

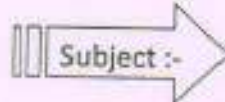
VIJAYKUMAR J. BHATIA

Advocate Gujarat High Court

Mo. : 9825567561

D/7 Bhaktinagar Society, Behind Mahesh Complex, Waghodia Road,
Vadodara.

TITLE CLEARANCE CERTIFICATE



Title Clearance Certificate in respect of the Non agriculture land bearing R.S. No. 438, Block no. 288 Paiki -2, final Plot No. 82/1-2 the land admeasuring 3824 Sq. Mtr. Situated at Mouje Kapurai of District Vadodara in the registration sub - district and District belonging to M/S VRAJ DEVELOPERS

I have been asked to issue latest and upto date title clearance certificate and have produced the following documents for to enable me regarding issuance Title clearance Certificate. After going through and verifying the same and after taking necessary search from the office of the sub —registrar, Vadodara, for the period of 10 years on payment of search fee, vide Receipt No. 2016015001630 Dated 1/2/2016 with respect to the above referred property. I have found that the title to the said property is clear Marketable and free from all encumbrances and reasonable doubts, and except owners nobody has any right, title or interest over the said property.

The following papers submitted before me to enable me regarding
issuance of title clearance certificate.

- [1] Copy of Village form No. 7/12, 8-A and 6 [Record of right]



[2] Copy of Release Deed

[3] Sale Deed No. 7639 Dtd. 4/7/2016.

[4] Search report

Upon Scrutiny of the said documents and after taking necessary search I give my opinion as under :-

On perusal and detailed study of the above referred documents placed before me, I arrive to the conclusion that :

That the land bearing Old Revenue survey no. 438, Block no. 288 Paiki 2 having final Plot no. 82/1-2 admeasuring 3824 Sq. Mtr. i.e. 41161 Sq. Ft. situated at Mouje KAPURAI of Registration District and Sub - district Vadodara is at present appeared in the name of [1] RABARI GIRDHARBHAI RAVABHAI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RAVABHAI RABARI [4] JADABEN NARANBHAI RABARI [5] GOVINDBHAI NARANBHAI RABARI [6] HARISHBHAI NARANBHAI RABARI [7] NARESHBHAI NARANBHAI RABARI.

It seems that vide entry no. 1909 the above stated property is originally Block No. 288 admeasuring 1-76-05 was belonged to RAVABHAI SAVABHAI RABARI and upon his demise on 26-11-1993 the above stated property inherited in the name of his heirs [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] SHANTABEN RAVABHAI RABARI and the entry to that effect is posted in revenue record vide entry No. 2133



Dtd. 13-01-1998 and out of them NARANBHAI SAVABHAI RABARI had expired on 12-10-2005 and thus his name is deleted and the name of his legal heirs [1] JADABEN NARANBHAI RABARI [2] GOVINDBHAI NARANBHAI RABARI [3] HARESHBHAI NARANBHAI RABARI [4] NARESHBHAI NARANBHAI RABARI [5] SUMANBEN NARANBHAI RABARI [6] KANKUBEN NARANBHAI RABARI [7] GANIBEN NARANBHAI RABARI [8] MEENABEN NARANBHAI RABARI [9] DAKSHABEN NARANBHAI RABARI and the entry to that effect is posted in revenue record vide entry No. 2749 Dtd. 29/11/2006.

It is seems that out of the above stated land the land bearing Block No. 288 Paiki admeasuring 11231 Sq. Mtr. has sold by the above stated owners GIRDHARBHAI RAVABHAI RABARI and others in favour of [1] Shri Bhikhabhai Dahyabhai Prajapati [2] Shri Karamshihai Dahyabhai Prajapati, [3] Shri Devjibhai Lavjibhai Prajapati [4] Shri Nareshbhai Jadavbhai Prajapati [5] Shri Mukesh Ambalal Patel, [6] Shri Maheshbhai Virabhai Patel [7] Shri Bachubhai Motiram Patel [8] Shri Hitesh Dahyabhai Patel, [9] Smt. Lilaben Dahyabhai Patel [10] Anita Dahyabhai Patel [11] Shri Prahladbhai Shankarbhai Patel [12] Smt. Jyotsanaben Kanjibhai Patel [13] Shri Bhagwanbhai alias Jashwantbhai Bhaichandbhai Patel [14] Smt. Amitaben Kanjibhai Patel [15] Aruna Kanjibhai Patel and [16] Shri



