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(Advocate)

Enrolment No. G/441/2008 dt.20.06.2008

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ADVOCATE

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Date: 03/05/2021

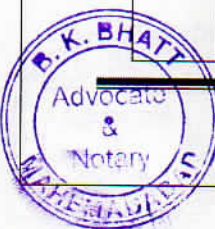
TO WHOM IT MAY CONCERN

Title Clearance Certificate of Land Revenue Survey / Block No. 967/A, Khata No. 1096 admeasuring 0-65-76 sq.mtr. (N.A. Land for residential & commercial purpose) T.P. Scheme No. 4 (Khatraj) F.P.No. 967/A, F.P. adm. 3700 sq.mtr. situated At. Khatraj, Ta. Mahemdavad, Dist. Kheda belonging to Vatsalya Infrastructure Private Limited.

I undersigned **B. K. Bhatt**, Advocate of Mahemdavad do hereby certify that I have gone through all the records produce before me by **Mr. Hiren Arvindbhai Bhanushali (Director of Vatsalya Infrastructure Private Limited)**.

I have verified following documents

Sl. No.	Date	Name/ Nature of the Document	Original / certified copy / certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	18/01/2021	Sale Deed of Land Block No. 967/A in favour of Vatsalya Infrastructure Private Limited Reg. No. MMD-131/2021	Photo copy	Yes
2	20/01/2021	Index-2 (of Sale deed No. 131) S.R.O. - Mahemdavad	Certified	----
3	15/09/2017	N.A. Permission for residential cum commercial purpose in land . Block No. 967/A Order No. JMN-2/NA/S.R.No. 144/17-18/ Vashi/5063 to 5069/17 District Collector - Kheda	Photo copy	No
4	18/08/2017	Zoning Certificate of Block No. 967/A Issued by Asst. Town Planner - AUDA	Photo copy	No
5	18/08/2017	Part Plan of Block No. 967/A Issued by Asst. Town Planner - AUDA	Photo copy	No
6	----	Measurement Sheet of F.P.No. 967/A	Photo copy	No
7	25/09/2019 03/10/2019	Development Permission for Resident / Commercial Purpose in F.P.No. 967/A Order No. PRM/202/5/2019/444 Sr. Town Planner - AUD	Photo copy	No
8	03/10/2019	Approved Plans Sr. Town Planner - AUDA	Photo copy	No



B. K. Bhatt - Advocate

Page 1 of 5

18143

9	10/12/2018	Resolution of Vatsalya Infrastructure Pvt. Ltd.	Photo copy	No
10	08/04/2021 08/03/2021 18/01/2021	Village Form No. 7 of Land Block No. 967/A	Certified	----
11	09/09/2011	Old Village Form No. 7/12 of Land Block No. 967/A	Certified	----
12	08/04/2021 08/03/2021 09/09/2011	Village Form No. 6 (Mutation Entries) of Land Block No. 967/A	Certified	----
13	30/10/2014	Consolidation Chart DLR Office – Nadiad	Photo copy	No
14	02/07/2010	Memorandum & Articles of Association of Vatsalya Infrastructure Pvt. Ltd.	Photo copy	Yes
15	02/07/2010	Registration of Incorporate of Vatsalya Infrastructure Pvt. Ltd. Reg. No. 45200GJ2010PTC061428	Photo copy	No
16	17/06/2013	Order about record correction as Land Block No. 967/A (0-65-76) instead of Block No. 967/B (0-65-76) Order No. JMN/Hakk/Sudhara/S.R./238/13 Mamlatdar – Mahemdavad	Photo copy	No

Surrounding Boundaries:

East : Land Block No. 959 & 962
West : Land Block No. 966
North : Mahudha – Mahemdavad Road
South : Land Block No. 967/B & 957

Originally (1) Land Old Survey No. 625/1 (acre 2-10 guntha) New tenure land (2) Land Old Survey No. 625/2 (acre 0-26 guntha) New tenure land and (3) Land Old Survey No. 746/1 (acre 1-25 guntha) Old tenure land of mouje Khatraj owned & occupied by Ramabhai Motibhai Prajapati since – 1961.

As per consolidation made in Khatraj village, (1) Land Old Survey No. 625/1 (acre 2-10 guntha) New tenure land and (2) Land Old Survey No. 625/2 (acre 0-26 guntha) New tenure land have been consolidated as land Block No. 967/B (adm. 1-17-36) and (3) Land Old Survey No. 746/1 (acre 1-25 guntha) Old tenure land has been consolidated as land Block No. 967/A (adm. 0-65-76) (as per consolidation chart). Effect is shown by M.E.No. 1 dated 01/12/1984, which is certified.

