

Date:- 28/10/2021

**TITLE CLEARANCE CERTIFICATE**

(with respect to N. A. lands bearing R. S./Block No. 330/2 paiki and  
R.S./Block No. 333 of Tarsali, Vadodara)

To,

**PREM SHANTI DEVELOPERS-**

a partnership firm through its partners

(1) Dineshbhai Shantilal patel

(2) Rajeshbhai Valjibhai Baria

(3) Sanjaykumar Manilal Patel

Add:-9/10/11/12, Kamlaba Society,

Near Parvatidham Society, Manjalpur,

Vadodara.

As per your request, I go through the papers and documents placed and provided by you for getting Title Clearance Certificate of your property bearing Non Agricultural land having R. S./Block No. 330/2 paiki H. 0-28-32 RA and R.S./Block No. 333 H. 0-46-54 RA of Moje Tarsali, in Reg. Dist. Vadodara, Sub-Dist. Vadodara.

That, I have gone through the copies of revenue records from 1951-52 to 2019-20, Copies of N. A. Order issued by Collector, Vadodara, dt. 04/04/2020 and 31/07/2020, Copy of Reg. Sale Deed No. 2080, dt. 30/03/2021, Copy of Reg. Sale Deed No. 2782, dt. 26/05/2021, Copy of Construction Permission for the scheme "SEVEN SKY", Copy of City Survey property cards of Tarsali and other relevant documents.

That, I have also published public notice in two newspapers "Sandesh" and "Divya Bhasker" on 15/10/2021, inviting objections, if any, for the Title of the said properties. Nobody has objected the said public notice.

That, I have also caused search in the offices of Sub-Registrar, Vadodara from 1994 for both the lands.



That, earlier on 09/10/2020, I have issued Title Clearance for the said properties in favour of land owners Ghanshyambhai Bhailalbhair Patel and others.

That, it appears from the copies of village form No. 6 i.e. Record of right of village Tarsali, Ta. and Dist. Vadodara, that, the lands bearing R. S. No. 330 and 333 were of the ownership of Bhailalbhair Bhikhabhai Patel, by virtue of entry no. 251. The protected tenant Manibhai Dabhai has left the possession of those lands in the year 1951-52. He has accepted it in his reply. The entry to that effect is mutated vide entry NO. 554 dt. 27/12/1956. Thus, it appears that Bhailalbhair Bhikhabhai is mutated as sole owner in the Revenue Record. As per the family partition, both the lands were mutated in the names of Ghanshyambhai and Lalabhai minor through his mother Kamlaben W/o. Bhailalbhair Bhikhabhai. It appears from the entry No. 5228, dt. 10/12/2001 that, Bhailalbhair was expired on 17/04/1993. As per the succession, the names of his heirs and legal representatives namely (1)Ghanshyambhai Bhailalbhair Patel, (2)Mahendrakumar alias Lalabhai Bhailalbhair Patel, (3)Rasikbhair Bhailalbhair Patel, (4)Savitaben Bhailalbhair, (5)Dilipkumar Bhailalbhair and (6)Neeruben Bhailalbhair Patel were mutated in revenue records. Since then, they are the owners and occupants of lands bearing R.S. No. 330/2 and 333 of Tarsali, Ta. and Dist. Vadodara.

That, it appears that, the land owners gave Power of Attorney to (1)Nitin Rasikbhair Patel and (2)Namrata Dilipkumar Patel on 17/07/2010.

That, the landlords have jointly applied for getting N. A. Permission from Collector, Vadodara. The N. A. Permission for R.S./Block No. 330/2 admeasuring 2832 Sq. Mtr. is granted by Collector, Vadodara vide his order dt. 31/07/2020. The N. A. Permission for R.S./Block No. 333 admeasuring 4654 Sq. Mtr. is granted by Collector, Vadodara vide his order dt. 04/04/2020.

That, it appears that the land owners Ghanshyambhai Bhailalbhair Patel and others through their POA sold N. A. land bearing Block/Survey No. 333 admeasuring 4654 Sq. Mtr. N. A. land, being city survey No. 2148/1 of Moje Tarsali, Vadodara to Prem Shanti Developers-a partnership firm by Reg. Sale Deed No. 2080, dt. 30/03/2021.

That, it appears that the land owners Ghanshyambhai Bhailalbhair Patel and others through their POA sold N. A. land bearing Block/Survey No. 330 paiki 2, being city survey No. 2147/1 admeasuring 2832 Sq. Mtr. of Moje Tarsali, Vadodara to Prem Shanti Developers-a partnership firm by Reg. Sale Deed No. 2782, dt. 24/05/2021 (Reg. on 26/05/2021).

