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65
ASESH D. PANDYA
B.A., LL.B.
Advocate (Gujarat High Court)
M: 94274 43845

Date :

To,
M/s. Arunoday Sthapatya
A partnership firm,
Vadodara.

Date: 08.04.2019

TITLE CLEARANCE CERTIFICATE

8
Title Opinion Report certifying of the Non agricultural land Adm. 2124 Sq. meter (Out of which Adm. 1062 Sq. meter for residential use & Adm. 1062 Sq. meter for commercial use) of Old Survey No.961/1B, Block No.679/B of Mouje Village Bil, Ta. & Dist. Vadodara, in the Reg. Dist. Vadodara Sub Dist. Vadodara.

I have investigated the title over captioned property and conducted search commencing from 1990 to 2019 in the office of Sub Registrar Vadodara and also paid necessary Search Fee vide its receipt no.2019014009873 & 2019016011480, dated 30.03.2019 and during the course of investigation, as per the revenue records produced before me, it transpire that,

It appears that land being Old R S No. 961/1 of Village Bil, Vadodara was originally belonged to Ishwarbhai Bhagwanbhai who expired on 02.05.1965, therefore by succession right names of his legal heirs 1] Ambalal Ishwarbhai, 2] Parsottambhai Ishwarbhai 3] Somabhai Ishwarbhai 4] Revaben widow of Ishwarbhai Bhagwanbhai were mutated with revenue record vide entry no. 1965, dated 27.06.1974 and the same is certified on 29.01.1975.

By virtue of consolidated scheme held at Village Bil for various lands, said land being R S No. 961/1/A & 961/1/B given a Block No. 679/A, Adm. 0.12.14 He. Are & Block No. 679/B, Adm. 0.21.24 He. Are and it is mutated with revenue record vide entry no. 2361, dated 26.09.1981.

Ishwarbhai Bhagwanbhai during his life time he had executed reg. partition deed dated 23.02.1965 and by virtue of said partition deed and as per the court order, land being Old R S No. 961/1, Block No.679/A & 679/B mutated in the name of Patel Ishwarbhai Bhagwanbhai and it is mutated with revenue record vide entry no. 2414, certified on 24.04.1984.



[Signature]

For ARUNODAY STHAPATYA
[Signature]

Resi. :- 30, Muktanand Society, Karelibaug, Vadodara-390 018. Ph.: 0265-2460276.

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Patel Ishwarbhai Bhagwanbhai expired on 02.05.1965 and during his life he had executed a WILL on 04.03.1965, thereby by virtue of said WILL, Reg. Partition Deed dated 23.02.1965 and Court Order, said land mutated in the joint names of Patel Parsottambhai Ishwarbhai & Patel Somabhai Ishwarbhai and it is mutated with revenue record vide entry no. 2415, dated 18.08.1983, certified on 24.02.1984.

Co owner Patel Parshottam Ishwarbhai expired on 20.08.1998 (unmarried), therefore his name was deleted from the revenue record vide entry no. 4778, dated 07.09.2010 and certified on 29.11.2010.

Patel Somabhai Ishwarbhai has sold and conveyed said land being Block No. 679/B of Village Bil, Vadodara by executing registered sale deed dated 02.12.2010 before SRO, Vadodara vide Reg. No. 13972 to and in favour of Arunbhai Ramdas Patel and it is mutated with revenue record vide entry no. 4866, dated 01.02.2011, certified on 11.04.2011.

Said owner Arunbhai Ramdas Patel expired on 20.04.2012, therefore by succession right, said land being Block No. 679/B mutated in the name of his heirs 1] Jayesh Arunbhai Ramdas 2] Kalpesh Arunbhai Ramdas 3] Jitesh Arunbhai Ramdas and it is mutated with revenue record vide entry no. 5400, dated 04.07.2013, certified on 18.08.2013.

As per the certificate dated 17.02.2014, Charge of Uco Bank, Bill was deleted from the revenue record and it is mutated with revenue record vide entry no. 5584, dated 15.05.2014, certified on 16.07.2014.

Co Owners Patel Jayeshbhai Arunbhai & Patel Kalpeshbhai Arunbhai has relinquish his right, title or interest from the said land being Block No. 679/B by executing Reg. Phargati Lekh vide Reg. No. 877, dated 16.09.2013 to and in favour of Patel Jiteshbhai Arunbhai, therefore names of Patel Jayeshbhai Arunbhai & Patel Kalpeshbhai Arunbhai was deleted from the revenue record vide entry no. 5808, dated 11.06.2015, certified on 04.09.2015.

So Patel Jiteshbhai Arunbhai became the sole owner and occupant of the said land being Old R S No. 961/1/B, Block/Survey No. 679/B, Adm. 0.21.24 He. Are Sq. meter having A/c. No. 861.



