

THAKRANI ASSOCIATES ADVOCATES & NOTARY

Amrutlal P Thakrani
B. Com., LL. B. (Special) Gold Medalist

Dhansukhlal P Thakrani
B. Com., LL. B. (Special), D. L. P.

Maganlal P Thakrani
B. Com., LL. B. (Special)

Smt. Revantiben A Thakrani
B. Sc., LL. B. (Special), D. L. P.

Smt. Rekhaben M Thakrani
B. Com., LL. B. (Special)

43, Upkar Society, Near Harinagar, Ellora Park, Vadodara - 390007, Gujarat.
Phone / Fax : (0265) 2393565, 2398055 Mobile: 09426066640
E-Mail : thakraniassociates@rediffmail.com / gmail.com

Date: 21-07-2017

To

Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property : Non-Agricultural Land Admeasuring 6781.00 Sq. Mtrs.
bearing Block No. 224/2/A which has been covered in draft
T.P. Scheme No. 35(Jambuva) and allotted original Plot No.
127, Final Plot No. 127 of village Jambuva, Taluka and
District Vadodara.

Owner-cum-Developer : M/s. Aum Developers

It may be noted that M/s. Aum Developers a partnership firm has requested us to issue Title Clearance Certificate in respect of the above property, and has produced before us the relevant documentary evidences pertaining to the title of the said property for our investigation. We have scrutinized and examined the necessary documentary evidences pertaining to the title of the said property. We now, therefore, issue this title clearance report cum certificate in respect of the said property as follows:



PART-1 : DESCRIPTION OF PROPERTY

The real estate under our consideration is Non-Agricultural Land Admeasuring 6781.00 Sq. Mtrs. bearing Block No. 224/2/A which has been covered in draft T.P. Scheme No. 35(Jambuva) and allotted original Plot No. 127, Final Plot No. 127 of village Jambuva, Taluka and District: Vadodara. The said 6781.00 Sq.Mtrs. land is bounded by as under:

On the East : 12.00 Mtrs. wide T.P. road and thereafter
National High Way No. 8.
On the West : Final Plot No. 126.
On the North : 24.00 Mtrs. wide T.P. road.
On the South : Final Plot No. 130 and 197.

PART-2: HISTORY OF LEGAL EVENTS :

1. We have gone through the certified extracts of village form No. 7 & 12, 6 and 8-A of the said land. We have found the following entries relevant for the present purpose.
 - 1.1 Entry No. 188 dated nil : It shows that Ravjibhai Gordhanbhai had purchased the said land by registered Sale Deed No. 142 dated 26-4-1945 from the original owner and his name was entered in revenue records.
 - 1.2 Entry No. 439 dated 21-9-1963 : It relates to change of assessment of Survey No. 1 to 711 as per new Fesal Patrak issued by the Government on 4-5-1959.
 - 1.3 Entry No. 1247 dated 22-07-1993 : It shows that the land bearing Survey No. 224 was divided into two parts namely 224/1 and 224/2. But in the revenue records by mistake in the record of land bearing Survey No. 224/1, the Survey No. 224/2 was written and in the records of 224/2 by mistake 224/1 was written and hence on the basis of correction sheet issued by DILR, necessary correction was made in the revenue records of both these lands.
 - 1.4 Entry No. 1411 dated 21-09-1998 : It shows that 0-05-00 Hectare-Are-Sq.Mtrs. land was acquired from Survey No. 224/2 for Sardar Sarovar Narmada Nigam Ltd. for Jambuva minor canal by the Special Land Acquisition Officer, Narmada Project, Unit-5, Vadodara vide his order dated 12-2-1997 in Award Case No. 36/94.
 - 1.5 Entry No. 1467 dated 24-03-2000 : Entry No. 1411 dated 21-09-1998 : It shows that 0-05-00 Hectare-Are-Sq.Mtrs. land was acquired from Survey No. 224/2 for Sardar Sarovar Narmada Nigam Ltd. for Jambuva minor canal by the Special Land Acquisition Officer, Narmada Project, Unit-5, Vadodara vide his order dated 12-2-1997 in Award Case No. 36/94. The total area of Survey No. 224/2 was 1-13-31 Hectare-Are-Sq.Mtrs. and after deduction of 0-05-00 Hectare-Are-Sq.Mtrs. the remaining area was 1-08-31 Hectare-Are-Sq.Mtrs. It



