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Date :

TITLE CLEARANCE CERTIFICATE

In respect of N. A. land R.S./Block No. 855/2 admeasuring 1649 sq.mtrs. and R.S./Block No. 855/4 admeasuring 6374 sq. mtrs. Total admeasuring 7993 sq. mtrs. of Village Kasba Vadodara which include in T.P. Scheme No. 5 and allotted joint Final Plot vide F.P. No. 340 admeasuring 7993 sq. mtrs. which is owned by **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai Chhaganbhai Prajapati** (hereinafter referred to as the Owner)

The office of the undersigned has received a request from S. P. Infrastructure having his address at:- Shree Siddheshwar Plaza, Nr. Sakar Complex, Near, Super Bakery, New V.I.P. Road, Vadodara, to investigate



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the title of immoveable property, i.e. N.A. land R.S./Block No. 855/2 admeasuring 1649 sq.mtrs. and R.S./Block No. 855/4 admeasuring 6374 sq. mtrs. Total admeasuring 7993 sq. mtrs. of Village Kasba Vadodara which include in T. P. Scheme No. 5 and allotted joint Final Plot vide F. P. No. 340 admeasuring 7993 sq. mtrs. (hereinafter referred to as the "SAID PROPERTY" and / or "SCHEDULED PROPERTY" which is more particularly described in the schedule written hereunder and which terms shall mean, refer and include the property as mentioned above) and give report in respect of the title of the scheduled property;

That in furtherance of such request, the office of the undersigned has also received the papers and documents for the purpose of investigation of the title and ownership record in respect of the scheduled property. The papers and documents as submitted to the office of the undersigned are mentioned herein below:-

1. Photo copy of 7/12 extract in respect of scheduled property issued by concern office.
2. Photo copy of Village Form No. 8/A in respect of scheduled property issued by concern office.
3. Photo copy of related entry of Village Form No. 6 in respect of scheduled property issued by concern office.
4. Photo copy of sale deed executed by Vasava Ranchhodbhai melabhai & others in favor of Shraddha Saburi a registered Co-Operative Society



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- represented through its President Rameshbhai C. Prajapati on 18/06/2019 vides registration No. 887.
5. Photo copy of Index-II i.e. certificate of registration of sale deed dated 18/06/2019 vides registration No. 887.
 6. Photo copy of permission for change of use u/s 43 of Gujarat tenancy land Revenue Code dated 29/04/2018.
 7. Photo copy of permission for sale u/s 73 AA of Gujarat land Revenue Code dated 17/09/2018.
 8. Photo copy of extension order u/s 73 AA of Gujarat land Revenue Code 23/01/2019.
 9. Photo copy of extension order u/s 73 AA of Gujarat land Revenue Code 26/04/2019.
 10. Photo copy of permission to sale u/s 63 of Gujarat tenancy land Revenue Code dated 31/05/2019.
 11. Photo copy of N. A. order dated 08/11/2019 related to land R.S./Block No. 855/2.
 12. Photo copy of N. A. order dated 08/11/2019 related to land R.S./Block No. 855/4.
 13. Photo copy of Zone Certificate related to block No. 855/2 issued by VUDA dated 02/11/2020;
 14. Photo copy of Zone Certificate related to block No. 854 issued by VUDA;
 15. Photo copy of form No. B issued by VUDA.

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16. Photo copy of Raja Chitthi issued by Vadodara Municipal Corporation, Vadodara Vide permission No. Ward- 9/HB-11/2021-2022 dated 15/04/2021;
17. Photo copy of sanctioned Plan related to Rajachitthi bearing No. Ward- 9/HB-11/2021-2022 dated 15/04/2021 issued by Vadodara Municipal Corporation;
18. Photo copy of Reg. Civil Suit No. 606/2011 along with order.
19. Photo copy of withdraw Pursis Filed by plaintiff in Reg. Civil Suit No. 606/2011.
20. Photo copy of search report along with the original receipt in respect of payment of search fees as paid for the same related to schedule lands.
21. Photo copy of the Public Notice as published in leading daily news paper Divyabhaskar, Sandesh and Gujarat Samachar as published on 08/10/2020 along with Bill.

That the office of undersigned upon perusal of the above-referred documents has thought it fit to carry out following administrative scrutiny and verification to confirm the legality of the title and ownership right of **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai Prajapati**. The search of the entries of the register as maintained in the office of Sub Registrar, Vadodara in respect of scheduled property since year 1990 till the date of search as caused through authorized person on 13/10/2020 on



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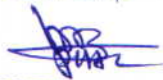
payment of search charges vide Receipt No. 2020014021240 dated 13/10/2020. The undersigned had verified the said search report and the entries as shown in the search report confirm that the clear ownership right as exclusively conferred upon and held by the owner having acquired the ownership right by virtue of sale deed dated 18/06/2019 vide registration No. 887 as referred vide **Sr. No. 4** above. Thus, in view of the said search report and its correlation with the documents as presented to the undersigned, I find nothing adverse or negative against the exclusive ownership right and lawful competence of the owner holding the ownership right in respect of scheduled property.

