114 Paiki (Old Revenue Survey Nos. - 196 & 198) , Final Plot No. 224 , admeasuring- 10921 Sq. Mt. paiki 6171 Sq. Mt. Paiki 3702.60 Sq. Mt. AND Block No. - 110 Paiki (Old Revenue Survey Nos. 194), Final Plot No. - 227 admeasuring - 2327 Sq. Mt. paiki 1396 Sq. Mt. AND Block No. - 112/B (Old Revenue Survey Nos. – 195) , Final Plot No.- 228 ,admeasuring - 2549.40 Sq. Mt. Total 7648 Sq. Mt. exists, situated at : Vemali, Vadodara. The said document is registered in the office of Sub - Registrar Vadodara at Sr. No.- 3985 Dated 21/08/2014.

7. Original Index - II of the aforesaid Sale Deed.

8. Xerox Copy of Town Development Plan for SAMA-DUMAD- VEMALI NO. - 2 with respect to Registration District & Sub-District VADODARA, at Moje Village Vemali, bearing Block No. - 114 (Old Revenue Survey Nos. 196 & 198), Town Planning Scheme No. - 2, Final Plot No. 224, No. UDA/ PLAN/ MU.N.R. Y/ 155302/ 2016 , DATED :11/04/2016.

9. Xerox Copy of Development Permission No. UDA/ PLAN2/ PERMISSION/ 100/2016 , DATED : 05/07/2016 with respect to Registration District & Sub-District VADODARA , at Moje Village Vemali, the Non-Agricultural land for Commercial Purposes bearing Block No. - 114 (Old Revenue Survey Nos. 196 & 198), Town

Planning Scheme No. 2, Final Plot No. 224, admeasuring 10921 Sq. meters Paiki 7218.40 Sq. Mt. Construction on Ground 780.70 Sq. Mt. and on First Floor 330.26 Sq. Mt., Total construction 1110.96 Sq. Mt. Commercial Purpose Party Plot exists, situated at Vemali, Vadodara.

10. Xerox Copy of Plinth Checking certificate No. UDA/PLAN-2/ PERMISSION/ 47/2017 , DATED : 20/06/2017 issued by Vadodara Urban Development Authority.

11. Xerox copy of Occupation Certificate No. UDA/PLAN-2/78/2017, DATED 23/08/2017 issued by Vadodara Urban Development, DATED : 23/08/2017 issued by Vadodara Urban Development Authority.

12. Public Notice issued by Bankim. S. Pancholi Advocate in "Sandesh" Daily News paper, Dated 10/07/2021.

SECTION: D- TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE FOR 30 YEARS.

In the Registration District & Sub-District VADODARA, at Moje Village Vemali, the Non- Agricultural land bearing Block No. 114 (Old Revenue Survey No. 196 and 198), T P Scheme No. 02, F P No. 224, admeasuring - 10921 sq. meters Paiki remaining - 7218.40 Sq. Mt. land paiki West side land from 18.00 mtrs. road, East to West side, which located beside Survey No. – 113 and said land , admeasuring – 1221.63 Sq.mts. (13149.50 Sq.ft.) , situated at Vemali, Vadodara.

1. Originally the land of Registration District & Sub- District VADODARA, at Moje Village Vemali, Block No. 114 (Old Revenue Survey No. 196 & 198), Admeasuring : 14498 Sq. Meters , owned and possessed by Gokulbhai Nanabhai Patel and upon his death name of legal heir – Ranchhodbhai Gokulbhai Patel Vide mutation entry No.- 112.

2. Thereafter Ranchhodbhai Gokulbhai Patel died on : 02/08/1977 and upon his death name of his legal heirs - 1. Savitaben Ranchodbhai Patel 2. Minor Rameshbhai Ranchhodbhai Patel through his Guardian and Mother - Savitaben Ranchhodbhai Patel , 3. Minor – Rajendrabhai Ranchhodbhai Patel through his Guardian and Mother-Savitaben Ranchhodbhai Patel was mutated in the

revenue records vide mutation entry No. 576 Dated 10/09/1997 and certified on 21/09/1977.