As per consolidation chart measurement of land Block No. 967/A is 0-65-76, while measurement of land Block No. 967/B is 1-17-36. But by mistake measurement of land Block No. 967/A was mentioned as 1-17-36 (instead of correct 0-65-76) and measurement of land Block No. 967/B was mentioned as 0-65-76 (instead of correct 1-17-36).

Thereafter, Ramabhai Motibhai Prajapati expired on 18/09/1985 leaving behind following heirs, (1) Revaben wd/o. Ramabhai Motibhai Prajapati (2) Mangalbhai Ramabhai



Prajapati (3) Gordhanbhai Ramabhai Prajapati (4) Lalitaben d/o. Ramabhai Prajapati. Heirs were brought on revenue records of said land Block No. 967/A & 967/B by M.E.No. 48 dated 31/12/1985, which is certified on 06/02/1986.

Lalitaben d/o. Ramabhai Prajapati has withdrawn her right. Her name deleted from revenue records of said land Block No. 967/A & 967/B by M.E.No. 49 dated 31/12/1985, which is certified on 06/02/1986.

Thereafter, Jyotsnaben Jiteshkumar Modi and Bhupeshkumar Jiteshkumar Modi have purchased land Block No. 967/B (0-65-76) by a registered sale deed dated 08/07/1993 from (1) Revaben wd/o. Ramabhai Motibhai Prajapati (2) Mangalbhai Ramabhai Prajapati (3) Gordhanbhai Ramabhai Prajapati (4) Lalitaben d/o. Ramabhai Prajapati. Their names entered in revenue records by M.E.No. 515 dated 13/07/1993, which is certified on 21/08/1993.

Thereafter, names of (1) Kiritkumar Ramanlal Sheth (2) Dineshbhai Ramanlal Sheth (3) Dilipbhai Ramanlal Sheth (4) Ashwinbhai Ramanlal Sheth have been entered as co-owners in land Block No. 967/B (0-65-76). Effect is shown by M.E.No. 583 dated 20/10/1993, which is certified on 27/11/1993.

Thereafter, one of the co-owners, Bhupeshkumar Jiteshkumar Modi expired on 03/06/1997 (unmarried) and names of (1) Jiteshkumar Bhupeshkumar Modi (2) Kinnariben Jiteshkumar Modi (3) Jyotsnaben Jiteshkumar Modi were entered in revenue record of land Block No. 967/B (0-65-76) by M.E.No. 915 dated 21/07/1997, which is certified on 09/12/1997.

Thereafter, Dilipbhai Ramanlal Sheth expired on 29/03/2001 and Dineshbhai Ramanlal Sheth expired on 14/01/2003 leaving behind following heirs, (1) Sonalben wd/o. Dilipbhai Ramanlal Sheth (2) Sanjil Dilipbhai Sheth (3) Dharmishthaben wd/o. Dineshbhai Ramanbhai Sheth (4) Hetalkumar Dineshbhai Sheth (5) Purviben d/o. Dineshbhai Ramanbhai Sheth and (6) Rachnaben d/o. Dineshbhai Ramanbhai Sheth. Heirs were brought on revenue record of land Block No. 967/B (0-65-76) by M.E.No. 1859 dated 21/02/2008, which is certified on 06/05/2008.

(1) Sonalben wd/o. Dilipbhai Ramanlal Sheth (2) Dharmishthaben wd/o. Dineshbhai Ramanbhai Sheth (3) Purviben d/o. Dineshbhai Ramanbhai Sheth and (4) Rachnaben d/o. Dineshbhai Ramanbhai Sheth have withdrawn their right. Their names deleted from revenue record of land Block No. 967/B (0-65-76) by M.E.No. 2234 dated 25/11/2010, which is certified on 25/02/2011.

Kinnariben Jiteshkumar Modi expired on 08/09/2002 (unmarried without any heir). Her name deleted from revenue record of land Block No. 967/B (0-65-76) by M.E.No. 2244 dated 07/01/2011, which is certified on 24/04/2011.

Thereafter, (1) Kiritkumar Ramanlal Sheth (2) Ashwinbhai Ramanlal Sheth (3) Sanjil Dilipbhai Sheth and (4) Hetalkumar Dineshbhai Sheth have withdrawn their right.



