



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

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TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub : Title Clearance Certificate in respect of the immovable property - Plot No.1, Plot area admeasuring 425.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 124.00 Sq. Mtr. Total Plot area admeasuring 549.00 Sq.Mtr. & Plot No.2, Plot area admeasuring 467.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 135.00 Sq. Mtr. Total Plot area admeasuring 602.00 Sq. Mtr. & Plot No.3, Plot area admeasuring 480.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 139.00 Sq. Mtr. Total Plot area admeasuring 619.00 Sq.Mtr. situated on the land bearing Revenue Survey No.246, T.P. Scheme No.1, O.P. No.95, F.P. No.177, of Village Mouje Vemali in the Registration District Vadodara and Registration Sub-District Vadodara of the Gujarat State.

Patel Kimple Dhirubhai Partner of Om Organizer, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.





1. Photocopy of Sale Deed of **Plot No.1**, vide registration serial vide No.7286, dated : 09.12.1998, executed by (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar all through their Power of Attorney Holder Dhirubhai Kashibhai Patel in favour of Dineshbhai Dhirubhai Patel.
2. Photocopy of Sale Deed of **Plot No.2**, vide registration serial vide No.7287, dated : 09.12.1998, executed by (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar all through their Power of Attorney Holder Dhirubhai Kashibhai Patel in favour of Mayaben Chandreshbhai Patel.
3. Photocopy of Sale Deed of **Plot No.3**, vide registration serial vide No.7288, dated : 09.12.1998, executed by (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar all through their Power of Attorney Holder Dhirubhai Kashibhai Patel in favour of Benaben Jashbhai Patel.
4. Photocopy of N.A. Order passed by District Development Officer, Vadodara vide Order No.L.N.D./S.R./47/97-98, Dated : 07.07.1998.
5. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak) reflecting the name of Dineshbhai Dhirubhai Patel issued by Talati cum Mantri, Vamali, Vadodara.
6. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak) reflecting the name of Mayaben Chandreshbhai Patel issued by Talati cum Mantri, Vamali, Vadodara.





7. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak) reflecting the name of Benaben Jashbhai Patel issued by Talati cum Mantri, Vamali, Vadodara.
8. Photocopy of Construction Permission issued by Vadodara Urban Development Authority vide No.Vuda/Permission/5/166/1997, Dated : 01.05.1997.
9. Photocopy of Revised Construction Permission issued by Vadodara Urban Development Authority vide No.UDA/Plan-2/Permission/278/2011, Dated : 26.12.2011.
10. Photocopy of Development Agreement dated : 18.11.2011 between (1) Dineshbhai Dhirubhai Patel (2) Mayaben Chandreshbhai Patel (3) Benaben Jashbhai Patel & Om Organizer which is registered before Public-Notary.
11. Photocopy of Agreement to Sale executed by (1) Dineshbhai Dhirubhai Patel (2) Mayaben Chandreshbhai Patel (3) Benaben Jashbhai Patel in favour of Patel Kimple Dhirubhai Partner of Om Organizer which is registered in sub-registrar office, Vadodar vide registration serial No.1358, Dated : 18.03.2015.

HISTORY OF THE SAID PROPERTY

On perusing the documents, it seems that originally the above said **Revenue Survey No.246, T.P. Scheme No.1, O.P. No.95, F.P. No.177, of Village Mouje Vemali Tal. & Dist. Vadodara** was owned by (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar.





It seems that the land owners has obtained the permission for converting the said land into non-agricultural purpose for residential purpose and the same was granted vide order No.L.N.D./S.R./47/97-98, Dated : 07.07.1998 passed from the District Development Officer, Vadodara.

It transpire from the record that landowner - (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar sold the said Plot No.1 to Dineshbhai Dhirubhai Patel by registered sale deed vide registration serial No.7286, dated : 09.12.1998 and by virtue of the said sale deed his name has been mutated in the Revenue Record vide entry No.1228/2.

It transpire from the record that landowner - (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai Vankar sold the said Plot No.2 to Mayaben Chandreshbhai Patel by registered sale deed vide registration serial No.7287, dated : 09.12.1998 and by virtue of the said sale deed her name has been mutated in the Revenue Record vide entry No.1228/1.

It transpire from the record that landowner - (1) Vankar Dahiben W/o. Narsinhbhai (2) Somabhai Narsinhbhai Vankar (3) Babubhai Narsinhbhai Vankar (4) Mahendrabhai Narsinhbhai Vankar (5) Shardaben Narsinhbhai





Vankar sold the said Plot No.3 to Benaben Jashbhai Patel by registered sale deed vide registration serial No.7288, dated : 09.12.1998 and by virtue of the said sale deed her name has been mutated in the Revenue Record vide entry No.1228/3.

It transpire from the record that thereafter the said landowners (1) Dineshbhai Dhirubhai Patel (2) Mayaben Chandreshbhai Patel (3) Benaben Jashbhai Patel has executed Development Agreement in favour of Om Organizer.

It transpire from the record that thereafter the said Om Organizer have planned a scheme of residential scheme in the said land which is known as “Shivalik-4” as per the approved map and construction permission given by the Vadodara Urban Development Authority and sold to the interested Parties. This Title Clearance Certificate is issued for the entire project namely “Shivalik-4” for unsold area.

SEARCH

I have also taken a necessary search from the Office of the Sub-Registrar, Vadodara for last 15 years vide Receipt No.2018017028201 & 2018317011830, dated : 01.10.2018 and no adverse entry is found to be registered before the sub registrar.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-





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CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and (1) **Dineshbhai Dhirubhai Patel** (2) **Mayaben Chandreshbhai Patel** (3) **Benaben Jashbhai Patel** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land i.e. Plot No.1, Plot area admeasuring 425.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 124.00 Sq. Mtr. Total Plot area admeasuring 549.00 Sq.Mtr. & Plot No.2, Plot area admeasuring 467.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 135.00 Sq. Mtr. Total Plot area admeasuring 602.00 Sq. Mtr. & Plot No.3, Plot area admeasuring 480.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 139.00 Sq. Mtr. Total Plot area admeasuring 619.00 Sq.Mtr. situated on the land bearing Revenue Survey No.246, T.P. Scheme No.1, O.P. No.95, F.P. No.177, of Village Mouje Vemali in the Registration District Vadodara and Registration Sub-District Vadodara of the Gujarat State.

Vadodara
Date : 03.10.2018




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Dated : 03.10.2018

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search for Plot No.1, Plot area admeasuring 425.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 124.00 Sq. Mtr. Total Plot area admeasuring 549.00 Sq.Mtr. & Plot No.2, Plot area admeasuring 467.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 135.00 Sq. Mtr. Total Plot area admeasuring 602.00 Sq. Mtr. & Plot No.3, Plot area admeasuring 480.00 Sq.Mtr. and undivided pro-rate share in land of Common Road and Common Plot admeasuring 139.00 Sq. Mtr. Total Plot area admeasuring 619.00 Sq.Mtr. situated on the land bearing Revenue Survey No.246, T.P. Scheme No.1, O.P. No.95, F.P. No.177, of Village Mouje Vemali in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State for the last 15 years vide Receipt No.2018017028201 & 2018317011830, dated : 01.10.2018. I have not found any adverse entry in the search report.

Vadodara
Date : 03.10.2018




AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued Sub-Registrar, Vadodara attached.