

TITLE CLEARANCE CERTIFICATE

To,

Pramukh Creation A Partnership Firm,

Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the land regarding
Registration District Sub District Vadodara Moje Bapod Ta.
Dist. Vadodara, bearing Revenue Survey No.398 admeasuring
5362 sq. mtrs T. P. Scheme No. 44 Final Plot No.77
admeasuring 3218 sq.mtrs. of Non Agricultural Land.

On request and as desired to issue a **Title Clearance and Non Encumbrance Certificate** in respect of the land regarding Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Revenue Survey No.398 admeasuring 5362 sq. mtrs T. P. Scheme No. 44 Final Plot No.77 admeasuring 3218 sq.mtrs. of Non Agricultural Land, hence I, **Yogesh I. Rana**, Advocate do hereby give my opinion as to the Title details of which are as under:

1. I have been supplied with the following documents regarding the land regarding Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Revenue Survey No.398 admeasuring 5362 sq. mtrs T. P. Scheme No. 44 Final Plot No.77 admeasuring 3218 sq.mtrs. of Non Agricultural Land, and I have gone through the same :-

a. A copy of the 7/12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 1951 – 1952 to 1960 – 61 of the said land.

b. A copy of the 7/12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 1971-1972 to 1983 - 84 of the said land.



- c. A copy of the 7/12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 1988 – 1989 to 2003 - 04 of the said land.
- d. A copy of the 12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 2004 – 05 to 2006 - 07 of the said land.
- e. A copy of the 12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 2007 – 08 to 2009 - 10 of the said land.
- f. A copy of the 12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 2010 – 11 to 2012 - 13 of the said land.
- g. A copy of the 12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 2012 – 14 to 2015 - 16 of the said land.
- h. A copy of the 12 extract of the Revenue Survey no. 398 Moje Bapod Ta. Vadodara, Dist. Vadodara from the year 2016 – 17 to 2018 - 19 of the said land.
- i. A copy of the Village form no. 6 (hakk Patrak) of Moje Bapod Ta. Dist. Vadodara.
- j. A copy of the Village form no. 8 A having Khata No. 6140 of the said land.
- k. A copy of Sale Deed which is executed by (1) Ashutosh S. Bhatt (2) Madhusudan Mayashankar Joshi (3) Mahendrabhai Bhailalbhai Patel (4) Manojbhai Bhailalbhai Patel (5) Jayantibhai Thakarsibhai Patel (6) Jamnadas Thakarsibhai Patel in favour of (1) Gunjanben



Bipinbhai Patel (2) Jignaben Anilbhai Patel (3) Gitaben Mahendrabhai Shah (4) Shikhaben Harishbhai Shah (5) Dhartiben Dilipbhai Shah W/o. Hardikbhai Velani and the same was registered before Sub Registrar Vadodara vide serial No. 50 dtd. 11/01/2010.

- I. A copy of Zone Certificate issued by Junior Town Planner of Vadodara Urban Development Association vide No. UDA/ Zone Certi./1924/2010 on dtd. 22/06/2010.
- m. A copy of the N. A. Order passed by the Executive Magistrate (Non Agriculture), Collector Office, Vadodara vide his order No. Revi/N.A./S R/125/2010 -2011 vide No. Jamin/D/Kalam-65/Vashi/1936/2011 Collector Office, Non Agriculture branch, Vadodara, dtd : 08/04/2011.
- n. A copy of Proposed T. P. Scheme No. 44 sheet and layout issued by Vadodara Mahanagar Sevasadan, Vadodara on dtd. 26/03/2015.
- o. A copy of opinion of construction permission from town planning scheme, Vadodara vide No. nryo / Vadodara No. 44 (Bapod) /case No. 80, 81, 82, 87/434 on dtd. 27/07/2016.
- p. A copy of Sale Deed which is executed by (1) Gunjanben Bipinbhai Patel (2) Jignaben Anilbhai Patel (3) Gitaben Mahendrabhai Shah (4) Shikhaben Harishbhai Shah w/o. Mithil Shah (5) Dhartiben Dilipbhai Shah W/o. Hardikbhai Velani (6) Bharatbhai Vanarasibhai Patel and (7) Vikrambhai Dwarkadas Patel through Power of Attorney holder Dilipbhai Ambalal Shah in favour of Pramukh Creation a Partnership Firm through partner Savrinkumar Purushottamdas Patel and the same was registered



before Sub Registrar Vadodara vide serial No.12174 dtd.
05/10/2019.

2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

As per the mutation entry No. 265 of the said land of the records, Vallavbhai Trikambhai purchased said land from original land owner Gordhanbhai Garbadbhai, said entry mutated on dtd. 05/01/1944.

It transpired from the revenue record that as per the mutation entry no. 2684 of the records, vallavbhai trikambhai patel in present entered his son Vinodbhai Vallavbhai Patel's name in the revenue record with consent as a co – owner, said entry mutated on dtd. 24/06/1981.

