

Virendra D. Vyas.

Advocate & Notary.

Off: F/16, Krishna valley Complex. Ne. Amitnagar Circle VIP Road, Karelibaug, Vadodara
Mob : 98254-36674,

Date ; 07-05-2022

TITLE CLEARANCE CERTIFICATE.

To,
M/S. YASH REALTY,
Partner
Mr. JITENDRA CHHAGNLAL DOSHI

SUB :- TITLE CLEARANCE CERTIFICATE in respect of the property bearing Registration district sub district Vado - dara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring –4125.00 Sq. Mtrs in Non- agriculture land

On request and as desired to issue *a Title Clearance and Non Encumbrance Certificate* in respect of the property situated lying and being in bearing *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs in Non- agriculture land* hence I, *Virendra D. Vyas, Advocate & Notary* do hereby give my opinion as to the Title details of which are as under :-

1. I have been supplied with with the following documents regarding the property situated lying and being *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No –*



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320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring –4125.00 Sq. Mtrs in Non-agriculture land and I have gone through the same :-

- A. A copy of the 7/12 of the said land.
- b. A copy of the village form no. 6
- (A) Entry No- 8306, Dated : 08-07-1985
- (B) Entry No- 9763, Dated : 24-01-2000
- (C) Entry No- 11112, Dated : 06-12-2007
- (D) Entry No- 15210, Dated : -08-2016.
- (E) Entry No- 16900, Dated : 05-11-2019
- (F) Entry No- 18070, Dated : 05-05-2022
- c. A copy of the village form no. 8 – A, A/C No- 295 of the said land.
- d. A copy of Registered Sale deed Registered Sale deed No. 9884/2007, dated: 01-11-2007.
- e. A copy of N.A permission vide Order No. N.A. /S. R./ 390/2016-17, & No – Land / D/ Sec. – 65 / Vasi / 4531 to 4538 /16, dated, 05-08-2016, issued by the Collector of Vadodara.
- f. A Copy of Development Permission U.L.D/ Plan-6 / permission - /33/2016, dated 06-10-2016. issued by the Vadodara City Development Authority- (Vuda) – Vadodara.



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- g. A copy of Court Order Special Civil Sut No- 49/2018, dated : 08-09-2018.
- h A copy of Registered Sale deed Registered Sale deed No. 17803/2019, dated: 04-11-2019
- i. A copy of Registered Sale deed Registered Sale deed No. 8846/2022, dated: 02-05-2022
- j. Copy of owner declaration and search in the office of Registry Vadodara of the said land. and after issue Title Clearance Certificate

2. Looking to the above referred documents and after Verifying the transpires & Revenue record as under:

- a. *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs in agriculture land owners NIRANJAN GIRDHARBHAI BRAMBHATT. (Entry No- 8306, dated :- 08-07-1985 & Entry No- 8375, dated : 19-04-1996)*
- b. *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs agriculture land owners NIRANJAN GIRDHARBHAI BRAMBHATT executed a WILL dated : 05-04-1980 and Will dated : 17-12-1983 and after disputed a*



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owner ship in said land and file a civil suit No- 855/1996 and compromise court order dated : 31-12-1999 and Said land Owners MR BHAKTRAJ JETHALAL BRAMBHATT AND MR. GURUSRAN JETHALAL BRAMBHATT (Entry 9763, dated :24-01-2000) hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

- c. *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs agriculture land* owners MR BHAKTRAJ JETHALAL BRAMBHATT AND MR. GURUSRAN JETHALAL BRAMBHATT were executed a **sale deed in Favor Mr. ASHITBHAI CHANDUBHAI AMIN** Registration No. 9884/2007, dated . 01-11-2007 , (Entry No- 11112, dated L 06-12-2007) hence it is crystal clear that at no point of time the said land was transferred in the name of any body.
- d. *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs in Non- agriculture land* owner **Mr. ASHITBHAI CHANDUBHAI AMIN** transfer **agriculture zone to non agriculture** N.A permission vide Order No. N.A. /S. R./ 390/2016-2017, & No – Land / D/ Sec. – 65 / Vasi / 4531 to 4538 /2016, dated, 05-08-2016 issued by the Collector of



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Vadodara. (Entry No- 15210) hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

