

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

'SAGAR'

**C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018**

Phone : 248 85 69

M.: 098242 61705

To,

Date: 21.10.2021

M/s Gajanand Developers

5, Olive Complex, Nizampura,

Vadodara.

SUB: Title Clearance Certificate in respect of the Non-Agricultural piece and parcel plot of land situated in District Vadodara Mouje Kapurai bearing Revenue Survey No. 523, Block No. 356, included in TP Scheme No. 40 (Kapurai), Final Plot no. 64 adm. 2974 Sq. mtrs.

REF: Scheme Name: "Shreenath Arise"

Ref: My TCC dated 17.04.2021.

On request and as desired to issue a Title Clearance report in respect of **Non-Agricultural piece and parcel plot of land situated in District Vadodara Mouje Kapurai bearing Revenue Survey No. 523, Block No. 356, included in TP Scheme No. 40 (Kapurai), Final Plot no. 64 adm. 2974 Sq. mtrs.** Upon verifying the Revenue records of last 30 years, Sale Deed, N.A. order and Search Report, I hereby give my opinion as under:

The abovementioned land was owned by Shyamalbhai Purshottambhai Patel and on his death the said land was Mutated in the name of Patel Ramanlal Shyamalbhai by virtue of succession vide Mutation Entry no. 220.

Thereafter the said land was transferred and mutated in the name of Patel Bharatkumar Ramanlal by virtue of partition vide Mutation Entry No. 1261 dated 09.07.1970.



For, GAJANAND DEVELOPERS

P.A. Shah

PARTNER

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Bharatkumar Ramanlal Patel has thereafter entered the name of his wife Pushpaben Bharatbhai Patel as Joint owner of the land vide Mutation Entry No. 2188 dated 17.07.1998.

Subsequently Bharatkumar Ramanlal Patel has released his rights from the said land in favour of Pushpaben Bharatbhai Patel and the name of Bharatbhai Ramanlal Patel is deleted from the Revenue Records vide Mutation Entry No. 2200 dated 20.08.1998.

Pushpaben bharatbhai Patel has sold and conveyed the said land to Mohanbhai Ratansibhai Prajapati, Upendra Lakshmanbhai Prajapati, Purshottambhai Amthabhai Waghela, Bhikhabhai Veerjibhai Ranpura, Gunvantbhai kanjibhai Ranpura and Narrottambhai Ratansinhbhai prajapati by Registered Sale Deed dated 11.06.2007, Registered at serial no. 3440 with the Sub-registrar at Vadodara. Their names were mutated in the Revenue Records vide Mutation Entry No. 2813 dated 13.07.2007.

Mohanbhai Ratansibhai Prajapati, Upendra Lakshmanbhai Prajapati, Purshottambhai Amthabhai Waghela, Bhikhabhai Veerjibhai Ranpura, Gunvantbhai kanjibhai Ranpura and Narrottambhai Ratansinhbhai prajapati have further sold and conveyed the said land to Revindra Chimanbhai Patel by Registered Sale Deed dated 18.01.2010 registered at serial no. 578 with the sub-registrar at Vadodara. Name of the purchaser is yet to be mutated in the Revenue Records.

The said land is permitted to be used for Non-Agriculture Residential purposes vide order dated 07.12.2011 bearing Ref. No. N.A./SR/18/2011-12.

Ravindra Chimanbhai Patel has sold and conveyed the said land in favour of Badrilal Vaghjibhai Devasi and Asheshkumar Gopaldas Shah by Registered Sale Deed dated 20.05.2016 registered at serial No. 5774 with the Sub-registrar at Vadodara. Name of the purchaser is yet to be mutated in the Revenue Records.

The said land is included in TP Scheme no. 40 (Kapurai) and has been allotted Final Plot No. 64 adm. 2974 Sq. Mtrs.



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Badrilal Vaghjibhai Devasi and Asheshkumar Gopaldas Shah have obtained loan from Uma Co-Operative Bank Ltd. by executing a Registered Mortgage which is registered with the sub-registrar at Vadodara on 23.08.2018 at serial no. 11268.

Badrilal Vaghjibhai Devasi and Asheshkumar Gopaldas Shah has executed a Registered Development Agreement in favour of M/s Gajanand Developers on 12.04.2021 registered at serial no. 5387 with the sub-registrar at Vadodara.

For the purpose of Title Clearance of the above mentioned land, I have issued Public Notice on 19.03.2021 in Gujarat Samachar and Divya Bhaskar inviting objection for Title Clearance Certificate and we have received an objection from Uma Co-operative Bank Ltd. on 20.03.2021 regarding their charge over the said property.

Also for the above mentioned property I have made a search before Sub registrar office at Vadodara for a period of last 30 years and have not found any objectionable entry for the abovementioned property.

Thus, from the above observations I conclude that the title of the subjected property i.e. **Non-Agricultural piece and parcel plot of land situated in District Vadodara Mouje Kapurai bearing Revenue Survey No. 523, Block No. 356, included in TP Scheme No. 40, Final Plot no. 64 adm. 2974 Sq. mtrs. is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES subject to the Charge of Uma Co-operative Bank Ltd and Development Rights in favour of M/s Gajanand Developers(Project- SHREENATH ARISE)**

Date: 21.10.2021

Place: Vadodara



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Advocate

Sanad no.:GJ/470/1981

For, GAJANAND DEVELOPERS

P. A. Shah

PARTNER

