



To,  
Smt. Falguniben Kamleshbhai Shah  
Vadodara.

Dear Sir,

**Reg. : Title Clearance Certificate in respect of the Immovable Property being Non-agricultural Land bearing R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively, total admeasuring 15161 Sq. Mtrs. bearing Final Plot no. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka Padra of District Vadodara and Registration Sub Dist. Padra.**

I have been asked to investigate the title deeds of the Immovable Property being Non-Agricultural Land bearing R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively, total admeasuring 15161 Sq. Mtrs. bearing Final Plot no. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka Padra of District Vadodara and Registration Sub District Padra belonging to Smt. Falguniben Kamleshbhai Shah.

I have gone through and verified the papers and documents pertaining to the above said Property, and my opinion thereon, is as under :

- (1) From the Revenue Record, The Land of R.S. No. 986, 987, 993/1 and other land of Village Padra were owned by Vamanrao Yashwantrao, Shankarbhai Karshanbhai Kachhiya, purchased the said Lands from Vamanrao Yashwantrao by Installments under Section 32 (G) of the Tenancy Act and as per the order of the Agricultural Land Tribunal and the Mamlatdar, Dt. 06-08-1962, the name of Shankarbhai Karsanbhai Kachhiya was entered in the Revenue Record as a Kabjedar vide Mutated Entry No. 2161, Dt. 28-12-1963.
- (2) Thereafter, upon the Payment of the Purchase price of the above said Lands to Vamanrao Yashwantrao and on the basis of the Certificate to that effect issued by the A.L.T. and Mamlatdar, Padra, Dt. 05-07-1984, the Name of Shankarbhai Karsanbhai Kachhiya was entered in the revenue record as owner of the said Lands vide Mutation Entry No. 5826, Dt. 27-07-1984 and the said



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entry was certified by the Mamlatdar, Padra on 15-08-1984.

- (3) Thereafter, Shankarbhai Karsanbhai Kachhiya was expired on 07-03-2002 and on his death the name of his legal heirs Shardaben Widow of Shankarbhai Karsanbhai Kachhiya, Ghanshyambhai Shankarbhai Kachhiya, and Manharbhai Shankarbhai Kachhiya, then Shardaben Widow of Shankarbhai Karsanbhai Kachhiya was also expired on 09-09-2001 and before his Death She executed a WILL, and according to WILL, the Land of R.S. No. 986, 987, 993/1 was came in the share of Ghanshyambhai Shankarbhai Kachhiya and Land bearing R.S. No. 990 of Village Padra was came in the share of Manharbhai Shankarbhai Kachhiya. The said entry was mutated in the Revenue Record vide Entry No. 10509 on Dt. 23-05-2002.
- (4) Thereafter, the death of Shankarbhai Karsanbhai Kachhiya on 07-03-2002 the above said lands were transferred and mutated by way of Succession in the names of Ghanshyambhai Shankarbhai Kachhiya, Manharbhai Shankarbhai Kachhiya, Parsanben Shankarbhai Kachhiya, Kantaben Shankarbhai Kachhiya, Savitaben Shankarbhai Kachhiya and Lalitaben Shankarbhai Kachhiya vide Mutation Entry No. 10510, Dt. 17-05-2002 and certified by Mamlatdar, Padra, 29-06-2002.
- (5) By order of the Dy. Collector, Vadodara, Dt. 18-06-2005, the appeal preferred by Manharbhai Shankarbhai Kachhiya and others was allowed and the Mutation Entry No. 10509, Dt. 23-05-2002 has been confirmed. The said Order is brought on Revenue Record vide Mutation Entry No. 11207, Dt. 25-07-2005.
- (6) The Appeal of appellants - Manharbhai Shankarbhai Kachhiya and others was disallowed by the Dy. Collector, Vadodara vide order of the Mamlatdar, Padra, Dt. 31-07-2003 was confirmed. The said entry was entered in the Revenue Record vide Mutated Entry No. 11426, Dt. 06-11-2006.
- (7) Thereafter, The Appeal of Manharbhai Shankarbhai Kachhiya, and others was disallowed and the order of the Mamlatdar, Padra,



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Dt. 31-07-2003 was confirmed. The said entry is certified by the C.O. Padra Vibhag, Padra, on Dt. 16-05-2007. As Such, Ghanshyambhai Shankarbhai Kachhiya stood as owner of the above said Lands. The said Entry was entered in the Revenue Record vide Mutation Entry No. 11546, Dt. 21-02-2007.

