

VIJAY S. SHRIVASTAVA
(Advocate)

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(M) : 9825482768

Date : 30/05/2015

To,
M/s. Sahajanand Corporation
Manjalpur,
Vadodara

*Title Clearance
1/10/2.*

TITLE CLEARANCE CERTIFICATE IN RESPECT OF
LAND BEARING SURVEY/ BLOCK No : 108/2
SITUATED AT MANJALPUR DIST : VADODARA.

You have provided me, following documents for issuing the title Clearance certificate in respect of the above property.

1. Certified Copies of revenue record 7/12, 8-A and 6
2. Consent Agreement dtd. 11/01/1989.
3. Copy of Registered Power of Attorney no. 158 dtd. 18/03/2010, executed by Pushpaben Govindbhai Patel & others in favor of Mr. Sanjay Ishwarbhai Patel.
4. Copy of conversion Permission of New Tenure Land to Old Tenure given by Collector of Vadodara on 4/7-02/2011.
5. Copy of Challan no. 11/2011 dtd. 25/02/2011
6. Copy of order no. Tenancy/A/Vashi/1344/2011 dtd. 17/03/2011 given by Collector of Vadodara.



7. Copy of Regd. Sale deed no. 2841 dtd. 07/03/2011 in favor of Sanjay Ishwarbhai Patel
8. Copy of Village form no. 6 of entry no. 9392 dtd. /10/2011
9. Copy of Regd. sale deed no. 1018 executed by Sanjay Ishwarbhai Patel in favor of Aashben Mukeshbhai Agrawal & Mukesh Jagadishbhai Agrawal on Dt.30/01/2012.
10. Copy of Regd. sale deed no. 1019 executed by Sanjay Ishwarbhai Patel in favor of Mukesh Jagadishbhai Agrawal & Aashben Mukeshbhai Agrawal on Dt.30/01/2012.
11. Copy of N.A. Order no. Land/D/Sec. 65/Vashi/8343 dtd. 2011 dtd. 07/12/2011.
12. Copy of Construction Permission [Rajachitthi] no. HB/13/2012-2013 dtd. 29/06/2012.
13. Copy of Regd. Agreement to sale[Banakhat] executed by Mukeshbhai Jagdishbhai Agrawal & Aashaben Mukeshbhai Agrawal in favor of M/s Sahajanand Corporation. Regd. no. 11798 dtd. 25/09/2012.
14. Copy of Development Agreement executed by Mukeshbhai Jagdishbhai Agrawal & Aashaben Mukeshbhai Agrawal in favor of M/s Sahajanand Corporation. [Notary Regd. no. 11798 dtd. 25/09/2012.]
15. Copy of Plinth Checking certificate dtd. 19/04/2014.
16. Search Receipt No. 2015016014186 & 2015318001675 Dtd : 20/05/2015.
17. Public Notice Dtd : 13/05/2015



REPORT

I have scrutinized & verifying all the above relevant document, I found that, the property bearing Revenue Survey/ Block No. 180/2 is Situated at Manjalpur Ta., Dist. Vadodara. The said property was originally in the name of Shri Ishwarbhai Ranchhodbhai, who was expired, so his widow Kailasgaori Ishwarbhai become a owner & occupant of the said land , the necessary entry no. 39 shown in the revenue record.

The said land was farming by shri Dwarkadas Ramdas as a tenancy right [Ganot Hakk] who was expired on 28/12/0956 so the name of his elder legal heir Govindbhai Dwarkadas was entered in revenue record [as a Ganotiya], the necessary entry no. 657 dtd. 05/10/1957 shown in the revenue record.

After that, as per the decission and order of compitant Authority, Govindbhai Dwarkadas had deposited the purchased amount of Rs. 870.50, which was paid to land owner Kailashgaori Ishwarlal , so her name was deleted from the revenue record and the name of Govindbhai Dwarkadas was entered as an owner & Occupant on the basis of Sale Certificate no. 1141/78 L. no. 4769/ Manjalpur dtd. 14/01/1978 as per the form no. 9 .

That , Govindbhai Dwarkadas was expired on 10/08/1984, So the name of his legal heirs Pushpaben Govindbhai, Sureshbhai Govindbhai Bhupendrabhai Govindbhai & Rajendrabhai Govindbhai become the owners and occupant of the said land . Their name were entered in the revenue record, The necessary entry no. 2334 dtd. 29/03/1985 shown in the revenue record.