13143

B. K. Bhatt - Advocate

Page 3 of 5

Their names deleted from revenue record of land Block No. 967/B (0-65-76) by M.E.No. 2635 dated 31/05/2013, which is certified on 24/08/2013.

As per order no. JMN/Hakk/Sudhara/SR/238/13 dated 17/06/2013 of Mamlatdar – Mahemdavad, Land Block No. 967/A is corrected as Land Block No. 967/B (1-17-36) and Land Block No. 967/B is corrected as Land Block No. 967/A (0-65-76) (as per consolidation chart). Hence computerized record corrected as Land Block No. 967/A (0-65-76) in the name of (1) Jiteshkumar Bhupeshkumar Modi (2) Jyotsnaben Jiteshkumar Modi.

Thereafter, Arvindbhai Valjibhai Bhanushali has purchased land Block No. 967/A (0-65-76) by a registered sale deed dated 13/04/2015 (Reg. No. 434/2015) from (1) Jiteshkumar Bhupeshkumar Modi (2) Jyotsnaben Jiteshkumar Modi. His name entered in revenue record by M.E.No. 2833 dated 13/04/2015, which is certified on 10/07/2015.

Thereafter, Arvindbhai Valjibhai Bhanushali has obtained N.A. Permission for residential and commercial purpose vide Order No. JMN-2/NA/S.R.No.144/17-18/Vashi/ 5063 to 5069/17 dated 15/09/2017. Effect is shown in revenue records of land Block No. 967/A by M.E.No. 3380 dated 02/03/2019, which is certified on 04/04/2019.

As per implementation of Town Planning Scheme – 4 (Khatraj), F.P.No. 967/A (3700 sq.mtrs.) is given to the land Block No. 967/A (as per measurement sheet).

As per T.P.Scheme the AUDA has acquired land Block No. 967/A (0-65-76), F.P.No. 967/A paiki 0-24-67. Effect is shown in second right column by M.E.No. 3648 dated 09/07/2020, which is certified on 07/09/2020.

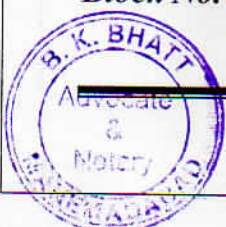
Arvindbhai V. Bhanushali has decided to develop this land for residential cum commercial purpose and the scheme will be known as “Vir Vishwa Residancey and Commercial”.

Arvindbhai V. Bhanushali has obtained Development Permission from AUDA vide Order No. PRM/202/5/2019/444 dated 03/10/2019 and plans are also approved by the AUDA.

Vatsalya Infrastructure Pvt. Ltd. is a Registration of Incorporate and its registration no. is U45200GJ2010PTC061428 dated 02/07/2010.

Directors of Vatsalya Infrastructure Pvt. Ltd. have passes a resolution in their board meeting dated 10/12/2018 and given authority to one of the Directors, Mr. Hiren A. Bhanushali to execute all documents and papers etc. on behalf of the company.

Thereafter, Vatsalya Infrastructure Pvt. Ltd. (through its authorized partner Hirenbhai A. Bhanushali) has purchased Land Block No. 967/A (0-65-76) (N.A.Land) by a registered sale deed dated 18/01/2021 (Reg. No. MMD-131/2021) from Arvindbhai Valjibhai Bhanushali. Name of Vatsalya Infrastructure Pvt. Ltd. entered in revenue record of land Block No. 967/A by M.E.No. 3763 dated 25/01/2021, which is certified on 19/03/2021.



As per my opinion, "Vatsalya Infrastructure Private Limited" is owner of Land Revenue Survey / Block No. 967/A, Khata No. 1096 admeasuring 0-65-76 sq.mtr. (N.A. Land for residential & commercial purpose) T.P. Scheme No. 4 (Khatraj) F.P.No. 967/A, F.P. adm. 3700 sq.mtr. situated At. Khatraj, Ta. Mahemdavad, Dist. Kheda.

As mention above, I am of the opinion that the title of Land Revenue Survey / Block No. 967/A, Khata No. 1096 admeasuring 0-65-76 sq.mtr. (N.A. Land for residential & commercial purpose) T.P. Scheme No. 4 (Khatraj) F.P.No. 967/A, F.P. adm. 3700 sq.mtr. situated At. Khatraj, Ta. Mahemdavad, Dist. Kheda is clear, marketable and free from any charges or encumbrances.

Date : 03/05/2021

Search date: 03/05/2021

Rec.No. 2021139001705

(from 1991 to 2021 @ S.R.O. Mahemdavad)



B. K. Bhatt

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Advocate