



Rasikbhai N. Patel

B.A., L.L.B.

ADVOCATE & NOTARY (Gujarat Highcourt)

Ref No.

Date : 26/12/22



TITLE CLEARANCE CERTIFICATE

All that piece & parcel of non agricultural **Open Sub Plot No.1**, having plot area 2841.24 Sq. Meter, Parking land area 170.41 Sq. Meter & Common plot of land area 335.00 Sq. Meter total aggregating to 3346.65 Sq. Meter, lying being on land bearing Old Revenue Survey No. 454 + 607 + 609/1 + 609/2 + 626/1 + 627/2 being Block/Survey No.507 paiki of **Mouje Village Vadadla**, Vadodara, in the Reg. Dist. Vadodara, Sub Dist. Vadodara belonging to **Riddhi Infrastructure a partnership firm**.

I have investigated the title over captioned property and conducted search commencing from 1993 to 2022 in the office of Sub Registrar Vadodara and also paid necessary Search Fee vide its receipt no. 202201400033172, 202201600042430, 20221201308206644 dated 01/12/2022 with EC Report is attached herewith and also gone through following documents and papers supplied to me.

RSV

1. Copies of Village Form No. 7/12, 8A and 6 of the revenue records reflecting name of present owner Riddhi Enterprise, a partnership firm.
2. Copy of Zone Certificate dated 03.04.2018.
3. Copy of N A Order dated 15.10.2018.
4. Copy of Development Permission dated 25.05.2021
5. Copy of Approved lay out / building plan.
6. Copy of Reg. Sale Deed No. 7144, dated 28.04.2022 executed in favour of Riddhi Enterprise, a partnership firm.
7. Copy of Public Notice dated 30.11.2022
8. Copy of Search Report dated 01.12.2022

During the course of investigation, as per the documents produced before me appears that,



Land bearing Old R S No. 607, 609/1, 609/2 having respectively Adm. 0-28-33, 0-25-00 & 0-25-29 He. Are Sq. Meter situated at Village Vadadla, Vadodara were originally belonged to Sambhubhai Ranchhodbhai and as per the Ledger No. 35, dated 14.11.1958 issued by ALT Vadodara U/s. 43 of Tenancy Act, said lands decided to sell for Rs. 1200/- under restricted tenure to Budhabhai Punjabhai and thus the name of Budhabhai Punjabhai as possessor, mutated with revenue record on 13.05.1961 vide entry no. 559 and the same is certified by the competent authority and the charge of original landowner Shambubhai Ranchhodbhai was remove from the revenue record as per the sale price received by the said owner and it is mutated with revenue record on 08.07.1967 vide entry no. 898, certified on 12.09.1967.

Land bearing Old R S No. 454, Adm. 0-74-87 He. Are Sq. Meter situated at Village Vadadla, Vadodara were originally belonged to Naranbhai Ranchhodbhai and as per the Ledger No. 34, dated 14.11.1958 issued by ALT Vadodara U/s. 43 of Tenancy Act, said land decided to sell for Rs. 1175/- under restricted tenure to Budhabhai Punjabhai and thus the name of Budhabhai Punjabhai as possessor mutated with revenue record on 13.05.1961 vide entry no. 560 and the same is certified by the competent authority and the charge of original landowner Naranbhai Ranchhodbhai was remove from the revenue record as per the sale price received by the said owner and it is mutated with revenue record on 10.08.1966 vide entry no. 839, certified on 14.10.1966.

Land bearing Old R S No. 626, 627/2, 460/1, 461/1, 462/2, 331, 627/1 having total Adm. 0-32-37 He. Are Sq. Meter situated at Village Vadadla, Vadodara were originally belonged to Ramubhai Ranchhodbhai and as per the Ledger No. 36, dated 14.11.1958 issued by ALT Vadodara U/s. 43 of Tenancy Act, said lands decided to sell for Rs. 6000/- under restricted tenure to Budhabhai Punjabhai and thus the name of Budhabhai Punjabhai as possessor, mutated with revenue record on 13.05.1961 vide entry no. 561 and the same is certified by the competent authority and the charge of original landowner Ramubhai Ranchhodbhai was remove from the revenue record as per the sale price received by the said owner and it is mutated with revenue record on 04.08.1969 vide certified entry no. 999.

After that said Budhabhai Punjabhai Parmar has sold and conveyed said lands being Old Survey No. 626, 627/1, 627/2, 454, 609/1, 609/2, 607 of Village Vadadla, Vadodara by executing registered sale deed dated 12.02.1982 to and in favour of Chandrakant Babuial Swami and thus by virtue of that, name of purchaser mutated with revenue record on 13.10.1982 vide entry no. 1405 and the same is certified by the competent authority.



