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Title No.: TCC18095-SKS-GEN-11-013

Date : 17/11/2018

TITLE CLEARANCE CERTIFICATE

To,

Al Kabeer Developers
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 perused 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 R. S. No. 351 paiki 1, admeasuring 0-30-35, R. S. No. 351 paiki 2, admeasuring 0-64-75, City Survey no.253, T.P. Scheme no.23, Final Plot no. 13/1, admeasuring 10033 sq. mtrs. paiki 4365 Sq. Mtrs. non agricultural land of mouje : Tandalja, Dist. Vadodara in the Registration District Vadodara and Sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Revenue record i.e. abstract form no. 7/12
2. Revenue record i.e. abstract form no. 6 - entry no. 1/17, 25, 848, 894, 994, 998, 1012, 1093, 1094, 1917, 3091, 3429, 3644, 3728, 4029, 4031
3. Property Card entry no.15731, 16289, 18339
4. Revenue record i.e. abstract form no. 8A
5. Order in MCA 189/2004 given by Additional District Judge Vadodara dtd. 3/4/2012



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6. Reg. Agreement for Sale without possession no. 5813 dtd. 27/5/2011
7. Reg. Agreement for Sale without possession no. 369 dtd. 30/03/2013
8. N. A. Order dtd. 21/2/2015
9. Order of Civil Court in Reg. Suit no. 398/2002 dtd. 19/4/2016
10. Title Clearance Certificate given by me dtd.30/04/2016
11. Reg. Sale Deed no.18379 dtd.03/11/2018
12. Search Investigation obtain for a period of 2016-2018 vide search fee, Receipt no.2018016038436 dtd.14/11/2018.

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

1. That the land bearing R. S. No. 351 of mouje : Tandalja was originally owned by Kalidas Mahamad. And he was died so name of his legal heir Alibhai Kalidas was entered in the revenue record by heirship. Effect to that entry no. 1/17 was posted on 20/9/1954. Which was certified accordingly.
2. That the land bearing R. S. No. 351 paiki of mouje : Tandalja i.e. Alibhai Kalidas had executed Tagavi loan of Rs. 100. So charge was created. Effect to that entry no. 25 was posted on 22/6/1952. Which was certified accordingly.
3. That from land bearing R. S. No. 351 paiki of mouje : Tandalja name of protected tenent Adambhai Umarbhai was deleted as he was not interested for purchase the said land as per order no. 26, 15/66. Effect to that entry no. 848 was posted on 18/2/1966. Which was certified on 8/3/1966.
4. That from the land bearing R. S. No. 351 & 352 paiki of mouje : Tandalja, name of tenant Adambhai Umarbhai was deleted as his name was falsely entered in the said land as per the order of the ALT Mamlatdar order no. 20/66 dtd. 7/9/1966 under the Tenancy Act and the said case was closed. Effect to that entry no. 894 was posted on 22/2/1967. Which was certified accordingly.
5. That the owner of the land bearing R. S. No. 351 & 352 paiki of mouje : Tandalja i.e. Alibhai Kalidas was died on 6/10/1968. And after his death name of Abdulbhai Alibhai and Mahmandbhai Alibhai were jointly entered in the revenue



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record by heirship and distribution deed. Effect to that entry no. 994 was posted on 10/2/1969. Which was certified on 1/8/1969.