- e. And said land *Registration district sub district Vadodara Moje- Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs in Non- agriculture land owner Mr. ASHITBHAI CHANDUBHAI AMIN agents file a Sp. Civil suit No- 49/2018 Mr. SUBIR GIRISHBHAI PATEL and after both party compromise and total land 5868.00 Paikki 75 % (4401.00 Sq. Mtrs) Land Owner Mr. SUBIR GIRISHBHAI PATEL and 25 % (1467.00 Sq. Mtrs) Land Owner Mr. ASHITBHAI CHANDUBHAI AMIN Court compromise Order dated : 08-09- 2018 and after Total agriculture land 5868.00 Paikki*

75 % (4401.00 Sq. Mtrs in agriculture) Land Owner Mr SUBIR GIRISHBHAI PATEL and

25 % (1467.00 Sq. Mtrs in agriculture) Land Owner Mr. ASHITBHAI CHANDUBHAI AMIN

AND in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs in Non- agriculture land Owners.

75 % (3093.75 Sq. Mtrs in Non- agriculture) Land Owner Mr SUBIR GIRISHBHAI PATEL and



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25 % (1031.25 Sq. Mtrs in Non- agriculture) Land Owner Mr. ASHITBHAI CHANDUBHAI AMIN

hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

f. And said land *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs Paikki 1031.25 Sq. Mtrs Non- agriculture land owner Mr. ASHITBHAI CHANDUBHAI AMIN* were executed a sale deed in Favor **Mr. SUBIR GIRISHBHAI PATEL** Registration No. 17803/2019, dated . 04-11-2019 , (Entry No- 16900, dated : 05-11-2019) hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

g. And said land *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00 Sq. Mtrs Paikki 75 % (3093.75 Sq. Mtrs in Non- agriculture) Land Owner Mr SUBIR GIRISHBHAI PATEL and 25 % (1031.25 Sq. Mtrs in Non- agriculture) Land Owner Mr. ASHITBHAI CHANDU - BHAI AMIN* were executed a sale deed in Favor **M/S. YASH REALTY, Partner Mr. JITENDRA CHHAGNLAL DOSHI**



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Registration No. 8846/2022 dated . 02-05-2022 (04-05-2022) (Entry No- 18070, dated : 05-05-2022) hence it is crystal clear that at no point of time the said land was transferred in the name of any body.

3. I have also issued a public notice dated.- 07-12-2021 in SANDESH Daily news Paper and no objection has been received by me there after issuing a Title Clearance Certificate of *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00Sq. Mtrs in Non-agriculture land*
4. *Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring – 4125.00Sq. Mtrs in Non- agriculture land* owner M/S. YASH REALTY, Partner Mr. JITENDRA CHHAGNLAL DOSHI , have made an declaresan on dated : 06-05-2022 wherein they have declared that the title of the said land is clear and marketable and also that there are no litigations pending in Hon. court and other competent authority I have relied upon owner declaration.
5. Thus, looking to the above referred documents after read documents agter - getting detailing searches for last 30- years 1990 to 1994, year ins Sub Reg. Vadodara (Receipt no- 202201400012288 , dated : 06-05-2022) and 1994 to 2004, year ins Sub Reg. Vadodara (Receipt no-



Virendra D. Vyas.

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202201600017120, dated : 06-05-2022) and 2005 to 2021 years in the Sub. Reg. Vadodara (Receipt no- 2021016041722, dated : 20-12-2021) and and 2021 to 2022 years in the Sub. Reg. Vadodara (Receipt no- 202201600017119, dated : 06-05-2022) and also after verifying the revenue records, searches & owners declaration, I an of the opinion that the title of the said land being in Registration district sub district Vadodara Moje-Village - Bhayali , bearing Old Revenue Survey No – 320/2, & Block No – 266, admeasuring 5868-00 sq. Mtrs. in T.P. No.3, Bhayli – Vuda. Final Plot No- 73, admeasuring –4125.00 Sq. Mtrs in Non-agriculture land is clear and marketable and free from the reasonable doubts and alls free from all encumbrances.

Date: 07-05-2022
Vadodara.



A handwritten signature in black ink, appearing to be 'Virendra D. Vyas'.

(VIRENDRA D. VYAS)

ADVOCATE

SANAD No- G/1315/1995