- (8) Thereafter, The rectification carried out in the Revenue Record of Various Lands of Moje Padra (Kasba) as per the order of Mamlatdar, Padra, Dt. 29-07-2008. The said entries are certified by the C.O. Padra Vibhag, Padra on 21-11-2008 and 29-11-2008 vide Mutation Entry No. 12158 and 12159.
- (9) Thereafter, The Collector, Vadodara by his Order No. Tenancy/A/SR/162=11/2015, Dt. 28-05-2012 has order to pay 40 % of the Market Value of the Land bearing R.S. No. 986, 987, 993/1, admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively, total admeasuring 15161 Sq. Mtrs. bearing F.P. No. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka Padra, towards the conversion of the said Land from New Tenure into old tenure for Non-agricultural purpose. The said Order is passed in the name of Ghanshyambhai Shankarbhai Kachhiya. Thereafter, the Collector, Vadodara by his order Dt. 26-03-2015 has extended the time limit for payment of Premium on the above said Land from 20-03-2015 till 60 days.
- (10) Thereafter, VUDA has issued Zone Certificate on Dt. 05-05-2015 for the Land bearing F.P. No. 19 of Mouje Padra, Tal. Padra, Dist. Vadodara is falling within the Residential Zone R-1.
- (11) Thereafter, Ghanshyambhai Shankarbhai Kachhiya has issued a N. A. Permission issued by Collector vide his Order No. N.A./S.R./20/2015/16, No. Land/D/Sec.-65/Vashi/4331 to 4337/2015, Dt. 27-07-2015 for the Land of R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively total admeasuring 15161 Sq. Mtrs. bearing F.P. No. 19 admeasuring 12311 Sq. Mtrs. in T. P., Scheme No. 2 of Mouje Village Padra, Tal. Padra, Dist. Vadodara. Subject to the

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Conditions stipulated therein.

- (12) Thereafter, Ghanshyambhai Shankarbhai Kachhiya has executed a Registered Sale Deed in favour of Smt. Falguniben Kamleshbhai Shah at Sr. No. 1757, Dt. 30-07-2015 for Old Tenure Land bearing R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively total 15161 Sq. Mtrs. bearing F.P. No. 19 admeasuring 12311 Sq. Mtrs. T. P. Scheme No. 2 of Mouje Village Padra. By virtue of Registered Sale Deed, the name Smt. Falguniben Kamleshbhai Shah was entered into the Revenue Record vide Mutation Entry No. 16335, Dt. 04-08-2015 which is certified by the Dy. Mamlatdar, Padra on Dt. 15-09-2015.
- (13) Smt. Falguniben Kamleshbhai Shah has executed a Notarized Development Agreement in favour of M/s. Akshar Heights, a partnership firm, its partners Dimple Jayesh Pathak, Kevinkumar Mansukhbhai Gadhiya, Jyotiben Ramanbhai Panchal and Kamleshkumar Jayeshbhai Shah for development and Construction in the N.A. Land bearing R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively total 15161 Sq. Mtrs. bearing F.P. No. 19 admeasuring 12311 Sq. Mtrs. T. P. Scheme No. 2 of Mouje Village Padra, Tal. Padra of Dist. Vadodara and Registration Sub Dist. Padra which was notarized by Notary Advocate Rajnikant J. Patel at Sr. No. 12168/2016. The deficit Stamp Duty towards the said Development Agreement has been deposited on 03-06-2016 which can be seen from the certificate issued by the Dy. Collector, Stamp Duty Valuation Organization, Vadodara Vibhag 2, Dt. 30-01-2017.
- (14) Thereafter, Smt. Falguniben Kamleshbhai Shah has executed Jointly Development Agreement in favour of Akshar Heights, a partnership firm, through its partners : Dimple Jayesh Pathak, Kevinkumar Mansukhbhai Gadhiya, and Kamleshkumar jayeshbhai Shah. The said Agreement was Notarized by Advocate Notary A. T. Solanki at Sr. No. 4580, Dt. 03-04-2017.