That , I have gone through the Consent Agreement executed between legal heirs of Lt. Dwarkadas Ramdas Patel on 11/01/1989. In that agreement, they have decided that, the property was in the name of whichever party/ legal heir in revenue record and in possession will sold that property, then he will distribute the sale amount to other legal heirs and if he will denied and fail to do so then, other heirs can right to recover their amount with interest by court order. At that time, the said land in the name of Pushpaben Govindbhai, Sureshbhai Govindbhai Bhupendrabhai Govindbhai & Rajendrabhai Govindbhai in revenue record, which has mentioned in the consent agreement

After that, Pushpaben Govindbhai, Sureshbhai Govindbhai Bhupendrabhai Govindbhai & Rajendrabhai Govindbhai have given their all ownership power to Sanjay Ishwarbhai Patel res. at A-1, Ishwarshanti Society, Karelibaug, Vadodara by regd power of attorney executed and registered by them on 18/03/2010.

After that, Mr. Sanjay I. Patel has applied for the said land to convert the land from new tenure to old tenure for agriculture purpose to the Collector of Vadodara. The Collector of Vadodara has granted the said application with condition to deposit the 80% premium amount in Government treasury. That as per the condition of the said order Mr. Sanjay Ishwarbhai Patel has deposited the 80% premium amount of Rs. 1,74,81,600/- in Government treasury and produced the original chalan in Collector Office.



After that, Mr. Sanjay Ishwarbhai Patel has purchased the said land by Regd. sale deed no. 2841 on 07/03/2011 and his name was entered as an owner and occupant of the said land. The necessary entry no. 9392 dtd. 18/10/2011 shown in the revenue record.

After that, Mr. Sanjay Ishwarbhai Patel got the N.A. permission no. Tatkal/N.A./S.R./Rev./53/2011-12. dtd. 07/12/2011 from the Collector of Vadodara. and sold the said land to Mukeshbhai Jagdishbhai Agrawal and Aahsben Mukeshbhai Agrawal by regd. sale deed no. 1018 and 1019 on 31/01/2012, since then they both are become joint owners and occupant of the said property [land]. They have executed the Banakhat [Agreement to sale] in favour of M/s. Sahjanand Corporation the regd. partnership firm on 25/09/2012 by regd. no. 11798 and also execute the development agreement in favor of M/s. Sahjanand Corporation the regd. partnership firm on 12/09/2012 by notary regd. no. 2302 and also hand over the possetion to M/s. Sahajanand Corporation for development. The partner of the M/s. Sahajanand Corporation has got the construction permission [rajachitthi] no. HB-13/2012-2013 on 29/06/2012 for the High rise building and started the construction as per the approved plan with name "Sahajanand Iris". But, The Compitant Officer of V.M.S.S. has clarify that , the Civil suit no. 102/12 is pending for further proceeding and the last order of the court will be binding to the applicant. I have given Public Notice in Daily News Paper "*Divya*



Bhasker " on dtd : 13/05/2015 and invited objection from public at large. I have received two [2] objection from one Mr. Jignesh Chunilal Patel through their Advocate Mr. S.M. Patel and second one from Vijay Chandrakant Joshi the P.O.A. of Urmilaben / Ambaben Dwarkadas Patel through their Advocate Mr. Saiyad Harunrashid Jahiruddin with copy of Sp.Civil suit no. 271/14. They both have given their written objection and mentioned that, " the said property is encestar property and their claint has legal right in the said property and so they have file the civil suit in the Civil Court at Vadodara so do not issue the Title Certificate."

I have gone through their objection and noted that they both have filed the Sp.Civil suit no. 102/12 and 271/14 for partition and declaration for the said land Block / survey no. 180/2 and both suits are pending for the further proceeding. But from the information provided to me regarding the said suits , there are no prohibitory order passed by the Hon'ble Court in any of the suit and the said suits are still pending for hearing So, it is clear that the court litigation are pending regarding the said property , so title is not clear on basis of court litigation, and therefore this TCC is issued subject to final disposal of the above suit.

That, I have made a search in Sub-Register office of Vadodara since 2002 to 2015 and find out that Lease pendency is registered for the Sp.Civil suit no. 102/12 except that , there is no any other change in record.



I have gone through All the relevant documents & facts, I Opine that, Mr. Mukeshsaid Jagdishbhai Agrawal & Aashaben Mukeshbhai Agrawal are joint Owners of the said property , They have handover the possession of the said land to M/s Sahajanand Corporation and executed the Banakhat and Development Agreement in fevour of M/s. Sahajanand Corporation and M/s Sahajanand Corporation is constructing the Highrise Appartment on the said land bearing Revenue Survey/ Block No. 180/2 is Situated at Manjalpur Ta., Dist. Vadodara, with name Sahajanand Iris, But It appears from the record that Sp.Suit no. 102/12 filed by Jignesh Chunilal Patel & Sp.Civil Suit no. 271/14 filed by Ambaben/ Urmilaben Dwarkadas Patel and from the information provided to me regarding the said suits , there are no prohibitory order passed by the Hon'ble Court in any of the suit and the said suits are still pending for hearing. Therefore this TCC is issued subject to final disposal of the above suits.

Place : Vadodara

Date : 30/05/2015



Vijay S. Shrivastava

Advocate.