For ARUNODAY SHARADATYA

PARTNER

Resi. :- 30, Muktanand Society, Karelibaug, Vadodara-390 018. Ph.: 0265-2460276.

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Date :

The Collector, Vadodara by its Order dated 13.07.2018 vide No. NA/SR/738/2017-2018, No. Land-D/Sec.65/Vashi/3933 to 3940/2018 and has granted permission to landowner Patel Jiteshbhai Arunbhai for use of non agricultural purpose in respect of land being Survey No. 961/1/B, Block No.679/B, Adm. 2124 Sq. meter (out of which 1062 Sq. meter for residential purpose & 1062 Sq. meter for commercial purpose)

The Vadodara Urban Development Permission by its Development Permission dated 14.02.2019 vide No. UDA/Plan-4/Permission/56/2018 and has approved the lay out plan of said land by which consist Tower A & B total 52 residential flats and 11 shops.

1] Jitesh Arunbhai Patel 2] Ajay Ramanlal Patel 3] Dhruv Ajaybhai Patel all they have entered into partnership firm named as M/s. Arunoday Sthapatya and the deed of partnership executed on 21.02.2019 before notary public vide Reg. No. 1606.

Landowner Jitesh Arunbhai Patel has sold and conveyed said land being Survey No.961/1/B, Block No.679/B, Adm. 2124 Sq. meter (out of which 1062 Sq. meter for residential purpose & 1062 Sq. meter for commercial purpose) of Village Bil, Vadodara by executing sale deed dated 08.04.2019 before SRO, Vadodara vide Reg. No. 5858 to and in favour of M/s. Arunoday Sthapatya a partnership firm through its partners 1] Jitesh Arunbhai Patel 2] Ajay Ramanlal Patel 3] Dhruv Ajaybhai Patel.

I have issued a public notice in "Sandesh" & "Gujarat Samachar" daily news paper dated 30.03.2019 asking for objections in respect for the right, title or interest in respect of said land in question, but during the time period within 7 days, I have not received any objection, claim or dispute regarding the title of the said captioned lands.

I have been carried out search before office of the SRO, Vadodara and the entry regarding any encumbrance is not found against the said land.

Conclusion

I have observed the above-mentioned documents and papers and come to the conclusion that the title of the Non agricultural land Adm. 2124 Sq. meter (Out of which Adm. 1062 Sq. meter for residential use & Adm. 1062 Sq. meter for commercial use) of Old Survey No.961/1/B, Block No.679/B of Mouje Village Bil, Ta. & Dist. Vadodara, in the Reg. Dist. Vadodara Sub Dist. Vadodara belonging to M/s. Arunoday Sthapatya a partnership firm and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Date : 08.04.2019
Place : Vadodara



Ashesh D. Pandya
Advocate

PARTNER

Resi. :- 30, Muktanand Society, Karelibaug, Vadodara-390 018. Ph. : 0265-2460276.

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતા નં 861 બ્લોક/સર્વે નં-679/બ માપ -0-21-24 હે આરે ચો મી

Search in : ATLADRA /ATLADRA

પહોંચ નંબર 20160180000003

અરજી નંબર

5004

અરજી વર્ષ

2016

તારીખ 30

માટે

માર્ચ

સને

30/3/16

રજુ કરનારનું નામ અરોષ ડી પંડ્યા એડ.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈમા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સર્ટિફિકેટ / ફોલીઓ.....

સેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીબો (કલમ 54 થી 57).....

શોધ અગર તપાસણી..... Year: 1990 1994

દંડ કલમ-24.....

કલમ-34 (કલમ-47).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-2 ફી.....

34.00

અંકે કૃપાયા પોલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલજો.

કુલ એકદર રૂ.

34.00

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

Sonalben Varsinhbhai Kharsan
સબ રજીસ્ટ્રાર
વડોદરા - 1

For ARUNODAY STHAPATYA

PARTNER

અરજી પહોંચ

મિલકત નું વર્ણન : ખાતા નં. 861 બ્લોક/સ.નં. 679/બ સેકશન 0-21-24 હે આરે ચોમી

Search in : બીલ /BIL

પહોંચ નંબર 2016015011820

અરજી નંબર

5082

અરજી વર્ષ

2016

તારીખ 30

માટે

માર્ચ

સને

2016

રજુ કરનારનું નામ આરોપ ડી પંડ્યા
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્વજનિક / ફોલીયો.....

સોસેની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલ અથવા વાટીઓ (કલમ 54 થી 57).....

શોધ અગર તપાસણી.....Year: 1995 2019

દંડ કલમ-24.....

કલમ-34 (કલમ-47).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી.....



134.00

કુલ બેકદર રૂ.

134.00

અંકે રૂપિયા એક સો પાંત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

Prabhatsing P. Chaudhary, Baria
સહ રજીસ્ટ્રાર
Akota

For ARUNODAY STHAPATYA

PARTNER