

Title No.: TCC18107-SKS-GEN-12-006

Date : 21/12/2018

**TITLE CLEARANCE CERTIFICATE**

To,

**Courtyard Infra**  
Vadodara

Dear Sir,

On request and desired to issue a *Title Clearance Certificate and Non-encumbrances Certificate* in respect of following detailed property, and placed relevant various document before me, whereas I have pursued the said documents and search obtain before Sub-Registrar office at Vadodara. hence I, **Snehal K. Shah, Advocate**, do hereby give my opinion as to Title of the property as underneath.

**DETAILS OF THE PROPERTY**

Property bearing Old R. S. No.248, Block no.200, T.P. Scheme no.2 (Sevasi) F.P. No.20, New F.P. no.34, total admeasuring 3754 sq. mtrs. paiki southern side 2360 Sq. Mtrs. Non Agricultural land of mouje : Sevasi Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

**INVESTIGATION OF DOCUMENTS :-**

1. Revenue record i.e. abstract form no. 7/12 1951-52 to 2017-18
2. Revenue record i.e. abstract form no. 6 - entry no. 191, 446/19, 1002, 1815/75, 1828, 1882, 1959, 2119, 2251, 2722, 2965, 3076, 3301, 3341, 3464, 3531, 3950, 4669, 5570
3. Revenue record i.e. abstract form no. 8A
4. Reg. Sale Deed no.4703 dtd.30/08/1999
5. Development Permission dtd.03/10/2001

**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

6. Revised Development Permission dtd.30/10/2002
7. N.A. Order dtd.24/12/2003
8. Hissa For no.4
9. Reg. Agreement for Sale without possession no.15331 dtd.21/10/2008
10. Reg. Sale Deed no.11568 dtd.01/10/2012
11. Re-Assessment Sheet with map dtd.03/03/2014
12. Title Clearance Certificate of Advocate Niramay Kanaiyalal Parikh dtd. 30/04/2015
13. Power of Attorney dtd.30/01/2017
14. Title Clearance Certificate given by me dtd.21/06/2018
15. Reg. Sale Deed no.12638 dtd.05/12/2018
16. Search Investigation obtain for a period of 1988 to 2018 by me before Sub-Registrar office Vadodara vide search fee, Receipt No - 2018014016726, 2018017016054 & 2018318002198 dtd.04/06/2018. And for a period of 2018 vide search fee, Receipt No.2018017036236 dtd.20/12/2018.

**Looking to the above referred documents and after verifying the revenue records its transpires as under :-**

1. That the owner of the land bearing R.S.no.248 of mouje: Sevasi, i.e. Harmanbhai Mathurbhai died and after his death name of legal heir Tribhovan Harmanbhai is entered in the revenue record by heirship. Effect to that entry no.191 was posted and certified accordingly.
2. That in the land bearing R.S.no.248 of mouje: Sevasi, name of Chhitabhai Marghabhai was entered as a protected tenant in second column. Effect to that entry no.446/19 was posted and certified accordingly.
3. That from the land bearing R.S.no.248 of mouje: Sevasi, protected tenant Chhitabhai Marghabhai had relinquish his possession since 1955-



**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

**Advocate & Notary**

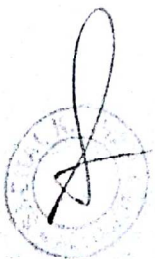
220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

