



Trambak C. Joshi

ADVOCATE (Guj. High Court)
BCG Enrolment No.G/535/2000

Office:- FF/37, Suner Complex, Harinagar Crossing, Gotri Road, VADODARA-390021.

Date : 07-01-2021

To,
Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property : The Non-Agriculture land bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No.91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara

Owners : M/S KANHA PROPERTIES a partnership firm through its Managing partner KEVIN NATUBHAI PATEL

Developer : M/S KANHA PROPERTIES a partnership firm through its Managing partner KEVIN NATUBHAI PATEL

It may be noted that KEVIN NATUBHAI PATEL The Managing Partner of PANJWANI BUILDERS AND DEVELOPERS has requested to issue Title clearance certificate in respect of the above property, and has produced before me the relevant documentary evidences pertaining to the title of the said property for my investigation. I have scrutinized and examined the necessary documentary evidences pertaining to the title of the said property. I, now, therefore, issue this title clearance report cum certificate in respect of the said property as follows.



Part-1 : DESCRIPTION OF PROPERTY

The real estate under our consideration is the property bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara. M/S KANHA PROPERTIES has development right as shown in the Development permission and approved layout plan.

Part-2 : HISTORY OF LEGAL EVENTS

It appears that the land admeasuring 0-54-53 Sq. Mtr. bearing Block No. 267 [Old R.S. No. 298] of Village Sevasi, Taluka & District Vadodara was originally belonged to Ambalal Pragjibhai Patel. The said mutation entry is entered at Sr. No. 1/20 in the village records.

It appears that Ambalal Paragbhai Patel expired on 5/10/90 therefore names of his legal heirs namely JADABEN PRAGJIBHAI PATEL and legal heir sof late DAHIBEN namely ISHWARBHAI JIVABHAI PATEL, PUSHPABEN were entered as joint owners of the said land. The said mutation entry is entered at Sr. No. 2736 dated 5/8/91.

It appears that JADABEN PARAGBHAI PATEL, ISHWARBHAI JIVABHAI PATEL, PUSHPABEN ISHWARBHAI PATEL sold the land admeasuring 0-54-53 Sq. Mtr. bearing Block No. 267 [Old R.S. No. 298] of Village Sevasi, Taluka & District Vadodara to VALJIBHAI MAVJIBHAI PATEL, GOVINDBHAI VALJIBHAI PATEL and KARSHANBHAI PREMJBHAI PATEL. The said mutation entry is entered at Sr. No. 3658 dated 25/6/2001 in the village record and certified by the competent authority on 31/7/2001.

It appears that [1] VALJIBHAI MAVJIBHAI PATEL, [2] GOVINDBHAI VALJIBHAI PATEL and [3] KARSHANBHAI PREMJBHAI

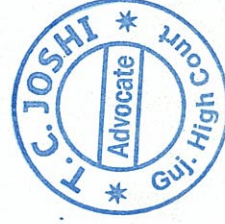


PATEL sold 20% of their undivided share of land admeasuring 746.80 sq. Mtr. of Block No. 267 [Old R.S. No. 298] O.P. No. 76, F.P. No. 76 of village Sevasi, Tal. & Dist. Vadodara to [1]PATEL JAYANTIBHAI CHUNILAL and [2] SHAH DIPAKKUMAR BANSILAL. The said transaction is entered at Sr. No. 6551 dated 23/6/2009 in the office of sub – Registrar, Vadodara. The said mutation entry is entered at Sr. No. 5244 dated 06/03/2011 in the village records duly certified by the competent authority on 29/4/2011. Thus [1] PATEL JAYANTIBHAI CHUNILAL and [2] DIPAKKUMAR BANSILAL SHAH each have 10% share in the said land. Accordingly [3] VALJIBHAI MAVJIBHAI PATEL has 30% [4] GOVINDBHAI VALJIBHAI PATEL has 27% and [5] KARSANBHAI PREMJBHAI PATEL has 23% share in the said land.

I have also verified village form No./ 7/12, 6 & 8-A in respect of above land property in which names of [1] VALJIBHAI MAVJIBHAI PATEL [2] GOVINDBHAI VALJIBHAI PATEL [3] KARSHANBHAI PREMJBHAI PATEL [4] PATEL JAYANTIBHAI CHUNILAL and [5] SHAH DIPAKKUMAR BANSILAL are shown as joint owners of land admeasuring 0-54-63 Sq. Mtr. T.P. Scheme No.2, Final Plot No. 76 of village Sevasi, Tal. & Dist. Vadodara.

It seems that the above stated joint owner VALJIBHAI MAVJIBHAI PATEL has expired and on his death name of his heirs [1] MANIBEN VALJIBHAI PATEL [2] MANJULABREN VALJIBHAI PATEL [3] GANGABEN VALJIBHAI PATEL [4] GOVINDBHAI VALJIBHAI PATEL [5] RAMJBHAI VALJIBHAI PATEL [6] KESHAVBHAI VALJIBHAI PATEL and the entry to that effect is posted in revenue record.

Thereafter out of the above stated heirs the legal heirs of deceased VALJIBHAI MAVJIBHAI PATEL namely [1] MANIBEN VALJIBHAI PATEL [2] MANJULABREN VALJIBHAI PATEL [3] GANGABEN VALJIBHAI PATEL [4] GOVINDBHAI VALJIBHAI PATEL have waived / relinquished their rights from the above stated land in favour of [1]



RAMJIBHAI VALJIBHAI PATEL [2] KESHAVBHAI VALJIBHAI PATEL by executing deed of relinquishment of rights which was duly registered before the office of sub – registrar at Sr. No. 1121 dtd. 26/11/2013.