3. Thereafter Partition was done by family members for various lands and as per partition the Land of R.S. No. 196 and 198 came in the share of Rameshbhai Ranchhodbhai Patel. The said entry was mutated in the revenue records Vide mutation entry No. – 588 , Dated 28/12/1977 and certified on : 28/02/1978.

4. Thereafter Rameshbhai Ranchhodbhai Patel become sole owner of Block No. 114 Paiki R.S. No. 196 and R.S. No. 198 F.P No. 224 admeasuring 10921 Sq. Mt. Out of which he got land admeasuring 3702.60 Sq. Mt. by succession and other co-owner has relinquished their right, title and interest in the said land and the said entry is mutated in the revenue records vide mutation entry No. 933 on 27/03/1992.

5. Thereafter Savitaben Ranchhodbhai Patel died on 27/02/1981 and on her death her name was deleted from the revenue records of R.S.No.196 and 198. The said entry was mutated in the revenue records Vide mutation entry No. 685, Dated 10/09/1982 and certified on 20/11/1982.

6. Thereafter the said land was included in Town Planning Scheme No. - 2 and Final Plot No. 224 was given and out of Total land of **Block No. 114 (Old Revenue Survey No. 196 and 198) admeasuring 18021 as per final plot 40% land is deducted and final plot No. 224admeasuring 10921 Sq. Mt. of land remains with owner.**

7. Thereafter N. A. Order No.NA./S.R./910/2013-14 NO. LAND-D/SEC.-65/VASHI/796 to804/14 DATED 12/02/2014 issued by Collector, VADODARA, at Moje Village Vemali, bearing Block No.114 (Old Revenue Survey Nos. 196 & 198), Town planningScheme No. 2,Final Plot No. 224, admeasuring 10921 Sq. meters for Commercial Purpose. The said entry was mutated in the revenue records Vide mutation entry No. 2392 Dated 14/08/2014 and certified on 10/11/2014.

8. Thereafter Registered Sale Deed Dated 21/08/2014 for Rs.5,67,00,000/- executed between Sharnam Reality a Partnership firm (Purchaser) through its administrative Partner - Dinesh Maneklal Shah **AND** 1. Rameshbhai Ranchhodbhai Patel (Land owner Block No. 114paiki (Old revenue Survey Nos. 196 & 198) , Final Plot No.224, admeasuring 10921 Sq. Mt.paiki 6171 Sq. Mt. Paiki 3702.60 Sq.Mt.) , 2. Rajeshbhai Ranchhodbhai Patel (Land Owners Block No. 110 Paiki (Old Revenue Survey Nos. - 194) , Final Plot No. 227 admeasuring 2327 Sq. Mt. paiki 1396 Sq. Mt.) **AND** 3/1. Kanubhai Maganbhai Patel, 3/2. Vishnubhai Maganbhai Patel , 3/3. Narendrabhai Maganbhai Patel (Land Owners Block No. 112/B (Old Revenue Survey

Nos. 195) Final Plot No. 228 admeasuring 2549.40 Sq. Mt.) **AND** 1. Rajendra Bhagwandas Gajjar (25% share) 2. Himanshubhai Biharibhai Joshi (35% share) 3. Rupalben Himanshubhai Joshi (30% Share) 4. Anilbhai Gordhanbhai Prajapati (10% Share) (Confirming Party as a Registered Agreement to sale dated 21/09/2010 right holder) with respect to Registration District & Sub-District VADODARA, at Moje Village Vemali, the **Non-Agricultural land** bearing Block No. 114 Paiki (Old Revenue Survey Nos. 196 & 198) Final Plot No. 224 admeasuring 10921 Sq. Mt. paiki 6171 Sq. Mt. Paiki **3702.60 Sq. Mt. AND** Block No. 110 Paiki (Old Revenue Survey Nos. 194) Final Plot No. 227 admeasuring 2327 Sq. Mt. paiki **1396 Sq. Mt. AND** Block No. 112/B (Old Revenue Survey Nos. 195) Final Plot No. 228 admeasuring **2549.40 Sq. Mt. Total 7648 Sq. Mt.** exists, situated at Vemali, Vadodara. The said document is registered in the office of Sub Registrar Vadodara at **Sr. No. 3958 Dated 21/08/2014**. The said entry was mutated in the revenue records Vide mutation entry No. 2406 Dated 30/08/2014 and certified on 17/11/2014.