It further transpired from the revenue record that as per the mutation entry no. 3755 of the said land, Vallavbhai Trikambhai Patel demise on dtd. 26/05/1987 after that his legal heirs Vinodbhai Trikambhai Patel already in the revenue records and he is the only legal heirs of late Shri Vallavbhai Trikambhai Patel and enter Vinodbhai Vallavbhai Patel names by virtue of Succession rights, said entry mutated on dtd. 27/06/1987.

It further transpired from the revenue record that as per the mutation entry No.4092 of the said land, Vallavbhai Trikambhai Patel demise on dtd. 26/05/1987 after that his legal heirs (1) Vinodbhai Trikambhai Patel (2) Vimalaben d/o. Vallavbhai Patel (3) Manjulaben Vallavbhai Patel legal heirs of late shri Vallavbhai Trikambhai Patel and enter his name by virtue of succession rights said entry mutated on dtd. 04/02/1989.

It further transpired from the revenue record that as per the mutation entry No.5987 of revenue survey No. 508/2 and entry no. 5988 of revenue survey no. 509 not available in the office of record branch, the said entry is very important, It shows that, (1) Ashutosh S. Bhatt (2) Madhusudan Mayashankar Joshi (3) Vikram Dwarkadas Patel (4) Bharat



Vanarasibhai Patel (5) Mahendrabhai Bhailalbai Patel (6) Manojbhai Bhailalbai Patel (7) Jayantibhai Thakarsibhai Patel (8) Jamnadas Thakarsibhai Patel entered by the said land, so please verified the said entry before any transaction.

It further transpired from the revenue record that as per the mutation entry No. 8123 the said land, (1) Ashutosh S. Bhatt (2) Madhusudan Mayashankar Joshi (3) Vikram Dwarkadas Patel (4) Bharat Vanarasibhai Patel (5) Mahendrabhai Bhailalbai Patel (6) Manojbhai Bhailalbai Patel (7) Jayantibhai Thakarsibhai Patel (8) Jamnadas Thakarsibhai Patel all are jointly owned land bearing revenue survey No. 398 admn area 5362 sq. mtrs, revenue survey no. 508/1, admn area 3440 sq. mtrs. revenue survey no. 508/2 admn area about 1518 sq. mtrs. and revenue survey no. 509, admn area about 4452 sq. mtrs. at Moje Bapod, Vadodara total area of whole around 14772 paiki undivided land paiki 75% undivided share ration around 11079 sq. mtrs land of (1) Ashutosh S. Bhatt (2) Madhusudan Mayashankar Joshi (3) Mahendrabhai Bhailalbai Patel (4) Manojbhai Bhailalbai Patel (5) Jayantibhai Thakarsibhai Patel (6) Jamnadas Thakarsibhai Patel jointly sold out and executed registered sale deed in favour of (1) Gunjanben Bipinbhai Patel (2) Jignaben Anilbhai Patel (3) Gitaben Mahendrabhai Patel (4) Shikhaben Harishbhai Patel (5) Dhartiben Dilipbhai Patel vide Regi. Sale deed No. 50/2010 on dtd. 01/01/2010 the said mutation entry mutated on dtd. 17/05/2010.

As per the mutation entry no. 8568 of the records, Shri Patel Vikram Dwarkadas and others apply for convert the land into agricultural land to Non Agricultural in the office of Vadodara Collector, Vadodara District Collector by his order No. Revi/N.A./S R/125/2010-2011 vide No. Jamin/D/Kalam-65/Vashi/1936/2011 dtd. 08/04/2011 has granted permission to used this land for Non Agricultural use for residential purpose only, said entry mutated on dtd. 26/12/2011.



It further transpired from the revenue record that (1) Gunjanben Bipinbhai Patel (2) Jignaben Anilbhai Patel (3) Gitaben Mahendrabhai Shah (4) Shikhaben Harishbhai Shah w/o. Mithil Shah (5) Dhartiben Dilipbhai Shah W/o. Hardikbhai Velani (6) Bharatbhai Vanarasibhai Patel and (7) Vikrambhai Dwarkadas Patel had executed a sale deed through Power of Attorney holder Dilipbhai Ambalal Shah in favour of Pramukh Creation a Partnership Firm through partner Savrinkumar Purushottamdas Patel and the same was registered before Sub Registrar Vadodara vide serial No.12174 dtd. 05/10/2019, hence it is crystal clear that at no point of time the said land was transferred in the name of any other person.

3. Thus, looking to the above referred documents after getting detailed searches for the last 30 years in the office of Sub Registry, Vadodara and also after verifying the revenue records, I am of the opinion that the title of the property Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Revenue Survey No.398 admeasuring 5362 sq. mtrs T. P. Scheme No. 44 Final Plot No.77 admeasuring 3218 sq.mtrs., of Non Agricultural Land is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date : 15/07/2020

Vadodara.




Yogesh I. Rana
Advocate

Enrollment No. G/2277/2005