That the office of the undersigned had also caused the publication of public notice inviting the public at large calling upon all concern to lodge any objection, claim or information about the ownership right of **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai C. Prajapati**.

The said public notice is published in local daily newspaper Divyabhaskar, Sandesh and Gujarat Samachar as published on 08/10/2020. In response to the said public notice, legal heirs of late Rama kahar through their Advocate Mr. Paresh R. Shah has lodged objection but subsequently settlement taken place between the parties therefore that objection withdraw by the objectors themselves. further that in objection it is specifically mentioned about civil litigation but that civil litigation also



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withdrawn. Therefore that objection not remain in force. Save and except that objection no one has lodged any objection in respect of scheduled property and that the office of undersigned had not received from anybody either within stipulated time or even till issuance of this certificate any objection or claim or in any way any adverse claim or negative objection against the ownership rights of the above referred owner. Thus, the publication of notice and subsequent non receipt of any objection or negation the said set of fact further confirm that the ownership right as emerging vide document mentioned at **Sr. No. 4** as caused as per Transfer of Property Act in favor of above referred owner is absolute and legal.

That the undersigned had perused and appreciated all the documents including the search report and the public notice for the purpose of analyzing the legality of the title and ownership right of **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai C. Prajapati** in respect of the scheduled property. That upon perusal, scrutiny and verification of the said documents, the undersigned proposes to observe as under:-

1. I have gone through all the papers in respect of the schedule properties and I find that initially property in question were mutated in the names of (1) Baiparvati w/o Vallavdas Jamnadas (2) Pravinchandra (3) Harshadrai (4) Navinchandra (5) Bailaxmi (6) Bhagwandas Vallavdas vide entry No. 422 by way of succession



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- upon death of late Vallavdas Jamnadas. So, (1) Baiparvati w/o Vallavdas Jamnadas (2) Pravinchandra (3) Harshadbhai (4) Navinchandra (5) Bailaxmi (6) Bhagwandas Vallavdas became joint owners of the schedule property by way of succession.
2. Thereafter Baiparvati w/o Vallavdas Jamnadas during her lifetime she relinquish her rights from schedule property in favour of other remaining co-owners therefore their names were deleted from records of right vide entry No. 6695 dated 19/10/1971.
 3. Looking to the 7/12 Colum of second rights (1) Mathur Chhota (2) Vitthal Mathur and (3) Ramanbhai Mathur vasava's name were mutated in that Colum. That upon death of Mathur Chhota names of his heirs i.e. (1) Chandaben Mathurbhai Vasava (2) Lakhiben Mathurbhai Vasava and (3) Babiben Mathurbhai Vasava's were mutated vide Entry No. 11131 dated 03/06/1988.
 4. Thereafter (1) Chandaben Mathurbhai Vasava (2) Lakhiben Mathurbhai Vasava and (3) Babiben Mathurbhai Vasava during their lifetime remove/withdraw their rights from schedule property and gave consent to delete their names from schedule property therefore their names were deleted from Colum of second rights vide entry No. 11148 dated 27/06/1988.
 5. Thereafter Bhagwandas Vallavdas during his lifetime gave application to enter his four son's name to the revenue record of schedule property therefore names of (1) Harivadan Bhagwandas, (2)



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- Jitendran Bhagwandas, (3) Prakash Bhagwandas and (4) Dinesh Bhagwandas were mutated as a co-owner of schedule property vide entry No. 14036 dated 16/09/2004.
6. Looking to the Entry No. 14250 dated 26/06/2007 its transpire that in tenancy case No. 3549/4378 order passed by ALT mamltar on 04/11/80 in favour of tenant. further that tenant has also paid the Price of land therefore in favour of tenant Form No. 9 were issued therefore name of tenant were converted in owner.
7. Thereafter upon death of Mathurbhai Chhotabhai Vasava succession entry No. 14264 was mutated on 30/08/2007 and names of (1) Ranchhodbhai Melabhai (2) Bachiben Melabhai (3) Kalaben Vitthalbhai (4) Nandaben Vitthalbhai (5) Jashodaben Vitthalbhai (6) Shardaben Vitthalbhai (7) Jamnaben Vitthalbhai (8) Nanubhai Vitthalbhai (9) Babilaben Mathurbhai (10) Lalitaben Mathurbhai and (11) Ramanbhai Mathurbhai were entered as a legal heirs of late Mathirbhai Chhotabhai. So, Ranchhodbhai Melabhai and others became co-owners of the said lands by way of succession.
8. Thereafter upon death of Lalitaben Mathurbhai Vasava succession entry No. 14427 was mutated on 28/05/2014 and names of (1) Vasava Ratilal Desaibhai and (2) Vasava Jashvantbhai Desaibhai were entered as a legal heirs.
9. Thereafter upon death of Nanubhai Vitthalbhai Vasava succession entry No. 14428 was mutated on 31/05/2014 and names of (1)



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Hansaben Nanubhai Vasava (2) Krishnavadan Nanubhai Vasava (3) Hiteshbhai Nanubhai Vasava and (4) Anjanaben Nanubhai Vasava were entered as a legal heirs.