9. So out of Total land of 10921 owner has sold land admeasuring 3702.60 Sq. Mt. as above and land admeasuring 7218.40 Sq. Mt. remains with owner Rameshbhai Ranchhodbhai Patel. The said entry was mutated in the revenue records Vide mutation entry No. 2622 Dated 25/01/2016 and certified on 29/02/2016.

10. Thereafter I, Bankim. S. Pancholi, Advocate has given a public notice in "Sandesh" Daily News Paper Dated 10/07/2021 inviting objections to the title of the said property. But till date I have not received any objections challenging the title of the said property which is owned by Rameshbhai Ranchhodbhai Patel.

I have searched the record of Sub-Registrar Office Vadodara for a Period of Year – 2012 to 2021 by paying the necessary Search fee vide Receipt No. 2021317006957, dated 14/07/2021. The original Search Fee Receipts are enclosed herewith. During the Course of Search, I have not found any adverse Entry.

Hence from the Revenue records it is clearly transpires that Registration District & Sub-District VADODARA, at Moje Village Vemali, Non-Agricultural Land for Commercial Purpose bearing Block No. 114 (Old Revenue Survey Nos. 196 & 198), Town Planning Scheme No. 2, Final plot No. 224, admeasuring - 10921 sq. meters Paiki remaining - 7218.40 Sq. Mt. land paiki West side land from 18.00 mtrs. road, East to West side, which located beside Survey No. – 113 and said land, admeasuring – 1221.63 Sq.mts. (13149.50 Sq.ft.), situated at Vemali, Vadodara of Rameshbhai Ranchhodbhai Patel is in clear possession

and Title of the said property is Clear, Marketable and Encumbrance free.

SECTION: E – Minors Interest

I certify that there is no Minor's Interest involved, in respect of the subject Immovable Property.

SECTION: F – APPLICATION OF LAND CEILING REFORMS ACT.

That the U.L.C. Act, 1976 is repealed.

SECTION: G – FINAL CERTIFICATE.

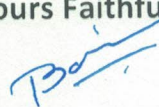
I hereby certify that, I have carefully scrutinized the documents and papers listed in Section: C here in above which established the ownership and Possessory Rights of **Rameshbhai Ranchhodbhai Patel**, Registration District & Sub-District **VADODARA**, at Moje Village Vemali, Non-Agricultural Land for Commercial Purpose bearing Block No. 114 (Old Revenue Servey Nos. 196 & 198), Town Planning Scheme No. 2, Final Plot No. 224, admeasuring - 10921 sq. meters Paiki remaining - 7218.40 Sq. Mt. land paiki West side land from 18.00 mtrs. road, East to West side, which located beside Survey No. – 113 and said land, admeasuring – 1221.63 Sq.mts. (13149.50 Sq.ft.) , situated at Vemali, Vadodara is clear, marketable and there exist no other subsisting charge, lien or encumbrances of any nature whatsoever, noted on the public records maintained by Talati cum Mantri Village-Vemali, Dist Vadodara and the Sub-Registrar Office Vadodara.

PLACE: VADODARA

DATE: 29/04/22

Thanking You,

Yours Faithfully,


Bankim. S. Pancholi

Advocate

Enl.No.G/1175/2002