The Deeds were duly executed and Registered in the office of Sub-Registrar, Vadodara-2 (Danteshwar). Entries of sale transactions were duly mutated in city survey property cards and in revenue records.

That, Prem Shanti Developers-a partnership firm applied for getting construction permission for the scheme known as "SEVEN SKY" (7 sky) to Vadodara Municipal Corporation, which was granted by construction permission dt. 01/10/2021 vide permission No. Ward-4/SHB 52/2021-22, for Tower A, B, C, D, E, F and G.

### **ENCUMBRANCE CERTIFICATE**

This is to certify that, I undersigned has investigated the title of immovable property which is more particularly mentioned hereinunder in "SCHEDULE OF THE PROPERTY", which is owned by PREM SHANTI DEVELOPERS, a partnership firm through administrative partner Dineshbhai Shantilal Patel (hereinafter referred as owner) by persuing the title deeds relating thereto and by taking necessary searches. I am of the opinion that the title of the owner in respect of the said property is clear, marketable and free from all encumbrances till the date of this certificate.

### **SCHEDULE OF THE PROPERTY**

The immovable property bearing proposed Residential and Commercial scheme known as "SEVEN SKY" having Tower A, B, C, D, E, F and G for Basement, Ground Floor upto seventh floor and Club House to be constructed and developed over N. A. land bearing Block/Survey No. 330 paiki 2 admeasuring 2832 Sq. Mtr., having city survey No. 2147/1 and Block/Survey No. 333 admeasuring 4654 Sq. Mtr., having city survey No. 2148/1 of Moje Tarsali, in Reg. Dist. Vadodara, Sub-Dist. Vadodara is of the ownership of PREM SHANTI DEVELOPERS-a partnership firm-through Administrative partner Dineshbhai Shantilal Patel, bounded as under,

|       |                                    |
|-------|------------------------------------|
| East  | :-18 Mtr. Road.                    |
| West  | :-remaining land of R. S. No. 333. |
| North | :-property of Housing Board.       |
| South | :-remaining land of R. S. No. 330. |

**Date:- 28/10/2021**  
**Vadodara.**

  
**(Ajay B. Joshi)**  
**Advocate**

**Date:- 22/12/2021**

**TITLE CLEARANCE CERTIFICATE**

**(with respect to N. A. lands bearing R. S./Block No. 330/2 paiki and  
R.S./Block No. 333 of Tarsali, Vadodara)**

**To,**

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That, I have also published public notice in two newspapers "Sandesh" and "Divya Bhasker" on 15/10/2021, inviting objections, if any, for the Title of the said properties. Nobody has objected the said public notice.

That, I have also caused search in the offices of Sub-Registrar, Vadodara from last 30 years (from 1990) for both the lands.

That, earlier on 09/10/2020, I have issued Title Clearance for the said properties in favour of land owners Ghanshyambhai Bhailalbhai Patel and others.

That, it appears from the copies of village form No. 6 i.e. Record of right of village Tarsali, Ta. and Dist. Vadodara, that, the lands bearing R. S. No. 330 and 333 were of the ownership of Bhailalbhai Bhikhabhai Patel, by virtue of entry no. 251. The protected tenant Manibhai Dabhai has left the possession of those lands in the year 1951-52. He has accepted it in his reply. The entry to that effect is mutated vide entry NO. 554 dt. 27/12/1956. Thus, it appears that Bhailalbhai Bhikhabhai is mutated as sole owner in the Revenue Record. As per the family partition, both the lands were mutated in the names of Ghanshyambhai and Lalabhai minor through his mother Kamlaben W/o. Bhailalbhai Bhikhabhai. It appears from the entry No. 5228, dt. 10/12/2001 that, Bhailalbhai was expired on 17/04/1993. As per the succession, the names of his heirs and legal representatives namely (1)Ghanshyambhai Bhailalbhai Patel, (2)Mahendrakumar alias Lalabhai Bhailalbhai Patel, (3)Rasikbhai Bhailalbhai Patel, (4)Savitaben Bhailalbhai, (5)Dilipkumar Bhailalbhai and (6)Neeruben Bhailalbhai Patel were mutated in revenue records. Since then, they are the owners and occupants of lands bearing R.S. No. 330/2 and 333 of Tarsali, Ta. and Dist. Vadodara.

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**Date:- 22/12/2021**  
**Vadodara.**

  
**(Ajay B. Joshi)**  
**Advocate**