As per the consolidated scheme produced at Village Vadadla, Vadodara as per the order passed by the Mamlatdar, above referred lands being Old Survey No. 454, 607, 609/1, 609/2, 626/1, 627/2 has given new Block/Survey No. 507 and as per the consolidation scheme, the measurement of said land is 2-85-31 He. Are Sq. Meter and it is mutated with revenue record vide entry no. 1495.

Town Planner Officer of VUDA, Vadodara has issued Zone Certificate dated 03.04.2018 vide No. UDA/Zone Certi/68732/2018 appears that said land being Block no. 507 falling under the Residential Zone R-3 and affected by 12.00 meter & 18.00 meter road.

The Collector, Vadodara by its Order dated 25.05.2018 vide No. Tenancy/A/Vashi/1418 to 1422/18 and has change the tenure of the said land into non agricultural residential purpose under Sec. 25(C) of Sec. 43 of Tenancy Act and has remove the restriction condition with respect to above referred lands being Old Survey No. 454, 607, 609/1, 609/2, 626/1, 627/2, Block No.507, Adm. 2-85-31 Sq. Meter of Village Vadadla, Vadodara and it is mutated with revenue record on 31.05.2018 vide certified entry no. 2819.

The Collector, Vadodara by its Order dated 15.10.2018 vide No. Tatkal/NA/SR/16/2018-2019, No. Land/D/Sec.65/Vashi/5994 to 6002/2018 and has granted permission of Non agricultural for residential use of land being Old Survey No. 454, 607, 609/1, 609/2, 626/1, 627/2, being Block No. 507, Adm. 28531 Sq. Meter of Village Vadadla, Vadodara which is obtained by above referred landowner Chandrakant Babubhai Swami and it is mutated with revenue record on 26.10.2018 vide certified entry no. 2891.

Town Development Officer of Vadodara Mahanagarpalika by its Development Permission dated Ward/12/L-3/2021-2022 and has approved lay out / building plan of said land being Block No. 507 as proposed Sub Plot No.1 consist Tower-A total 20 residential flats, Sub Plot No.2 consist raw house total 80 units, Sub Plot No.3 as owners plot obtained by above referred landowner Chandrakant Babulal Swami.

Above referred landowner Chandrakant Babulal Swami has sold and conveyed Sub Plot No.1, having plot area 2841.24 Sq. Meter (30583.10 Sq. Feet) & land of Parking area 170.41 Sq. Meter & land of common plot area 335.00 Sq. Meter total aggregating to 3346.65 Sq. Meter lying being on non agricultural land bearing Old Revenue Survey No. 454 + 607 + 609/1 + 609/2 + 626/1 + 627/2 being Block/Survey No.507 paiki of Mouje Village Vadadla, Vadodara by executing Sale Deed dated 28.04.2022 before SRO, Vadodara vide Reg. No. 7144 to and in favor of Riddhi Infrastructure a partnership firm through its administrative partner Hetal Dharmesh Dalwadi and by virtue of that name of partnership firm mutated with revenue record on 11.05.2022 vide entry no. 3288 and the same is certified by the competent authority on 15.06.2022.



I had issued a public notice in "Sandesh" daily news paper dated 30.11.2022 asking for objections in respect for the right, title or interest in respect of said N A Open Sub Plot No. 1 in question, but during the time period within 10 days, I have not received any objection, claim or dispute regarding the title of the said captioned property.

I have been carried out search before office of the SRO, Vadodara for the period of 1993 to 2022 whereof found no any adverse entry or any charge related to the said captioned property.

Conclusion

All that piece & parcel of non agricultural Open Sub Plot No.1, having plot area 2841.24 Sq. Meter, Parking land area 170.41 Sq. Meter & Common plot of land area 335.00 Sq. Meter total aggregating to 3346.65 Sq. Meter, lying being on land bearing Old Revenue Survey No. 454 + 607 + 609/1 + 609/2 + 626/1 + 627/2 being Block/Survey No.507 paiki of Mouje Village Vadadla, Vadodara, in the Reg. Dist. Vadodara, Sub Dist. Vadodara and I hereby certify that title of the said captioned property is/are CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCE in favour of Riddhi Infrastructure, a partnership firm.

Date : 26/12/22
Place : Vadodara




26/12/22
(Rasikbhai N. Patel)
Advocate & Notary
SANAD NO. G-440/1980