10. Thereafter upon death of Jashodaben D/o Vitthalbhai and wife of Dineshbhai succession entry No. 14429 was mutated on 31/05/2014 and names of (1) Jignesh Dineshbhai Vasava (2) Haresh Dineshbhai Vasava and (3) Mayaben Dineshbhai Vasava were entered as a legal heirs.
11. Thereafter Bachiben Melabhai vasava expired on 01/01/1995 therefore her name were deleted from record of right and entry to that effect was mutated on 13/06/2014 vide Entry No. 14430.
12. Thereafter upon death of Babilaben Mathurbhai succession entry No. 14433 was mutated on 06/08/2014 and names of (1) Dineshbhai Dalsukhbhai were entered as a legal heir.
13. That owners of the land applied for permission to convert the land from mew tenure to old tenure before collector. That collector has granted permission vide order No. Tenancy/A/Vasi/2181 to 2186 dated 29/08/2018 and accordingly Entry No. 14488 dated 22/10/2018 mutated pursuant to that order.
14. Thereafter owners of the land applied for permission to lift out the prohibition of sec 73-AA of Gujarat lands Revenue Code before collector. That collector has granted permission vide order No. Tenancy/A/Vasi/501 to 505/20129 dated 31/05/2019 and



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accordingly Entry No. 14502 dated 18/06/2019 mutated pursuant to that order.

15. Thereafter upon death of Jashvantbhai Desaibhai succession entry No. 14503 was mutated on 18/06/2019 and names of (1) Vasava Indiraben Jasvantbhai (2) Vasava Jatinbhai Jasvantbhai (3) Vasava Rekhaben Jasvantbhai and (4) Vasava Damyantiben Jasvantbhai were entered as a legal heirs.
16. Thereafter said owners i.e. Ranchhodbhai Melabhai and others executed Sale deed in favour of **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai Prajapati** on 18/06/2019 vide regi, No. 887 and sold schedule lands. That necessary mutation entry was recorded before concern officer vide Entry No. 14506 dated: 08/08/2019.
17. That owner of land bearing R.S./Block No. 855/2 applied for conversion of said land from agricultural land to non agricultural (N.A.) before Collector, Vadodara. That N. A. permission granted by Collector vide order No. 1454/19/17/008/2019 dated 08/11/2019. That necessary mutation entry was recorded before concern officer vide Entry No. 14510 dated: 08/11/2019.
18. That owner of land bearing R.S./Block No. 855/4 applied for conversion of said land from agricultural land to non agricultural (N. A.) before Collector, Vadodara. That N. A. permission granted by Collector vide order No. 1455/19/17/008/2019 dated 08/11/2019.



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That necessary mutation entry was recorded before concern officer vide Entry No. 14511 dated: 08/11/2019.

19. That Owners has executed registered **Development Deed** dated **6/09/2021** vide registration No. 7126 in favour of **S. P. Infrastructure** having his address at:- Shree Siddheshwar Plaza, Nr. Sakar Complex, Near, Super Bakery, New V.I.P. Road, Vadodara and has given power to developed the schedule property.

In view of the above observations and in light of the facts as emerging from various documents as referred to above, I am of the clear opinion that the scheduled property is lawfully and exclusively owned and occupied by **Shraddha Saburi** a registered Co-Operative Society represented through its President **Rameshbhai C. Prajapati** as absolute and exclusive owner and the title of the scheduled property is clear, marketable and sellable and is free from all encumbrance subject to development deed dated 6/09/2021 vide registration No. 7126 as mention above.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

Registration District Vadodara sub District Vadodara N. A. land R.S./Block No. 855/2 admeasuring 1649 sq. mtrs. and R.S./Block No. 855/4 admeasuring 6374 sq. mtrs. Total admeasuring 7993 sq. mtrs. of



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Village Kasba Vadodara which include in T.P. Scheme No. 5 and allotted
joint Final Plot vide F.P. No. 340 admeasuring 7993 sq. mtrs.

Place: Vadodara.

Date: 18/09/2021.



Prafull K. Patel, Advocate
Sanad No. G/130/1992

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