

Trusharkumar M. Dalwadi

Advocate

SF-203, Kailash Complex,
Nr. Mahadev Temple,
Productivity Road, Alkapuri,
Baroda - 390 007.
Mo. 9824666454, 7405207355

Date: 21-03-2022

To,
Patel Hasmukhbhai Lallubhai Prop. of Patel Developers
Project- Isha Green Space
Vadodara.

SUB: In the matter of Title Clearance Certificate in respect of Project-Isha Green Space situated in Block No. 554/B admeasuring 0-64-49 Hec-Are-Sq.mtrs. and Block No. 554/A admeasuring 0-07-94 Hec-Are-Sq.mtrs. i.e. total land admeasuring 0-72-43 Hec-Are-Sq.mtrs., Old Survey No. 771-1 paiki and 771-2, upon inclusion of this land in T. P. Scheme No. 27/A, the Final Plot No. 94 has been allotted and as per said Final Plot No. 94, the measurement of the said land is 4346.50 Sq.Mtrs. situated in the sim of village Bil, in District Vadodara, Sub-District Vadodara.

Sir,

With reference to above referred subject, I state that Patel Hasmukhbhai Lallubhai Prop. of Patel Developers (Project- Isha Green Space) of Vadodara has approached me for obtaining Title Clearance Certificate for the captioned property. As desired by them records of the office of Sub-Registrar Vadodara have been verified for the period from 1991 till 14/15-03-2022, vide search receipt nos. 634, 4464 and 4330, as per that some of the pages are not available. On the basis of the record available I got search done and this report is being issued.

- (1) Copy of extract of village Form No. 7/12, 8-A and 6 of Block No. 554/B and 554/A, Old Survey No. 771-1 paiki and 771-2 situated in the sim of village Bil, in District Vadodara, Sub-District Vadodara. As per that names of Patel Hasmukhbhai Lallubhai is recorded.
- (2) Copy of Order No. 1318/19/18/043/2021 dt. 22-10-2021 of Collector, Vadodara for Block No. 554/B situated in the sim of village Bil, in District Vadodara, Sub-District Vadodara.



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- (3) Copy of Development Permission No. 003LD21220065 dt. 09-03-2022 issued by Dy. Town Development Officer, VMC.

BRIEF HISTORY

That, the land being Block No. 554/B and 554/A were of the ownership of Patel Chhotabhai Dajibhai. The charge of Bil Vi. Vi. Ka. Sahakari Mandli was recorded in revenue record vide entry no. 2908/28, dt. 20-04-1993 for loan amount of Rs. 25,000/-. The entry of liberation of said land was recorded in revenue record vide entry no. 2931, dt. 20-07-1993. The charge of Bil Vi. Vi. Ka. Sahakari Mandli was released from revenue record vide entry no. 2932, dt. 20-07-1993 for loan amount of Rs. 2,500/-. Thereafter, the said land was transfer in name of Hasmukhbhai Lallubhai Patel through Partition Deed/Family Arrangement Deed dt. 17-09-1988 and the same was mutated in revenue record vide entry no. 2949, dt. 20-09-1993. Entry for KJP was recorded in revenue record vide entry No. 3122, dt. 12-12-1996. Thereafter, entry with reference to promulgation was recorded in revenue record vide entry No. 4313, dt. 03-08-2008. Thereafter, entry with reference to promulgation was recorded in revenue record vide entry No. 4343, dt. 18-08-2008. The charge of Bil Vi. Vi. Ka. Sahakari Mandli was released from revenue record vide entry no. 4721, dt. 15-06-2010. The charge of UCO Bank was recorded in revenue record vide entry no. 7262, dt. 05-03-2020 for loan amount of Rs. 8,00,000/-. Thereafter, the said owner obtained permission to use the land admeasuring 3,870 Sq.mtrs. out of 6449 sq.mtrs. of Block No. 554/B for non-agriculture purpose vide Order No. 1318/19/18/043/2021 dt. 22-10-2021 issued by the Collector, Vadodara and the same was mutated in revenue record vide entry no. 7659, dt. 22-10-2021. Thus, by virtue of the same the Block No. 554/B is non-agricultural land and Block No. 554/A is agricultural land. Thereafter, the said owner i.e. Patel Hasmukhbhai Lallubhai obtained development permission from Vadodara Municipal Corporation vide development permission No. Development Permission No. 003LD21220065 dt. 09-03-2022 and construction scheme known as Isha Green Space.

On verification of record in the office of Sub-Registrar, Vadodara in respect of the said land the records of the some years were not available and



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not in position to verify, hence whatever the records was available is verified by me. Therefore this title clearance certificate is issued subject to any quarry for non-verified and not available record in respect of the said land. On the basis of the above-referred documents my report/certificate is as under.

C E R T I F I C A T E

Thus, on the basis of the documents mentioned hereinabove and search taken from the record of the office of Sub-Registrar, Vadodara, I am of the opinion that Patel Hasmukhbhai Lallubhai Prop. of Patel Developers (Project- Isha Green Space) is the absolute owner of Project-Isha Green Space situated in Block No. 554/B admeasuring 0-64-49 Hec-Are-Sq.mtrs. and Block No. 554/A admeasuring 0-07-94 Hec-Are-Sq.mtrs. i.e. total land admeasuring 0-72-43 Hec-Are-Sq.mtrs., Old Survey No. 771-1 paiki and 771-2, upon inclusion of this land in T. P. Scheme No. 27/A, the Final Plot No. 94 has been allotted and as per said Final Plot No. 94, the measurement of the said land is 4346.50 Sq.Mtrs. situated in the sim of village Bil, in District Vadodara, Sub-District Vadodara and as such title of the said land is clear, marketable and free from all encumbrances.

Date : 21-03-2022

Place : Vadodara.



Trusharkumar M. Dalwadi

Advocate

Sanad No. G/1345/2005