- 56, so his name was deleted from the second column. Effect to that entry no.1002 was posted on 11/10/1960. Which was certified on 03/01/1961.
4. That for the land bearing R.S.no.248 of mouje: Sevasi agricultural exemption given as per the order of the competent authority of Gujarat State Revenue Department U/s-20 of ULC Act. Effect to that entry no.1815/75 was posted on.05/10/1979 which was certified accordingly.
  5. That the owner of land bearing R.S.no.248 along with other land of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai had orally distributed the said land between his legal heirs on 17/02/1980. And as per said distribution R.S.no.248 entered in the name of Patel Tribhovanbhai Harmanbhai. Effect to that entry no. 1828 posted on 05/04/1980, which was certified on 03/06/1980.
  6. That the owner of land bearing R.S.no.248 of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai had obtain loan of Rs.16,000/- from Union Bank of India, Sevasi Branch, so charge was created. Effect to that entry no.1882 was posted on 27/08/1980. Which was certified accordingly.
  7. That the owner of land bearing R.S.no.248 of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai had obtain loan of Rs.5,000/- from Union Bank of India, Sevasi Branch, so charge was created. Effect to that entry no.1959 was posted on 05/08/1982. Which was certified accordingly.
  8. That the owner of land bearing R.S.no.248 of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai had obtain loan of Rs.5,000/- from Union Bank of India, Sevasi Branch, so charge was created. Effect to that entry no.2119 was posted on 24/08/1984. Which was certified accordingly.
  9. That the owner of land bearing R.S.no.248 of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai had obtain loan of Rs.8,000/- from Bank of Baroda, Bhutdi Zampa Branch, so charge was created. Effect to that entry no.2251 was posted on 11/10/1985. Which was certified accordingly.
  10. That the owner of land bearing R.S.no.248 of mouje: Sevasi i.e. Patel Tribhovanbhai Harmanbhai died on 11/01/1991, so after his death name of his legal heirs i.e. 1. Lalitaben Tribhovanbhai, 2. Manglaben



Tribhovanbhai, 3. Urmilaben Tribhovanbhai, 4. Kailashben Tribhovanbhai, 5. Bhikhabhai Tribhovanbhai and 6. Rajeshbhai Tribhovanbhai were jointly entered in the revenue record as per pedigree, death certificate and heirship. Effect to that entry no.2722 was posted on 13/04/1991. Which was certified accordingly.

11. That the land bearing Old R. S. no. 248 of mouje : Sevasi was converted & consolidated into Block no.200 as per consolidation scheme. Effect to that entry was posted & certified accordingly.
12. As per the order of the Mamlatdar and Krishipunch Vadodara in Tenancy Case no.225/89 and Remand Case no.102/93, in the land bearing R.S.no.248 and Block no.200 of mouje: Sevasi, the provision of Section-32(1)(B) of Tenancy Act not affected and he had closed the proceeding. Effect to that entry no.2965 was posted on 05/01/1994. Which was certified on 19/03/1994.
13. That as per the order of the Gujarat State Revenue Department vide no.ULC/2094/1821/V/1 dtd.28/10/1994, earlier Revenue Department had given Agricultural Exemption U/s-20 of ULC Act, vide no.ULC/ARA/2077/110/UC/79 dtd.03/08/1979 in favour of Tribhovanbhai Harmanbhai for the land bearing R.S.no.248, Block no.200 of mouje: Sevasi was withdrawn. Effect to that entry no.3076 was posted on 18/01/1995. Which was certified accordingly.
14. That for the land bearing Block no.200, admeasuring 5362 Sq. Mtrs of mouje: Sevasi, Parulben Girishbhai Patel had filed Regular Suit no.953/1994 against 1. Lalitaben Tribhovanbhai Patel, 2. Manglaben Tribhovanbhai Patel, 3. Urmilaben Tribhovanbhai Patel, 4. Kailashben Tribhovanbhai Patel, 5. Bhikhabhai Tribhovanbhai Patel and 6. Rajeshbhai Tribhovanbhai Patel. Later on in the said Civil Suit compromise (Karardad) made between the parties. Effect to that entry no.3301 was posted on 27/02/1997. Which was certified on 04/04/1997.
15. That the Deputy Collector (Land Reforms) Vadodara had given order in Case No. Tenancy/Revision/76/A/314/94 dtd.31/07/1997 and declare that earlier order passed by the Mamlatdar and Krishipunch Vadodara in



Tenancy Case no.225/89 and Remand Case no.102/93 dtd.05/01/1994 was appropriate and legitimate and withdrawn revision notice. Effect to that entry no.3341 was posted on 11/08/1997. Which was certified accordingly.