- (15) Thereafter, Smt. Falguniben Kamleshbhai Shah has executed

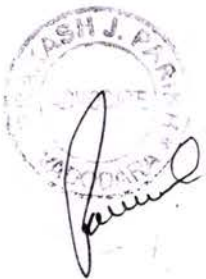


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Cancellation Joint Development Agreement Deed in favour of Akshar Heights, a partnership firm, through its partners : Dimple Jayesh Pathak, Kevinkumar Mansukhbhai Gadhiya, and Kamleshkumar Jayeshbhai Shah. The said Agreement was Notarized by Advocate Notary A. I. Vhora at Sr. No. 5084, Dt. 04-09-2018.

- (16) Thereafter, Falguniben Kamleshbhai Shah has executed a Registered Development Agreement, in favour of Padra Heights, a partnership firm Dimple Jayeshbhai Pathak, Niravbhai Mansukhbhai Gadhiya, Kamleshkumar Jayeshbhai Shah. The said Development Agreement was registered at SRO, Padra, Sr. No. 1335, Dt. 17-05-2019 for the above Land Scheme.
- (17) Ghanshyam Shankarbhai Kachhiya has issued a Development Permission issued by VUDA vide Raja Chitthi No. UDA/Plan-2/Permission/177/2016, Dt. 09-03-2017 has approved the layout and building Plan for construction of 629 Flats and 42 Shops in different types of towers in total built up area of 19696.56 Sq. Mtrs. on the N.A. Land bearing R.S. No. 986, 987, 993/1, admeasuring 3946, 9394, 1821 Sq. Mtrs. respectively, total admeasuring 15161 Sq. Mtrs. bearing F.P. No. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka, Padra of Dist. Vadodara and Registration Sub District Padra, Subject to the conditions stipulated therein.
- (18) Thus in view of the above discussion and documents, I am of the Opinion and I hereby certify that the title to the immovable property being N.A. Land bearing Revenue Survey No. 986, 987, 993/1 admeasuring 3946, 9394, 1821 Sq. Mtrs. respectively, total 15161 Sq. Mtrs. bearing F. P. No. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka Padra of Dist. Vadodara and Registration Sub Dist. Padra, belonging to Smt. Falguniben Kamleshbhai Shah, is clear, marketable and free from encumbrances, subject to the Development Agreement executed in favour of M/s. Padra



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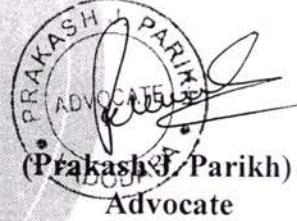
Heights, a partnership firm on 03-04-2019.

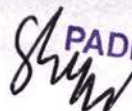
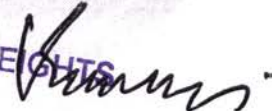
- (19) Looking to the aforesaid papers and documents and during my search, it confirms/transpires that the above Entries are verified in the Sub Registrar Office, Vadodara. Smt. Falguniben Kamleshbhai Shah holds clear and marketable title free from encumbrances in respect of schedule property.

### Schedule of the Property

Immovable Property being Non-agricultural Land bearing R.S. No. 986, 987, 993/1 admeasuring 3946, 9394 and 1821 Sq. Mtrs. respectively, total admeasuring 15161 Sq. Mtrs. bearing Final Plot no. 19 admeasuring 12311 Sq. Mtrs. in T. P. Scheme No. 2 of Mouje Village Padra, Taluka Padra of District Vadodara and Registration Sub Dist. Padra.

Dated: 01-06-2019  
Place: Vadodara.

  
(Prakash J. Parikh)  
Advocate

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## TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly declare that I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "NO ENCUMBRANCE CERTIFICATE" of lands bearing R.S. no. 986, 987, 993/1, respectively admeasuring 3946.00, 9394.00, and 1821.00 Sq. Mtrs. total admeasuring 15161.00 Sq. Mtrs. in T. P. Scheme No. 2, F. P. No. 19 admeasuring 12311 Sq. Mtrs. in Mouje Village Padra, in which the owner of the Lands has the right, title, interest in the property as discussed in my TCR Dt. 01/06/2019.

I also have 25 years experience in land matters in accordance with GUJ RERA Act.

The contents of above are true and correct and I have concealed nothing therefrom.

Dated : 01/06/2019



Prakash J. Parikh

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