

Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
Tele : 2355885, 2581455
Mobile:9825039355
E-mail:advocatepandya@yahoo.com

To,
Samanvay Sparsh, A Partnership firm.
(Samanvay Symphony)
Vadodara.

Dt. 08-10-2020

► **SUB:** In the matter of Title Clearance Certificate in respect of Project: Samanvay Symphony, in Non Agriculture land bearing Revenue Survey No. 573/1 having area admeasuring 1-07-24 Hec. Are. Sq.mtrs as per revenue record and same is included in T.P. Scheme No. 43 having Final Plot No. 30/1 having total area admeasuring 6434 Sq.Mtrs situated in Village Bapod, Taluka: Vadodara, District: Vadodara.

Sir,

With reference to above referred s, I state that Samanvay Sparsh, A Partnership firm (Samanvay Symphony) of Vadodara has approached me for obtaining Title Clearance Certificate for the captioned property, I am practicing Advocate and having experience more then 10 years. As desired by them records of the office of Sub-Registrar Vadodara have been verified for the period from 2007 till 08-10-2020, vide search receipt no.8132, 1537, 8303 and No. 6287, 1079 dt. 21-05-2019. As per search I have been provided with EC report by office of sub-registrar, Vadodara. On the basis of the record available I got search done and this report is being issued. I have been provided with the following documents. On the basis of above referred documents my report/certificate is as under:



- (1) I have perused Copy of extract of village form No. 7/12, 8-A and 6 of agriculture Non Agriculture land bearing Revenue Survey No. 573/1 having area admeasuring 1-07-24 Hec. Are. Sq.mtrs as per revenue record and same is included in T.P. Scheme No. 43 having Final Plot No. 30/1 having total area admeasuring 6434 Sq.Mtrs situated in Village Bapod, Taluka: Vadodara, District: Vadodara. As per that, name of Samanvay Sparsh, A Partnership firm is recorded and land is shown to be non agriculture eland.
- (2) I have perused copy of the order no. Tenancy/A/SR/42-14/2015 dt. 19-10-2015 issued by Collector, Vadodara.
- (3) I have also perused copy of the order No. Tatkal/NA/SR/4/2016-17 No. Jamin/D/Kalam-65/Vashi/4947to 4955/16 dt. 02-08-2016 issued by Collector, Vadodara, as per that collector, Vadodara has granted permission to use land for non agriculture purpose.
- (4) I have perused copy of the sale deed dt. 29-10-2015, Regn No. 1787, New No. 296, dt. 19-02-2016 executed by and between Mr. Nisarg Nileshbhai Sheth and Mr. Sunny Nileshbhai Sheth being the purchasers i.e. party of the first part and Jesangbhai Mahijibhai Rabari, Ganiben Jesangbhai Rabari, Aartiben Jesangbhai Rabari, Rahulbhai Jesangbhai Rabari and Shaileshbhai Jesangbhai Rabari being the vendors i.e. party of the second part. For the captioned land.



- (5) I have also perused copy of the index-II for registration of above referred sale deed, as per that same is registered on dt. 29-10-2015, Regn No. 1787, New No. 296, dt. 19-02-2016.
- (6) I have also perused copy of the sale deed dt. 08-05-2019, Regn No. 6764 executed by and between Samanvay Sparsh, A Partnership firm being purchaser i.e. party of the first part and Mr. Nisarg Nileshbhai Sheth and Mr. Sunny Nileshbhai Sheth being the owners i.e. party of the second part and Geetaben Mahendrabhai Shah and others being the confirming party i.e. party of the third part. For the captioned property.
- (7) I have also perused copy of the Index-II for registration of above referred sale deed, as per that same is registered on dt. 08-05-2019, Regn No. 6764.

BRIEF HISTORY OF THE LAND

That, the Non Agriculture land bearing Revenue Survey No. 573/1 situated in Village Bapod, Taluka: Vadodara, District: Vadodara was of the ownership of Keshavbhai Bhikhabhai and he sold said land to Bagubhai Lakhmanbhai Rabari in total consideration of Rs.1500/- and on the basis of the same, he became owner of the said land his name was mutated in revenue record vide entry No. 157. Thereafter, name of Mr. Mahijibhai Babarbai was recorded as tenant / Ganotiya vide entry No. 318/47. Part of the land was acquired and for the same KJP record of the land area and aakar