16. That the owners of the land bearing Block no.200 of mouje: Sevasi, Bhikhabhai Tribhovanbhai & Others had paid up loans to Bank of Baroda, Bhutadi Zampa Branch and Union Bank of India, Sevasi Branch, so charge was released as per banks certificate. Effect to that entry no.3464 was posted on 26/05/1999. Which was certified on 28/06/1999.
17. That the owners of the land bearing Old R.S.no.248, Block no.200, admeasuring 5362 Sq. Mtrs. of mouje: Sevasi, i.e. 1. Lalitaben Tribhovanbhai Patel, 2. Manglaben Tribhovanbhai Patel, 3. Kailashben Tribhovanbhai Patel, 4. Bhikhabhai Tribhovanbhai Patel, 5. Rajeshbhai Tribhovanbhai Patel and 6. Urmilaben Tribhovanbhai Patel through their POA Girishbhai Bhikhabhai Patel had executed Reg. Sale Deed no.4703 dtd.30/08/1999 in favour of Parulben D/o Ambalal Devjibhai Effect to that entry no.3531 was posted on 03/02/2000. Which was certified accordingly.
18. That the VUDA had issued Development Permission vide no.VUDA/Permission/4/58/2001 dtd.03/10/2001 for Old R.S.no.248, Block no.200 having T.P. Scheme no.2 (Sevasi), O.P. no.20, F.P.no.20, total admeasuring 3754 Sq. Mtrs. of mouje: Sevasi. Later on for the said property VUDA had issued Renewal Development Permission vide no. UDA/Plan/Permission/4/21/2002 dtd.30/10/2002.
19. That the District Development Officer Vadodara had issue N.A. order for Residential Purpose vide no. L.N.D./S.R./98/2002-03 dtd.24/12/2003 for Old R.S.no.248, Block no.200, total admeasuring 5362 Sq. Mtrs, Final Plot no.20, as per final plot admeasuring 3754 Sq. Mtrs land of mouje: Sevasi. Effect to that entry no.3950 was posted on 18/05/2004. Which was certified on 28/06/2004.



**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

20. That as per the Hissa Form no.4 and Measurement Sheet given by District Inspector Land Record-Vadodara vide M.T.R.no.179/03-04 for land bearing Block no.200, admeasuring Hq.0-53-62 of mouje: Sevasi in the name of Parulben Ambalal Patel as a owner.
21. As per the order of Mamlatdar Vadodara(Gramya) for Promulgation vide no.Edhara/Vashi/1681/2008 dtd.19/07/2008 for Block no.200, entry no.446/19, 1005 and 1815/75 entered in the revenue record. Effect to that entry no.4669 was posted on 21/07/2008. Which was certified accordingly.
22. That the owners of the land bearing Old R.S.no.248, Block no.200 total admeasuring 3754 Sq. Mtrs. paiki Southern Side 2360 Sq. Mtrs. of mouje: Sevasi, i.e. Parulben D/o Ambalal Devjibhai and W/o Girishbhai Bhikhabhai had executed Reg. Agreement for Sale without possession no.15331 dtd.21/10/2008 in favour of 1. Hanshaben Shantilal Patel, 2. Shefali Dilipbhai Patel, 3. Mita Atul Patel, 4. Rupal Mitesh Patel, 5. Shantilal R. Patel as karta of HUF Shantilal R. Patel, 6. Shantilal R. Patel, 7. Dilip M. Patel as karta of HUF Dilip M. Patel, 8. Mitesh S. Patel as a karta of HUF Mitesh S. Patel, 9. Atul S. Patel as karta of HUF Atul S. Patel and 10. Geetaben Muljibhai Patel.
23. That the owners of the land bearing Old R.S.no.248, Block no.200 total admeasuring 3754 Sq. Mtrs. paiki Southern Side 2360 Sq. Mtrs. of mouje: Sevasi, i.e. Parulben D/o Ambalal Devjibhai and W/o Girishbhai Bhikhabhai had executed Reg. Sale Deed no.11568 dtd.03/10/2012 in favour of 1. Geetaben Muljibhai Patel, 2. Hanshaben Shantilal Patel, 3. Shefali Dilipbhai Patel, 4. Rupal Mitesh Patel, 5. Mita Atul Patel, 6. Shantilal Ranchodbhai Patel, 7. Dilip Muljibhai Patel, 8. Mitesh Shantilal Patel, 9. Atul Shantilal Patel. Effect to that entry no.5570 was posted on 06/10/2012. Which was certified accordingly.
24. That as per Gujarat Town Planning and Urban Development Act 1976 Vadodara Urban Development Authority have declare proposed T.P. Scheme no.2(Sevasi) and the land bearing Old R.S.no.200, Block no.248 of mouje: Sevasi is a part of said T.P. Scheme no.2(Sevasi) and as per



