

Siddharth B. Joshi
Advocate
Gujarat High Court

Nilesh V. Makvana
Advocate
Gujarat High Court

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road, Vadodara.
M) 9825618367.

Ref.No.05/2021

Dt.01/06/2021.

To,
Vedant Realty
Vadodara.

TITLE CLEARANCE CERTIFICATE

In respect of the property bearing Non - Agricultural land bearing Block No.587 paiki 1, old Survey No.839-840, Admeasuring Area 4671 Sq. mts, T.P.Scheme No.27/A, Final Plot No.112 admeasuring area 2803 sq.mtrs of Moje Bil, Vadodara within Registration District & Sub District - Vadodara.

• On request and as desired by you to issue a Title Clearance Certificate for the subject title property, I have Verified the following documents, papers, copies entrusted to me to verify the title of the aforesaid property.

1. Xerox copy of Village Form No.6 - Astract 7/12, related entries of Block No.587 paiki 1, old Survey No.839-840, Admeasuring Area 4671 Sq. mts, T.P.Scheme No.27/A, Final Plot No.112 admeasuring area 2803 sq.mtrs of Moje Bil, Vadodara within Registration District & Sub District - Vadodara.
2. N.A.order from Collector, Vadodara.



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I have verified the aforesaid documents, papers, copies entrusted to me and my observations are as under:-

Looking to above all documents, it reflects from the revenue records Village Entry No.29 & 329 that said land was originally belongs to Pa.Somabhai Jorabhai & they executed gift deed in favour of his daughter Surajben Somabhai and w/o. Chhaganbhai Shivabhai which reflects in revenue record of old survey no.839.

It reflects from the revenue records Village Entry No.567 that land Surajben Chhaganbhai expired on dt.30/8/1985 and her legal heirs Pa.Bhanumatiben Chhaganbhai, Ramilaben, Sushilaben & Nirmalaben received said land by Succession rights which was reflects in revenue record of old survey no.839.

Then after Pa.Bhanumatiben Chhaganbhai, Ramilaben, Sushilaben, Nirmalaben jointly executed register saledeed in favour of Pa.Ambalal Prabhudas & Ramanbhai Prabhudas & on the base of register saledeed said purchasers name enter vide entry no.2012 on dt.14/08/1975 and confirm on dt.19/11/1975 of old survey no.839.



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Then after Pa.Ambalal Prabhudas & Ramanbhai Prabhudas jointly executed register saledeed in favour of Pa.Chhaganbhai Nathabhai bin Ishwar & on the base of register saledeed on dt.18/08/1975 said purchasers name enter vide entry no.2023 on dt.25/09/1975 and confirm on dt.19/11/1975 of old survey no.839.

As per the revenue record Chhaganbhai Nathabhai received said old survey no.840 by virtue of succession rights after death of his father Nathabhai Ishvarbhai.

The Commissioner of Vadodara has consolidated the said land and said resolution passed in Government Gazette vide No.Vol.No.1 page no.313 & said old survey no.839 and 840 consolidate and clubbed with Block No.587 vide entry no.2361/51 & the total area of the said land 5058 sq.mtrs.

Then after Chhaganbhai Nathabhai expired on 13/10/1987 & their legal heirs; Patel Muljibhai Chhaganbhai & Patel Nirmalaben Chhaganbhai vide entry no.2643 reflects in revenue record on 21/04/1989.

As per the order of District Land Record du.p.no.5/313/96 on 19/07/1996, whereby the new area of the said land has come into existence & as per KJP Durasti record the area of the said was 4671 sq.mtrs, said entry no.3123 mutated on 12.12.1996.



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There were many entries of encumbrances but lastly entry no.7465 was encumbrances paid up entry mutated on dt.05/04/2021.

Then after land owners obtain non-agricultural permission from Collector, Vadodara vide their order no.343/19/02/043/2021 on dt.24/03/2021, said entry no.7502 mutated on dt.24/03/2021.

Then after Patel Muljibhai Chhaganbhai & Patel Nirmalaben Chhaganbhai w/o. Kanubhai executed register saledeed no.7841 on dt.30/04/2021 with confirmation of confirming party Mayur N.Patel in favour of Vedant Realty through their partners Jignesh Arvindbhai Patel & Mayur N. Patel and on the base of register saledeed mutated entry no.7526 on dt.05/05/2021, till said entry was kaccha entry.

Public Notice :- I have published public notice in daily newspaper "Sandesh" & "Gujarat Samachar" on dt.26-01-2021 for receiving the objection in respect of the said land, I have not received any objection from any financial institution or third person, may they wilfully waived his rights. At the time of published public notice in the name Patel Muljibhai Chhaganbhai & Patel Nirmalaben Chhaganbhai but now said land has been transferred in the name of Vedant Realty by virtue of reg. saledeed.



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SEARCH:- I have caused to carry out search from 1991 to 1994 vide search application no.1802 on dt.01/02/2021 in the office of Sub Registrar -1 & 1995 to 2012 vide search Application No.1846 in the office of Sub-Registrar Akota on dated 02/02/2021 & 2012 to 2021 vide search Application No.211 in the office of Sub-Registrar Rural-8 on dated 01/02/2021 & 2012 to 2021 vide search Application No.8022021053483 in the office of Sub-Registrar Akota on dated 21/05/2021 in respect of subject title property, wherein found that the land owners executed reg.agreement to sale in favour of Mayurbhai N.Patel vide reg.no.117 on dt.23.01.2020, but thereafter Mayurbhai N.Patel give their free and express consent in Register Saledeed of present owner. The records of many years are torn, incomplete and not available. Hence whatever the records are available, have been verified and this Title Clearance Certificate issued subject to any query for non-verify the records in respect of the said property.

OPINION

Looking to the above documents entrusted to me & fully relied upon title of above advocate, I am of the opinion that the property bearing Non - Agricultural land bearing Block No.587 paiki 1, old Survey No.839-840, Admeasuring Area 4671 Sq. mts, T.P.Scheme No.27/A, Final Plot No.112 admeasuring area 2803 sq.mtrs of Moje Bil, Vadodara within Registration District & Sub District - Vadodara is clear, marketable and free from encumbrances subject to: -

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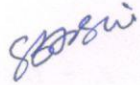
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1. Usual Declaration of title made by the present owner's.
2. Any query for non-verification of the records in respect of other than the documents entrusted to the undersigned for the subject title property.
3. Any other applicable prevailing law at the time of sale or transfer of the above referred property.
4. confirm entry no.7526 of present purchasers.

Date : 01/06/2021

Place: Vadodara.


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