6. That the owner of the land bearing R. S. No. 351 paiki, Acer 1-24 Guntha & R. S. No. 352 paiki, Acer 1-31 Guntha of mouje : Tandalja i.e. Abdulbhai Alibhai and Mahmandbhai Alibhai had executed Reg. Sale Deed on 16/1/1969 in favour of Jesangbhai Amthabhai Patel. Effect to that entry no. 998 was posted on 12/2/1969. Which was certified on 2/8/1969.
7. That the owner of the land bearing R. S. No. 351 paiki, 352 paiki of mouje : Tandalja i.e. Alibhai Kalidas was died on 6/10/1968. So name of his legal heirs i.e. Ahemadbhai Abrambhai, Abdulbhai Alibhai and Mahmandbhai Alibhai were jointly entered in the revenue record by heirship. Effect to that entry no. 1012 was posted on 1/6/1969. Which was certified accordingly.
8. That for the land bearing R. S. No. 351 paiki, 352 paiki of mouje : Tandalja Deputy Secretary Revenue Department Gujarat State Ahmedabad had given order no. 0 dtd. 3/1/1972 and they had cancelled the order of the ALT Mamlatdar vide no. 32 P (Tandalja) : 17/70 dtd. 31/3/1970 and they had held that the provision of Sec. 32 (G) & 32 (P) of Tenancy Act not applicable. Effect to that entry no. 1093 was posted on 19/2/1972. Which was certified accordingly.
9. That the owner of the land bearing R. S. No. 351 paiki & 352 paiki of mouje : Tandalja i.e. Abdulbhai Alibhai and Mahmandbhai Alibhai had executed Reg. Sale Deed in favour of Jesangbhai Amthabhai Patel. Effect to that entry no. 1094 was posted on 30/2/1972. Which was certified accordingly.
10. That the owner of the land bearing R. S. No. 351 paiki & 352 paiki of mouje : Tandalja i.e. Jesangbhai Amthabhai was died on 19/1/1988. So name of his legal heirs (1) Harkhaben w/o Jesangbhai Amthabhai (2) Gordhanbhai Jesangbhai (son) (3) Sarlaben d/o Jesangbhai Amthabhai (4) Indiraben d/o Jesangbhai Amthabhai (5) Kusumben d/o Jesangbhai Amthabhai (6) Pankajben d/o Jesangbhai Amthabhai were jointly entered in the revenue record by heirship. Effect to that entry no. 1917 was posted on 22/12/1989. Which was certified on 15/2/1990.



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11. That for the land bearing R. S. No. 351 paiki & 352 paiki of mouje : Tandajja bibiben w/o Abdulali Patel through her POA Mustak Yakub Gaji and Uriben Mohmadali Patel through her POA Gulam Mohmadalibhai Patel have filed Regular Civil Suit no. 398/2002 before Civil Judge S.D. at Vadodara and they have registered the said Suit before Sub Registrar Office at Vadodara. Effect to that entry no. 3091 was posted in the second column on 15/7/2003. Which was certified accordingly. Also in the said Regular Suit Injunction Order given by Civil Court below Ex. 5 dtd. 30/7/2004. Against the said order legal heirs of late Jesangbhai Amthabhai Patel i.e. Gordhanbhai Jesangbhai Patel & others have filed Misc. Civil Appeal no. 189/2004 before Additional District Judge Vadodara and they have allowed appeal vide order dtd. 3/4/2012 and cancelled injection order given by Civil Court SD dtd. 30/7/2004. And the said Civil Suit no. 398/2002 dismissed by the Civil Court vide order dtd. 19/4/2016.
12. That legal heirs of late Abdulbhai Alibhai Patel i.e. Bibiben Abdulbhai Alibhai Patel & others have preferred Tenancy Appeal no. 37/02 against legal heirs of late Jesangbhai Amthabhai Patel & others before Deputy Collector Jameen Sudharana & Appeals u/sec. 74 of Tenancy Act and the said Appeal was rejected vide order dtd. 4/10/2006. Effect to that entry no. 3429 was posted on 14/11/2006. Which was certified on 12/2/2007.
13. That in R. S. No. 351 paiki 1, 351 paiki 2, 352 paiki 1, 352 paiki 2 correction made as per order of the Mamlatdar Vadodara vide order no. RTS/Vashi/2613 to 2715/08 dtd. 23/7/2008 and corrected nature of the land Sarkari instead of Old Tenure. Effect to that entry no. 3644 was posted on 24/7/2008. Which was certified on 22/9/2008.
14. That for the R. S. No. 351 paiki 1, 351 paiki 2, 352 paiki 1, 352 paiki 2 entry no. 1094 dtd. 30/2/1972 & entry no. 998 dtd. 22/2/1969 was certified by Competent Authority against that legal heirs of late Abdulbhai Alibhai Patel i.e. Bibiben Abdulbhai Alibhai Patel & others have preferred RTS Appeal no. 48/2005 before Deputy Collector Vadodara against legal heirs of late Jesangbhai Amthabhai Patel & others. And they have rejected the said appeal vide order dtd. 20/11/2008