**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

**Advocate & Notary**

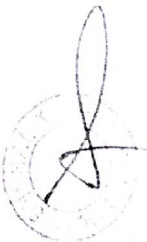
220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

- the Re-Distribution and Assessment Sheet given under the said act Block no.200 having O.P.no.20 total admeasuring 5362 Sq. Mtrs and allotted F.P.no.34 admeasuring 3754 Sq. Mtrs.
25. That Advocate Niramay Kanaiyalal Parikh had issued Title Clearance Certificate dtd.30/04/2015.
26. That the owners of the land bearing Old R.S.no.248, Block no.200 total admeasuring 3754 Sq. Mtrs. paiki Southern Side 2360 Sq. Mtrs. of mouje: Sevasi, i.e. 1. Geetaben Muljibhai Patel, 2. Hanshaben Shantilal Patel, 3. Shefali Dilipbhai Patel, 4. Rupal Mitesh Patel, 5. Mita Atul Patel, 6. Shantilal Ranchodbhai Patel, 7. Mitesh Shantilal Patel, 8. Atul Shantilal Patel have executed Power of Attorney dtd.30/01/2017 in favour of Dilipbhai Muljibhai Patel, which notarised before Advocate Nilendu D. Parmar vide registration no.123 dtd.30/01/2018.
27. Earlier I had given Title Clearance Certificate dtd.21/06/2018 regarding the schedule property after giving public notice dtd.31/05/2018 in the "Gujarat Samachar" & "Divya Bhaskar" News Papers.
28. That the owners of the land bearing Old R. S. No.248, Block no.200, T.P. Scheme no.2 (Sevasi) F.P. No.20, New F.P. no.34, total admeasuring 3754 sq. mtrs. paiki southern side 2360 Sq. Mtrs. of mouje: Sevasi, i.e. (1) Geetaben Muljibhai Patel, (2) Hanshaben Shantilal Patel, (3) Shefali Dilipbhai Patel, (4) Rupal Mitesh Patel, (5) Mita Atul Patel, (6) Shantilal Ranchodbhai Patel, (7) Dilip Muljibhai Patel himself & POA of No.1 to 3, 5, 6, 9 (8) Mitesh Shantilal Patel himself & POA of no.4, (9) Atul Shantilal Patel have executed Reg. Sale Deed no.12638 dtd.05/12/2018 in favour of Courtyard Infra, a partnership firm through its partners 1.Viral Manojbhai Sheth, 2. Falguni Ruchir Sheth & 3. Dipa Montu Shah.
29. Also for the above detail property I have made a Search before sub-registrar office at Vadodara for a period of 1988 to 2018 by me before Sub-Registrar office Vadodara vide search fee, Receipt No - 2018014016726, 2018017016054 & 2018318002198 dtd.04/06/2018.



**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

And for a period of 2018 vide search fee, Receipt No.2018017036236 dtd.20/12/2018. And annexed here with and I have not found any objectionable entries for above detail property.

**Legal Opinion :-**

*From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the above said property is in the name and ownership of Courtyard Infra, a partnership firm through its partners 1.Viral Manojbhai Sheth, 2. Falguni Ruchir Sheth & 3. Dipa Montu Shah by virtue of Reg. Sale Deed no.12638 dtd.05/12/2018 and there is no encumbrances on the said land.*

**CERTIFICATE :-**

THIS IS TO CERTIFY that, Courtyard Infra, a partnership firm through its partners 1.Viral Manojbhai Sheth, 2. Falguni Ruchir Sheth & 3. Dipa Montu Shah are the owners of the Property bearing Old R. S. No.248, Block no.200, T.P. Scheme no.2 (Sevasi) F.P. No.20, New F.P. no.34, total admeasuring 3754 sq. mtrs. paiki southern side 2360 Sq. Mtrs. Non Agricultural land of mouje : Sevasi Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara. And title of the said property is CLEAR, MARKATABLE AND FREE FROM REASONABLE DOUBTS AND ALL ENCUMBRANCES.