It seems that the land bearing R.S. No. 298, Block No. 267 VUDA T.P. Scheme No.2, admeasuring 0.54.63 Hec. R.A. O.P. No. 76, final Plot No. 76 admeasuring 3824 Sq. Mtr. out of that 879.52 Sq. Mtr. was belonged to KARSHANBHAI PREMJBHAI PATEL he has sold his land admeasuring 879.52 Sq. Mtr. to PATEL HARISHBHAI VALJIBHAI by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 6551 Dtd. 23/06/2009.

It is found that in the sale deed executed by [1] KESHAVLAL VALJIBHAI PATEL [2] GOVINDBHAI VALJIBHAI PATEL & [3] KARSHANBHAI PREMJBHAI PATEL in favour of [1] PATEL JAYANTIBHAI CHUNILAL [2] DIPAKKUMAR BANSILAL SHAH there was mistake in the measurement of the land the measurement of the land as per 20% share is written as 746.80 Sq. Mtr. which is wrongly entered and the exact measurement of the land is 764.80 Sq. Mtr. and therefore the owner has executed deed of rectification in favour of [1] PATEL JAYANTIBHAI CHUNILAL [2] DIPAKKUMAR BANSILAL SHAH which was duly registered before the office of sub – registrar Vadodara at Sr. No. 1554 Dtd. 10/09/2015.

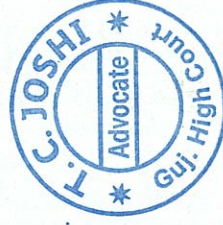
Thus as per the above stated transactions the land bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. appeared in the revenue record in the names of [1] PATEL KESHAVBHAI VALJIBHAI having 18% share in the said land [2] PATEL JAYANTIBHAI CHUNILAL, having 10% share in the



said land [3] SHAH DIPAKKUMAR BANSILAL, having 10% share in the said land [4] PATEL RAMJIBHAI BANSILAL, having 15% share in the said land [5] PATEL HARISHBHAI VALJIBHAI having 23% share in the said land [6] GOVINDBHAI VALJIBHAI PATEL having 27% share in the said land and they have sold and conveyed the aforesaid land to [1] PATEL CHANDUBHAI KARAMSHIBHAI [2] PATEL NATUBHAI KARAMSHIBHAI [3] PATEL DEVENDRAKUMAR SHIVLALBHAI for the amount of sale consideration of Rs. 80,00,000/- by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 255 Dtd. 16/2/2015 and thus on the basis of sale deed said [1] PATEL CHANDUBHAI KARAMSHIBHAI [2] PATEL NATUBHAI KARAMSHIBHAI [3] PATEL DEVENDRAKUMAR SHIVLALBHAI have become the joint owners of the said property and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village form No. 6 under serial No. 6078 & 6274 duly certified by the concerned revenue authority followed by village form No. 7 & 12 and since then the he was holding the same as absolute owner and possessor thereof, which please note.

Thereafter the above stated owners PATEL CHANDUBHAI KARAMSHIBHAI and others have given re-thinking application on Dtd. 17/09/2018 for getting Non agriculture permission in the aforesaid land and thus the Hon'ble Collector vide their office order No. R.V./N.A./S.R./1218/2016-2017 Dtd. 25/03/2019 has given Non Agriculture permission in the aforesaid land subject to the conditions laid down therein.

Thereafter the above stated owners [1] PATEL CHANDUBHAI KARAMSHIBHAI [2] PATEL NATUBHAI KARAMSHIBHAI [3] PATEL DEVENDRA SHIVLAL have sold and conveyed the aforesaid non agriculture land to M/S KANHA PROPERTIES a partnership firm through its Managing partner KEVIN NATUBHAI PATEL which was



duly registered before the office of sub- registrar Vadodara at Sr. No. 4075 Dtd. 06-07-2020 and thus on the basis of sale deed M/S KANHA PROPERTIES have become the owner and occupier of the said land.

Development Permission dated : I have gone through Photostat copy of the Development permission issued by Vadodara Municipal corporation vide permission Letter No. 003LD20210019 for total 26 units bungalows Dtd. 11/02/2021.

Part-3 : SCHEME

The immovable property being Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara on which a scheme named as "AADHYA AURA-II" has been organized as per plan/ permission, situate, lying and being in Mouje SEVASI Taluka Vadodara of District Vadodara and Registration sub – district Vadodara.

Part-4 : SEARCH

Search for the last 30 years. I have conducted a search for the last 30 years [from 1992 to 2021] of the relevant records available with the office of the sub – Registrar of Vadodara. I have conducted the search at my instance and has given search report on Dtd. 17/02/2021. In the search report, I have not found anything adverse to the title of the said property. I have relied upon this report. The search was conducted by paying requisite fees vide Receipt Nos. [1] 2021014004747[2] 2021017004646 Dtd. 17/2/2021.

Part-5 : CERTIFICATE

Certificate, in view of the above discussion of factual and legal aspects, I now hereby certify that, in my opinion, M/S KANHA



PROPERTIES, a partnership firm is the lawful owners of the property bearing Old Survey No. 298, Block No. 267 admeasuring 0.54.63 bearing T.P. Scheme No.2 final Plot No. 76 admeasuring 3824.00 Sq. Mtr. and thereafter the above stated of T.P. Scheme No.2 Original Plot No. 76 has given new final plot No. 91 and as per the final plot the area of the land is 3824 Sq. Mtr. situated at Mouje Sevasi of Registration District and sub- District Vadodara and its bears crystal, clear and marketable title.

Place : Vadodara

Date :20/02/2021

T. C. Joshi

[Trambak C. Joshi]

Advocate



JOSHI TRAMBAKLAL CHHOTALAL
B.COM. L.L.B.

ADVOCATE Guj. High Court
FF/37, Suner Complex, Harinagar Crossing,
Gotri Road, Vadodara - 390021.