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- and continued entry no. 998 & 1094. Effect to that entry no. 3728 was posted on 12/12/2008. Which was certified on 16/1/2009.
15. That the co-owners of the land bearing R. S. No. R. S. No. 351 paiki 1, 351 paiki 2, 352 paiki 1, 352 paiki 2 of mouje : Tandalja i.e Harkhaben w/o Jesangbhai Amthabhai was died on 4/9/1994. So her name was deleted from revenue record. Effect to that entry no. 4029 was posted on 15/6/2011. Which was certified on 26/8/2011.
16. That the owner of the land bearing R. S. No. R. S. No. 351 paiki 1, R. S. No. 351 paiki 2, R. S. No. 352 paiki 1, R. S. No. 352 paiki 2, R. S. No. 363 total admeasuring Hq. 2-65-07 sq. mtrs. (26507 sq. mtrs.) of mouje : Tandalja i.e. (1) Gordhanbhai Jesangbhai Patel (2) Sarlaben Jesangbhai Patel (3) Indiraben Jesangbhai Patel (4) Kusumben Jesangbhai Patel (5) Pankajben Jesangbhai Patel through their POA Shreyasbhai Gordhanbhai Patel have executed Reg. Agreement for Sale without possession no. 5813 dtd. 27/5/2011 in favour of Mukundbhai Manubhai Patel.
17. That the co-owners of the land bearing R. S. No. R. S. No. 351 paiki 1, 351 paiki 2, 352 paiki 1, 352 paiki 2 of mouje : Tandalja i.e (1) Sarlaben Jesangbhai Amthabhai (2) Indiraben Jesangbhai (3) Kusumben Jesangbhai (4) Pankajben Jesangbhai have relinquished their rights in favour of Gordhanbhai Jesangbhai as per relinquishment deed. Effect to that entry no. 4031 was posted on 18/6/2011. Which was certified on 26/8/2011.
18. That the owner of the land bearing R. S. No. R. S. No. 351 paiki 1, admeasuring hq. 0-30-35 sq. mtrs., R. S. No. 351 paiki 2 admeasuring hq. 0-64-75 sq.mtrs., R.S. No. 352 paiki 1 admeasuring hq. 0-35-41 sq. mtrs., R. S. No. 352 paiki 2 admeasuring hq. 0-71-83 sq. mtrs. total admeasuring 2-02-34 sq. mtrs. of mouje : Tandalja i.e. Gordhanbhai Jesangbhai Patel have executed Reg. Agreement for Sale without possession no. 369 dtd. 30/3/2013 in favour of Mukundbhai Manubhai Patel.
19. That Collector of Vadodara had issued N. A. Order for residential purpose vide no. N.A./S.R./879/2014-15 & No. Jameen-D/Kalam-65/Vashi/1404 to 1411/15