Date : 21/12/2018  
Place : VADODARA

SNEHAL K. SHAH  
(ADVOCATE & NOTARY)

**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

E-mail : advsnehal@yahoo.co.in

**Public notice dated 31/05/2018 in the "Gujarat Samachar" &  
"Divya Bhaskar" News Papers**

**જાહેર નોટીસ**

આથી જાહેર જનતાને જાહેર કરીએ છીએ કે, રજીસ્ટ્રેશન કીટરીંગ વડોદરા, સબ કીટરીંગ વડોદરાના મોજે સેવાસી લા. જી. વડોદરાના રે. સ. નં. ૨૪૮, બ્લોક નં. ૨૦૦, ટી.પી. સ્કીમ નં. ૨ (સાવલી) ફાઈનલ પ્લોટ નં. ૨૦ જેનો નવો ફાઈનલ પ્લોટ નં. ૩૪, કુલ ક્ષેત્રફળ ૩૭૫૪ ચો. મી. દસિણ તરફની ૨૨૬૦ ચો. મી. વાળી બીનખેતીની જમીન મિલકતના માલીકો ૧. ગીતાબેન મુજુભાઈ પટેલ ૨. હંસાબેન શાંતિલાલ પટેલ ૩. શેફાલી દિલીપભાઈ પટેલ, ૪. રૂપલ મીતેશ પટેલ, ૫. મીતા અનુલ પટેલ, ૬. શાંતીલાલ રણછોડભાઈ પટેલ, ૭. દિલીપ મુજુભાઈ પટેલ, ૮. મીતેશ શાંતીલાલ પટેલ, ૯. અનુલ શાંતીલાલ પટેલનાઓએ સદરહું મિલકત અમારા અસીલને વેચાણ આપવાનું નક્કી કરેલું છે. આથી અમારા અસીલે સદરહું મિલકત લગત અમારી પાસે ટાઈટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે આથી સદરહું મિલકત અંગે કોઈપણ વ્યક્તિ કે સંસ્થાનો, કોઈપણ જાતનો લાગ, ભાગ, હક્ક, હિત, સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દિન-૭ માં નીચેના સરનામે લેખીત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરહું મિલકત ચોખ્ખા ટાઈટલ વાળી કલીયર અને માર્કેટબલ છે તેમ ગણી અમો ટાઈટલ કલીયરન્સ સર્ટીફિકેટ આપી દઈશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં જેની નોંધ લેશો.

**નોંધ :** લેખિત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

તા. : ૩૦/૦૫/૨૦૧૮  
સ્થળ : વડોદરા

અસીલની સુચના અને કરમાશથી  
**રમેશ કનુભાઈ શાહ**  
(એડવોકેટ એન્ડ નોટરી)

ઓફિસ : ૨૨૦ / ૨૨૧, "એસીયર" કોમ્પ્લેક્સ, પીઆલેલની બાજુમાં, જેતલપુર રોડ, અલકાપુરી, વડોદરા - જી. કોન નં. : ૬૬૨૨૧૮, ૬૬૨૨૧૯, ૨૩૫૧૭૩૭ ફેક્સ : (૦૨૬૫) ૨૩૫૧૭૪૭

**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

**Advocate & Notary**

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

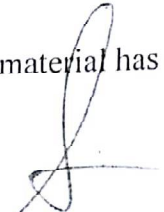
E-mail : advsnehal@yahoo.co.in

**-: TO WHOM SO EVER IT MAY CONCERN :-**

I hereby solemnly, declared that, I have experience of more than Ten year in land related matters, which includes land title, search report, issuing of "No Encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience is 30 years in land related matters accordance to GUJARAT RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 21/12/2018  
Place : VADODARA

  
**SNEHAL K. SHAH**  
(ADVOCATE & NOTARY)

**Snehal K. Shah**

B.Sc. (Hons.) L.L.B.

**Advocate & Notary**

220/221, "Glacier" Complex, Nr. Pizza Bell  
Jetalpur Road, Alkapuri, Vadodara - 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 (M) 9825023438

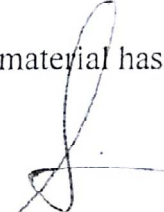
E-mail : advsnehal@yahoo.co.in

**-: TO WHOM SO EVER IT MAY CONCERN :-**

I hereby solemnly, declared that, I have experience of more than Ten year in land related matters, which includes land title, search report, issuing of "No Encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience is 30 years in land related matters accordance to GUJARAT RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 21/12/2018  
Place : VADODARA

  
**SNEHAL K. SHAH**  
(ADVOCATE & NOTARY)