

MUKESH B. SHAH

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

Advocate

(Gujarat High Court)

'SAGAR'

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

Phone : 248 85 69

M.: 098242 61705

Date: 22.04.2019

To,

Aaradhya Associates

F/8, Dalal Bhavan

Sardar Patel Market yard,

Hathikhana, Vadodara.

SUB: Title Clearance Certificate in respect of the Non-Agricultural Land situated in District Vadodara Mouje Vemali bearing Revenue Survey No. 324, Block No. 254 included in TP scheme No. 1, Final Plot No. 161 admeasuring 4988 sq. mtrs. paiki 2494 Sq. mtrs. towards western part of the land.

REF: My TCC dated 13.10.2018

On request and as desired to issue a Title Clearance report in respect of Non-Agricultural Land situated in District Vadodara Mouje Vemali bearing Revenue Survey No. 324, Block No. 254 included in TP scheme No. 1, Final Plot No. 161 admeasuring 4988 sq. mtrs. paiki 2494 Sq. mtrs. towards western part of the land. Upon verifying the Revenue records of last 30 years, Search Report and other relevant documents, I hereby give my opinion as under:

The abovementioned Land was owned by Motisang Aadarsang and upon his death, the name of his legal heir Raj Naransang Motisang was mutated in the revenue records vide Mutation Entry No. 63 by succession.

During the life time of the land owner Raj Naransang Motisang, he made an application to insert names of his legal heirs 1) Raj Gordhansinh Naransinh, 2) Raj Manharsinh Naransinh, 3)



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Raj Ranjitsinh Naransinh and 4) Raj Jitendrasinh Naransinh. The said names of his legal heirs were mutated in the Revenue Records vide Mutation Entry No. 934 dated 27.03.1992.

Joint owners Shri Naransinh Motisinh Raj and others jointly sold and conveyed land adm. 2494 Sq. Mtrs. western part of the said land in favour of Niranjan Parsadray Shastri. Mutation Entry of the said sale transaction was made vide Mutation Entry No. 1896 dated 11.05.2009.

Further, in the said part of the land Shastri Niranjan Parsadray, included name of his son, Nishant Niranjan Shastri in the Mutation Entry No. 2396 dated 09.06.2014.

Collector Baroda has permitted the Non Agricultural use of the said property bearing Final Plot No. 161 adm. 4988 sq. mtrs. paiki 2494 Sq. Mtrs. for residential Use vide order reference no. N.A./S.R./634/2016-17, No. Land-D/Sec. 65/Vaashi/7351 to 7358/16, dated 30.09.2016. The effect of the order has been recorded in the revenue records vide Mutation Entry No. 2892 dated 12.04.2018.

Land owners, Niranjan Parsadray Shastri and Nishant Niranjan Shastri have sold and conveyed the said land in favour of M/s Aaradhya Association vide Sale deed dated 23.10.2018 registered at serial No. 6650. The said land was transferred in the name of purchasers in the revenue records vide Mutation Entry No. 2965 dated 28.11.2018.

VMSS has, given Building permission for construction of Building for Residential and commercial purpose vide order bearing Ref No. UDA/Plan-6/Permission/02/2019 dated 16.04.2019.

For the purpose of Title Clearance of the above mentioned land, I have issued Public Notice on 18.09.2018 in Gujarat Samachar inviting objections for Title Clearance Certificate. Advocate Jaimin Inamdar had submitted objection on behalf of his clients (Original Landlords Ranjitsinh Naransinh Raj and other) stating that his clients has filed Appeal against the order passed in Special Suit No. 289/2016 challenging the Consent decree passed in Special Suit No. 515/2007. Sp. Suit No. 289/16 has been dismissed by the Court Under Order 7 Rule 11 and Hon'ble court has upheld the consent decree in Special Suit No. 515/07. Thus,

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the objection does not stand good. Moreover the other issued raised in the said objections do not pertain to the subjected land.

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.

Thus, from the above observations I conclude that the Title of the subjected property i.e. **Non-Agricultural Land situated in District Vadodara Mouje Vemali bearing Revenue Survey No. 324, Block No. 254 included in TP scheme No. 1, Final Plot No. 161 admeasuring 4988 sq. mtrs. paiki 2494 Sq. mtrs. towards western part of the land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.**

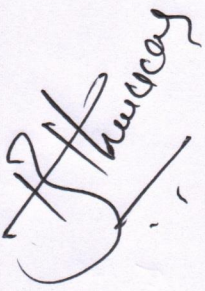
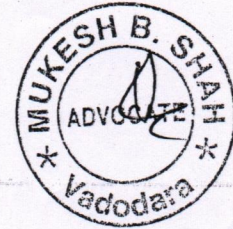
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Date: 13.10.2018

Place: Vadodara

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Advocate