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- dtd. 21/2/2015 for land bearing R. S. No. 351 Paiki 1, 351 Paiki 2, T. P. No. 23, F. P. No. 13/1 total admeasuring 10033 sq. mtrs. of mouje : Tandalja. Effect to that entry no.15731 was posted in property card on 06/03/2016. Which was certified on 30/04/2016.
20. That the owner of the land bearing R. S. No. R. S. No. 351 paiki 1, admeasuring hq. 0-30-35 sq. mtrs., R. S. No. 351 paiki 2 admeasuring hq. 0-64-75 sq.mtrs., R. S. No. 352 paiki 1 admeasuring hq. 0-35-41 sq. mtrs., R. S. No. 352 paiki 2 admeasuring hq. 0-71-83 sq. mtrs. total admeasuring 2-02-34 sq. mtrs. of mouje : Tandalja i.e. Gordhanbhai Jesangbhai Patel died on 27/04/2016, so after his death name legal heirs (1) Sushmaben Wd/o Gordhanbhai Patel, (2) Shreyash Gordhanbhai Patel (3) Sujay Gordhanbhai Patel (4) Samir Gordhanbhai Patel and (5) Amit Gordhanbhai Patel were jointly entered in the revenue record by heirship and affidavit made by Shreyash Gordhanbhai Patel, which was notarised vide sr. no.29132 dtd. 21/05/2016. Effect to that entry no.16289 was posted in property card on 17/05/2016. Which was certified on 08/07/2016.
21. That as per the Reg.WILL no.6367 dtd.23/07/2013 of Gordhanbhai Jesangbhai Patel, the land bearing R. S. No. R. S. No. 351 paiki 1, R. S. No. 351 paiki 2 entered in the name of Shreyash Gordhanbhai Patel and name of all others legal heirs were deleted. Effect to that entry no.18339 was posted in property card on 30/05/2016. Which was certified on 08/07/2016.
22. That the owner of the land bearing R. S. No. R. S. No. 351 paiki 1, admeasuring hq. 0-30-35 sq. mtrs., R. S. No. 351 paiki 2 admeasuring hq. 0-64-75 sq.mtrs., total 10033 Sq. Mtrs paiki 4365 Sq. Mtrs. of mouje : Tandalja i.e. Shreyashbhai Gordhanbhai Patel has executed Reg. Sale Deed no.18379 dtd.03/11/2018 in favour of Al Kabeer Developers a partnership firm through its partner Munvarkhan A. Pathan and Mukundbhai Manubhai Patel had sign as confirming party.
23. Earlier I had given Title Clearance Certificate dtd.30/04/2016 regarding the schedule property after giving public notice dtd. 21/01/2014 in the "Gujarat Samachar" & "Divya Bhaskar" News Papers.



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24. Also for the above detail property by I have made a search before Sub Registrar office at Vadodara for a period of 2016-2018 vide search fee, Receipt no.2018016038436 dtd.14/11/2018 annexed here with and I have given search Report 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 Al Kabeer Developers a partnership firm through its partner Munvarkhan A. Pathan by virtue of Reg. Sale Deed no.18379 dtd.03/11/2018 and there is no encumbrances on the said land.

CERTIFICATE :-

THIS IS TO CERTIFY that, Al Kabeer Developers a partnership firm is the owner of Property bearing R. S. No. 351 paiki 1, admeasuring 0-30-35, R. S. No. 351 paiki 2, admeasuring 0-64-75, City Survey no.253, T.P. Scheme no.23, Final Plot no. 13/1, admeasuring 10033 sq. mtrs. paiki 4365 Sq. Mtrs. non agricultural land of mouje : Tandalja, Dist. 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 : 17/11/2018

Place : VADODARA


SNEHAL K. SHAH
(ADVOCATE & NOTARY)



Snehal K. Shah

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-: 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 : 17/11/2018
Place : VADODARA


SNEHAL K. SHAH
(ADVOCATE & NOTARY)



Snehal K. Shah

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Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of the Owner **Al Kabeer Developers a partnership firm** (Hereinafter known as owner) & the Developers _____ (Hereinafter known as Developers),

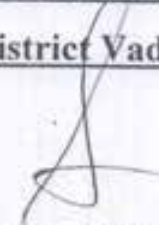
In respect of the below mentioned property by pursuing revenue records, title deed relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice dated 21/01/2014. I have issue a Title Clearance Certificate dated 30/04/2016 & 17/11/2018. In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

Schedule of Property

Property bearing R. S. No. 351 paiki 1, admeasuring 0-30-35, R. S. No. 351 paiki 2, admeasuring 0-64-75, City Survey no.253, T.P. Scheme no.23, Final Plot no. 13/1, admeasuring 10033 sq. mtrs. paiki 4365 Sq. Mtrs. non agricultural land of mouje : Tandalja in the Registration District Vadodara and Sub District Vadodara.

Date : 17/11/2018

Place : VADODARA


SNEHAL K. SHAH
(ADVOCATE & NOTARY)

