

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/TCC/O/2010-11/12

Date:- 30/09/2010

To,
M/s. Tavakkal Developers
Nuri Complex,
Tandalja,
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of Property bearing C-Tikka No. 1/1, Block No. 1017, Old R.S. No.106 admeasuring 1-03-46 Hector Are Village Padra, Kasba Padra, Dist. Vadodara.

Sir,

As desired by you the records of Sub-Registrar Padra, Vadodara, have been verified by me for the period from 1980 to 2010 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

1. It appears that Property bearing C-Tikka No. 1/1, Block No. 1017, Old R.S. No.106 admeasuring 1-03-46 Hector Are Village Padra, Kasba Padra, Dist. Vadodara was originally belonged to Trikambhai Motibhai Patel who sold the said property in consideration of Rs. 7999/- to Mahijibhai Nanabhai Patel on 13/3/1952. The said mutation entry is entered at sr. no. 722 in the village records.
2. It appears that as per compromise decree in case no. 6/68 names of (i) Mahendrabhai Chhotabhai Patel, (ii) Indiraben Chhotabhai Patel, and (iii) Taraben Chhotabhai Patel were entered as joint owners of property bearing R.S. No.1017 of Village Padra, Taluka Padra, Dist. Vadodara. The said mutation entry is entered at Sr. No. 2920 dated 23/06/1969 in the Village Records and duly certified by the competent authority.
3. I have also verified Village form No. 7/12, 6, & 8-A in respect of above property in which names of (i) Mahendrabhai Chhotabhai Patel, (ii) Indiraben Chhotabhai Patel, and (iii) Taraben Chhotabhai Patel are shown as owner Property bearing C-Tikka

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No. 1/1, Block No. 1017, Old R.S. No.106 admeasuring 1-03-46
Hector Are Village Padra, Kasba Padra, Dist. Vadodara.

4. I have verified Consent deed for relinquishment of right executed by Smt. Indraben Chhotabhai Patel in which it is mentioned that Smt. Indraben Chhotabhai Patel has waived her rights in favour of Mr. Mahendrabhai Chhotabhai Patel and Taraben Chhotabhai Patel. The said Consent deed for relinquishment of right is entered before Notary Public Shri Kishorbhai C. Thakkar at sr.no. 1244 dated 16/03/2010.
5. I have verified Affidavit of Relinquishment of right executed by Indiraben Chhotabhai Patel in favour of (1) Patel Taraben Chhotabhai (2) Patel Mahendrabhai Chhotabhai for the said land. The said Affidavit of Relinquishment of right is entered before Notary Public Shri A. I. Vahora at sr. no. 1246 dated 16/03/2010.
6. It appears that An Agreement to Sale executed by (1) Patel Taraben Chhotabhai (2) Patel Mahendrabhai Chhotabhai and (3) Patel Indiraben Chhotabhai for Property bearing C-Tikka No. 1/1, Block No. 1017, Old R.S. No.106 admeasuring 1-03-46 Hector Are Village Padra, Kasba Padra, Dist. Vadodara in favour of M/s. Tavakkal Developers, a partnership firm being represented by its partner Shri Rafik Hussain Agavan. The said An Agreement to Sale is entered at sr. no. 1105 dated 03/05/2010 in the office of sub registrar Padra.
7. I have verified Possession Receipt executed by (1) Patel Taraben Chhotabhai (2) Patel Mahendrabhai Chhotabhai and (3) Patel Indiraben Chhotabhai in favour of M/s. Tavakkal Developers, a partnership firm being represented by its partner Shri Rafik Hussain Agavan. The said Possession Receipt is executed before Notary Public Shri R. R. Brahmbhattat sr. no.817 dated 03/05/2010.
8. It appears that Power of Attorney executed by (1) Patel Taraben Chhotabhai (2) Patel Mahendrabhai Chhotabhai in favour of Imran Rafik Agvan and Asadkhan Sultankhan Pathan to take action on their behalf for the said land. The said Power of Attorney is entered at sr. no. 73 dated 06/05/2010 in the office of Sub Registrar Padra.





9. It appears that Power of Attorney was executed by Indiraben Chhotabhai Patel in favour of (1) Imran Rafik Agvan and (2) Asadkhan Sultankhan Pathan to take action on their behalf for the said land. The said Power of Attorney is entered at sr. no. 72 dated 06/05/2010 in the office of Sub Registrar, Padra.

10. It appears that (1) Patel Taraben Chhotabhai (2) Patel Mahendrabhai Chhotabhai and (3) Patel Indiraben Chhotabhai entered into Development Agreement with M/s. Tavakkal Developers, a partnership firm being represented by its partner Shri Rafik Hussain Agavan for the above land. The said Development Agreement is executed before Notary Public Shri R. R. Brahmbhatt at sr. no. 818 dated 03/05/2010.

11. I have verified Consent Deed executed by M/s. Tavakkal Developers, a partnership firm being represented by its partner Shri Rafik Hussain Agavan in favour of (1) Patel Taraben Chhotabhai and (2) Patel Mahendrabhai Chhotabhai for the said land. The said Consent Deed is entered before Notary Public Shri A. I. Vohara at sr. no. 4122 dated 27/09/2010.

12. I have published a public notice in daily news paper "Gujarat Samachar" and "Divya Bhaskar" dated 19/3/2010 inviting objections if any against issuing title clearance certificate in respect of the above property, but I have not received any objection within a prescribed time.

SCHEDULE

1. Zerox Copy of An Agreement to Sale bearing sr. no. 1105 dated 03/05/2010 executed by Patel Taraben Chhotabhai and others in favour of M/s. Tavakkal Developers.
2. Zerox Copy of Possession Receipt bearing sr. no. 817 dated 03/05/2010 executed by Patel Taraben Chhotabhai and others in favour of M/s. Tavakkal Developers.
3. Zerox Copy of Power of Attorney bearing sr. no. 73 dated 06/05/2010 executed by Patel Taraben Chhotabhai and others in favour of Imran Rafik Agvan and others.

4. Zerox Copy of Power of Attorney bearing no. 72 dated 06/05/2010 executed by Indiraben Chhotabhai Patel in favour of Imran Rafik Agvan and others.
5. Zerox Copy of Development Agreement bearing no.818 dated 03/05/2010 executed by Patel Taraben Chhotabhai and others in favour of M/s. Tavakkal Developers.
6. Zerox copy of Village form no. 6, 7/12, 8/A in respect of the above property.
7. Public Notice published in daily news papers "Gujarat Samachar" and "Divya Bhaskar" dated 19/3/2010.

Place : Vadodara.
Date : 30/09/2010.


[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that (i) Mahendrabhai Chhotabhai Patel, (ii) Indiraben Chhotabhai Patel, and (iii) Taraben Chhotabhai Patel are joint owners of Property bearing C-Tikka No. 1/1, Block No. 1017, Old R.S. No.106 admeasuring 1-03-46 Hecter Are Village Padra, Kasba Padra, Dist. Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES [Having Agreement to Sale and Development Agreement in favour of M/s. Tavakkal Developers].

Place : Vadodara.
Date : 30/09/2010.


[V. J. SHIRKE]
ADVOCATE