Bhikhabhai Jivrambhai Patel by registered sale deed and thus the remaining land 6374 Sq. Mtr. remain with the above stated land owners namely [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] SHANTABEN RAVABHAI RABARI [5] JADABEN NARANBHAI RABARI [6] GOVINDBHAI NARANBHAI RABARI [7] HARESHBHAI NARANBHAI RABARI [8] NARESHBHAI NARANBHAI RABARI [9] SUMANBEN NARANBHAI RABARI [10] KANKUBEN NARANBHAI RABARI [11] GANIBEN NARANBHAI RABARI [12] MEENABEN NARANBHAI RABARI [13] DAKSHABEN NARANBHAI RABARI.

It is found that out of the above stated owners the person namely [1] SHANTABEN D/O RAVABHAI SAVABHAI RABARI [2] SAMUBEN D/O NARANBHAI SAVABHAI [3] KANKUBEN D/O NARANBHAI SAVABHAI RABARI [4] GANIBEN D/O NARANBHAI SAVABHAI RABARI [5] MEENABEN D/O NARANBHAI SAVABHAI RABARI [6] DAKSHABEN D/O NARANBHAI SAVABHAI RABARI have relinquished their rights from the above stated property in favour of [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] JADABEN NARANBHAI RABARI [5] GOVINDBHAI NARANBHAI RABARI [6] HARESHBHAI NARANBHAI RABARI [7] NARESHBHAI NARANBHAI RABARI by executing Deed of



relinquishment of right which was duly registered before the office of sub – registrar Vadodara at Serial no. 14101 Dtd. 17-12-2015. Thus by virtue of Release deed said [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] JADABEN NARANBHAI RABARI [5] GOVINDBHAI NARANBHAI RABARI [6] HARESHBHAI NARANBHAI RABARI [7] NARESHBHAI NARANBHAI RABARI have become the joint owners of the above stated land and thereafter they partitioned the above stated land of Survey no. 438, Block No. 288 Paiki and given the new block no. 288 paiki 1 admeasuring 2550 Sq. Mtr. and Block No. 288 Paiki 2 admeasuring 3824 Sq. Mtr. and out of that the property having Old S. No. 438, Block No. 288 paiki 2 having final plot No. 82/1-2 admeasuring 3824 Sq. Mtr. is appeared in the joint names of [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] JADABEN NARANBHAI RABARI [5] GOVINDBHAI NARANBHAI RABARI [6] HARESHBHAI NARANBHAI RABARI [7] NARESHBHAI NARANBHAI RABARI.

It is pertinent to note that the above stated owners namely [1] GIRDHARBHAI RAVABHAI RABARI [2] ARVINDBHAI RAVABHAI RABARI [3] BHIKHABHAI RABARI [4] JADABEN NARANBHAI RABARI [5] GOVINDBHAI NARANBHAI RABARI [6] HARESHBHAI NARANBHAI



RABARI [7] NARESHBHAI NARANBHAI RABARI have sold the above stated property to M/S VRAJ DEVELOPERS, a partnership firm through its Managing partner [1] MAHESHBHAI SHANKARBHAI RABARI [2] BHAVESHKUMAR LAXMIDAS TRAMBADIA [3] AMITBHAI ROBINPRASAD DAVE which was duly registered before the office of SRO Vadodara at Sr. No. 7639 Dtd. 04/07/2016.

That I have taken a diligent search in the office of sub – registrar, Vadodara vide search Receipt 2017015011210 & 2017315017177 Dated 15/07/2017 and during my search I have not found any adverse entry against the said property.

CONCLUSION :-

Certified that the PROPERTY referred to in the schedule hereinabove is appeared in the names [1] MAHESHBHAI SHANKARBHAI RABARI [2] BHAVESHKUMAR LAXMIDAS TRAMBADIA [3] AMITBHAI ROBINPRASAD DAVE and the title of this property is clear and marketable.

It is further certified that :

- [1] The said property i.e. Non agriculture land bearing R.S. No. 438, Block no. 288 Paiki -2, final Plot No. 82/1-2 the land admeasuring 3824 Sq. Mtr. Situated at Mouje Kapurai of District Vadodara in the registration sub – district and District is free from all encumbrances and reasonable doubts.
- [2] The documents has examined by the undersigned.



Place : Vadodara
Date : 17/7/2017




[VIJAY J. BHATIA]
ADVOCATE