was rectified and entry for the same is recorded in revenue record vide entry No. 1740, dt. 22-09-1969. Thereafter, as per the order passed by Mamlatdar, Vadodara Taluka Tribunal in Case No. 7/67 dt. 25-07-1967 land was recorded as of restricted tenure U/s. 43 of Tenancy Act for Rs.1800/- in two installments and charge of Bhagubhai Lakhmanbhai was recorded as second charge vide entry No. 1830, dt. 04-02-1971. Thereafter, due to demise of Mahijibhai Babarbhai on 06-12-1970 name of his legal heir i.e. Jesangbhai Mahijibhai through his guardian Raiben Wd/o. Mahijibhai Babarbhai was recoded vide entry No. 1831, dt. 04-02-1971. Entry with reference to Kheti Mukti as per Urban land Ceiling Act, 1976 was recorded in revenue record vide entry No. 2865, dt. 28-07-1982. Thereafter, charge of State Bank of India was recorded in revenue record vide entry No. 4634.. Said the then owner Mr. Jesangbhai Mahijibhai Rabari had taken loan from Rs.1,80,000/- State Bank of India and created charge in their favour, thus, charge of State Bank of India was recorded in revenue record vide entry No. 4841, dt. 08-11-1993. Thereafter, entry No. 7567 is cancelled. Thereafter, entry for promulgation i.e. for correction for record from manual to computer was recorded in revenue record vide entry No. 7620, dt. 24-07-2008. Said land was running in name of Jesangbhai Mahijibhai Rabari and as per his application name of his legal heirs i.e. Ganiben Jesangbhai Rabari, Aartiben Jesangbhai Rabari, Rahul Jesangbhai Rabari and Shailesh Jesangbhai Rabari was recorded in revenue record vide entry No. 8749, dt. 13-10-2012. On repayment of loan of State Bank of India on the basis of



the no due certificate issued by State Bank of India charges recorded vide entry No. 4630, 4634, 4638 and 4841 was released and entry to that effect was recorded in revenue record vide entry No. 9001, dt. 19-03-2014. The Collector, Vadodara has vide order No. no. Tenancy/A/SR/42-14/2015 dt. 19-10-2015 lifted the restriction of Tenancy Act and granted permission to sale land to Mr. Nisarg Nileshbhai Sheth and Mr. Sunny Nileshbhai Sheth and entry for the same is recorded in revenue record vide entry No. 9327, dt. 23-10-2015. Thereafter, said the then owners i.e. Jesangbhai Mahjibhai Rabari and others sold said land to Mr. Nisarg Nileshbhai Sheth and Mr. Sunny Nileshbhai Sheth vide sale deed dt. 29-10-2015, Regn No. 1787, New No. 296, dt. 19-02-2016. Thus, on the basis of the same they became owners of the said land and their names were mutated in revenue record vide entry No. 9361, dt. 20-02-2016. Said land was agriculture land and necessary permission to use land for non agriculture purpose was issued by collector Vadodara vide order No. No. Tatkal/NA/ SR/4/2016-17 No. Jamin/D/Kalam-65/Vashi/4947to 4955/16 dt. 02-08-2016 and accordingly land was permitted to use for non agriculture purpose subject to terms and conditions as mentioned therein, entry for the same was recorded in revenue record vide entry No. 9470, dt. 09-12-2016. Thereafter, said the then owners i.e. Mr. Nisarg Nileshbhai Sheth and Mr. Sunny Nileshbhai Sheth sold said land to Samanvay Sparsh, A Partnership firm vide sale deed dt. 28-05-2019, Regn No. 6764 and accordingly Samanvay Sparsh, A Partnership firm has become owners of the said land and their name



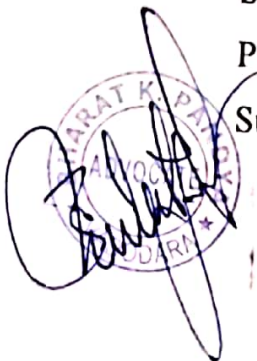
is mutated in revenue record vide entry No. 9780, dt. 18-06-2019.
Thus, as per revenue record Samanvay Sparsh, A Partnership firm
are owners of the said land.

I have caused necessary search from the record of the office of
Sub-Registrar, Vadodara through search clerk, on the basis of the
record available and search taken from the record of the office of
sub-registrar, Vadodara, I have not found any adverse entry relating
to captioned lands.

I have given public notice in local news paper "Gujarat
Samachar", "Sandesh" and "Divya Bhaskar" on 19-05-2019, for
inviting any objection against issuance of title clearance certificate
for captioned property, in response to the same I have not received
any objection from anybody.

C E R T I F I C A T E

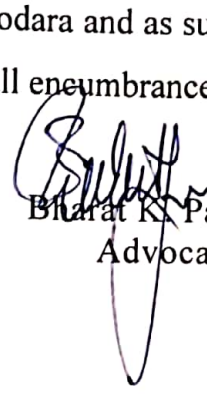
Thus on the basis of the documents mentioned hereinabove and
search taken from the record of the office of Sub-Registrar, Vadodara
and revenue record produced before us, I am of the opinion that
Samanvay Sparsh, A Partnership firm are owners of properties in
Project: Samanvay Symphony in Non Agriculture land bearing Revenue
Survey No. 573/1 having area admeasuring 1-07-24 Hec. Are. Sq.mtrs as



Bharat K. Pandya
Advocate

203, Kailash Complex, 2nd floor
Near Mahadev Temple, Productivity Road
Alkapuri, Baroda-390007
Tele : 2355885, 2581455
Mobile:9825039355
E-mail:advocatepandya@yahoo.com

per revenue record and same is included in T.P. Scheme No. 43 having Final Plot No. 30/1 having total area admeasuring 6434 Sq.Mtrs situated in Village Bapod, Taluka: Vadodara, District: Vadodara and as such title of the said land is clear, marketable and free from all encumbrances.


Bharat K. Pandya.
Advocate.

