

Vijaykumar B. Prajapati

Advocate
(Gujarat High Court)

TITLE CLEARANCE CERTIFICATE

To,

Shreenath Buildtech,

Shreenath hights-2,

Sama Savli Road, Vadodara.

**SUB: TITLE CLEARANCE CERTIFICATE in respect of the Non
Agricultural Land situated lying and being in registration
district sub district Vadodara being at Moje Village Chhani
bearing Revenue Survey no. 98/1, T.P. Scheme no. 46, F.P. no.
50/1 admeasuring 2,786 Sq. Meters.**

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 98/1, T.P. Scheme no. 46, F.P. no. 50/1 admeasuring 2,786 Sq. Meters, hence I, **Vijaykumar B. Prajapati, 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 captioned property and I have gone through the same:

- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of the said land.



For SHREENATH BUILDTECH

PARTNER

Office: FF/3, M. P. Complex, C-1/A, Vidhyavihar Society, Nr. Abhilasha Char Rasta,
New Sama Road, Vadodara - 390024. E-mail : advocatevp99@gmail.com, (M) 9898880711

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- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1981-1982 of the said land.
- d. A copy of the 7/12 extract for the year 1982-83 to 1990-1991 of the said land.
- e. A copy of the 7/12 extract for the year 1991-92 to 2005-2006 of the said land.
- f. A copy of the 7/12 extract for the year 2018-19 to 2020-2021 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A, bearing khata no. 4268 of the said land.
- i. A copy of Sale deed no. 7092, dtd.19/10/2005.
- j. A copy of N.A. Order no. : 30/19/15/022/2020, dtd.03/01/2020 of the said land.
- k. A copy of Sale deed no. 2256, dtd.04/04/2022.
- l. A copy of Index-II of Sale deed no. 2256, dtd.04/04/2022.
- m. A copy of development permission sanctioned by Vadodara Mahanagar Palika vide permission no. Ward-7/HB-91/2021-2022 on dtd.03/03/2022.

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:



- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje

For SHREENATH BUILDTECH

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village Chhani, bearing Revenue Survey no. 98 was originally belongs to Himatrao and on his demise the said land was transferred in the name of his legal heirs Jagnath Himatrao by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 423.

- b. It further transpires from the record that the said land was transferred and mutated in the name of Bai Reva w/o Aapabhai Mathurbhai by virtue of oral Sale before 25 years and possession and the mutation entry to that effect had been affected in revenue record vide entry no. 1459 on dtd.24/04/1991.
- c. It further transpires from the record that the name of Bai Reva w/o Aapabhai Mathurbhai was wrong name mutated in revenue record because her correct name was Bai Hiralaxmi w/o Aapabhai Mathurbhai and hence her name Bai Hiralaxmi w/o Aapabhai Mathurbhai was mutated and the mutation entry to that effect had been affected in revenue record vide entry no. 1734 on dtd.26/04/1994.
- d. It further transpires from the record that Hiralaxmiben Aapabhai Amin was died on dtd.13/07/1989 and on her demise, the said land was transferred and mutated in the name of her legal heirs Arvindbhai Aapabhai Amin & Purnimaben Aapabhai Amin by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 4236 on dtd.17/09/1990.



For SHREENATH BUILDTECH

Shreenath

PARTNER

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- e. It further transpires from the record that Arvindbhai Aapabhai Amin & Purnimaben Aapabhai Amin have sold the said land to Thakorbhai Raijibhai Patel & Gopalbhai Raijibhai Patel by registered Sale Deed on dtd.12/03/1991 and the mutation entry to that effect had been affected in revenue record vide entry no. 4294 on dtd.02/05/1991.
- f. It further transpires from the record that Gopalbhai Raijibhai Patel had relinquished his respective rights, title, interest from the said land and hence, his name was deleted from the revenue record and the mutation entry to that effect had been affected in revenue record vide entry no. 4507 on dtd.10/08/1993.
- g. It further transpires from the record that name of Savitaben Thakorbhai Patel, Jayaben Thakorbhai Patel & Pankajbhai Thakorbhai Patel were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry no. 4509 on dtd.10/08/1993.
- h. It further transpires from the record that Thakorbhai Raijibhai Patel & others have sold the said land to Yadvendrasinh Pratapsinh Rathod, Rameshbhai Babubhai Patel & Gopiben Dipakkumar Shah by registered Sale Deed no. 1317 on dtd.16/02/2002 and the mutation entry to that effect had been affected in revenue record vide entry no. 6261 on dtd.28/09/2005.
- i. It further transpires from the record that Yadvendrasinh Pratapsinh Rathod & others have sold the said land to Rohitkumar Jivrambhai Patel by registered Sale Deed no. 2092 on dtd.19/10/2005 and the

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mutation entry to that effect had been affected in revenue record vide entry no. 6281 on dtd.26/10/2005.

j. It further transpires from the record that Rohitkumar Jivrambhai Patel have sold the land bearing R.S.np. 98 paikie 5,575 Sq. M. land to Arunaben Dilipbhai Shah d/o Naranbhai bhikhabhai Patel by registered Sale Deed no. 8163 on dtd.12/12/2005 and the mutation entry to that effect had been affected in revenue record vide entry no. 6395 on dtd.31/07/2006.

k. It also further transpires from the record that the Collector, Vadodara had passed an order to use the captioned land for non agriculture purpose vide his Order no. : 30/19/15/022/2020, dtd.03/01/2019 and the mutation entry to that effect had been affected in revenue record vide entry no. 9987 on dtd.03/01/2020.

l. It further transpires from the record that Rohitkumar Jivrambhai Patel have sold the captioned land to Shreenath Buildtech, a partnership firm through its managing partner Govindbhai Laturbhai Devasi by registered Sale Deed no. 2256 on dtd.04/04/2022 and the mutation entry to that effect had been affected in revenue record vide entry no. 445 on dtd.13/04/2022.

m. Hence it is crystal clear that Shreenath Buildtech, a firm (Shreenath hights-2) is the owners and in possession of the captioned land.

3. I have also issued a Public Notice dtd.22/10/2021 in Sandesh & Gujarat Samachar, Gujarati daily for inviting objections against issuance of Title

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Clearance Certificate in respect of the captioned land. However, I have not received any objections or claims in response to the Public Notice till today.

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1991 to 2022 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1991 to 2022 as available record from the office of Sub Registrar Vadodara, after giving a public notice in Sandesh & Gujarat Samachar, Gujarati daily and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 98/1, T.P. Scheme no. 46, F.P. no. 50/1 admeasuring 2,786 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 16th April 2022

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006

For SHREENATH BUILDTECH

PARTNER