- 1.6 further shows that the remaining area of land bearing Survey No. 224/2 was divided into two parts bearing 224/2/A admeasuring 1-08-01 Hectare-Are-Sq.Mtrs. and 224/2/B admeasuring 0-00-30 Hectare-Are-Sq.Mtrs. This correction was made in revenue records on the basis of KJP No. 33 dated 30-12-1997 issued by DILR, Vadodara.
- 1.7 Entry No. 1896 dated 07-09-2007 : It shows that land bearing Block No. 224/2/B was acquired by Government for National High Way No. 8 for making it 6 lane and on the basis of order issued by Collector, Vadodara bearing No. LAQ/WS/107/2007 dated 2-2-2007, the name of Project Director, National High Way Authority of India was entered in revenue records of the said land.
- 1.8 Entry No. 1931 dated 02-02-2008 : This entry was cancelled because it was duplication of earlier Entry No. 1467.
- 1.9 Entry No. 2000 dated 30-06-2008 : This entry was posted on the basis of promulgation order passed by Mamlatdar, Vadodara City on 28-6-2008 for correction of errors in data entry of old revenue records. But this entry was cancelled because of incomplete details.
- 1.10 Entry No. 2041 dated 28-07-2008 : It shows that Mamlatdar, Vadodara City has passed order for correction of errors bearing No. RTS/WS/3506/08 dated 21-7-2008 for correction of errors in data entry of manual revenue records. As per this order Entry No. 224/2/A-1 was corrected as Entry No. 1/30.
- 1.11 Entry No. 2303 dated 04-05-2011 : It shows that land owner Ravjibhai Gordhanbhai Patel had sold land bearing Survey No. 224/2/A admeasuring 1-08-01 Hectare-Are-Sq.Mtrs. and Survey No. 224/2/B admeasuring 0-00-30 Hectare-Are-Sq.Mtrs. to Mansukhbhai Devjibhai Patel, Dharamshibhai Talshibhai Savani and Bharatbhai Maganbhai Savsani by registered Sale Deed No. 2271 dated 22-2-2011 and the names of purchasers were mutated in revenue records on the basis of sale deed. The purchaser No. 1 was holding agricultural land bearing Khata No. 1144 of Bhayli, Vadodara and purchaser No. 2 was holding agricultural land vide Khata No. 292 of Champaner, Tal. Morbi. The purchaser no. 3 was holding agricultural land bearing Survey No. 251/4, Khata No. 392 at Chanchapar, Ta. Morbi, Dist. Rajkot. Hence, this entry certified on the basis of certificate issued by concerned Mamlatdar by Circle Officer on 7-10-2011. Nilaben Rajeshbhai Patel etc.. total 4 persons had joined as confirming parties in this sale deed for giving consent to this transaction of sale.
2. Property Card : We have gone through certified copy of property card of City Survey No. 625 of village Jambuva issued by City Survey.



Superintendent No. 1, Vadodara on 14-7-2015. It shows that name of Mansukhbhai Devjibhai Patel etc.. were entered in property card vide Mutation Entry No. 5045 dated 25-5-2015 on the basis of N.A. order issued by Collector, Vadodara bearing No. NA/SR/594/2013-14 and No. Land-D/Sec.65/WS/414 to 422/14 dated 31-01-2014 for 10801 Sq.Mtrs. of land. This entry was certified on 13-7-2015. It further shows that Mansukhbhai Devjibhai Patel etc.. had sold the said land admeasuring 6781 Sq.Mtrs. as per final plot measurement to Aum Developers by registered Sale Deed No. 962 dated 1-4-2015 and the name of Aum Developers was mutated in property card by Entry No. 5046 dated 25-5-2015 on the basis of Sale Deed. This entry was certified on 13-7-2015. At present the said 6781 Sq.Mtrs. of land is standing in the name of Aum Developers in the property card.

3. Banakhat No. 4973 dated 8-4-2008 : We have gone through photostat copy of agreement to sale (Banakhat) executed by Ravjibhai Gordhanbhai Patel in favour of 1. Nilaben Rajeshbhai Patel, 2. Jyotsnaben daughter of Shivabhai Hathibhai, 3. Rajubhai Kanchanlal Sheth and 4. Uday J. Shah for 10801 Sq.Mtrs. land of Survey No. 224/2/A and 30 Mtrs. land of 224/2/B. This Banakhat was registered vide document No. 4973 on 8-4-2008 with Office of Sub-Registrar, Vadodara-3 (Akota).
4. Sale Deed No. 2271 dated 22-2-2011 : We have gone through the photostat copy of sale deed executed by Ravjibhai Gordhanbhai Patel on 22-2-2011 in favour of (1) Mansukhbhai Devjibhai Patel, (2) Dharamshibhai Talshibhai Savani and (3) Bharatbhai Maganbhai Savsani for sale of 1-08-01 Hectare-Are-Sq.Mtrs. of Survey No. 224/2/A and 0-00-30 Hectare-Are-Sq.Mtrs. of Survey No. 224/2/B and thereby total 10831 Sq.Mtrs. of land. This sale deed was registered vide document No. 2271 on 22-2-2011 with the office of Sub-Registrar, Vadodara-3 (Akota). The confirming party namely 1. Nilaben Rajeshbhai Patel, 2. Jyotsnaben daughter of Shivabhai Hathibhai, 3. Rajivbhai Kanchanlal Sheth and 4. Uday J. Shah had waived their Banakhat rights in favour of purchasers and had signed as confirming party for giving their consent to this transaction of sale.
5. Registration Receipt of Sale Deed No. 2271 dated 22-2-2011 : We have gone through photostat copy of registration receipt for payment of registration charges of Rs. 1,16,550/- issued by Sub-Registrar, Vadodara-3 (Akota) for Sale Deed No. 2271 dated 22-2-2011.
6. Index No. 2 of Sale Deed No. 2271 : We have gone through the photostat copy of Index No. 2 issued by Sub-Registrar, Vadodara - 3 (Akota). It shows that above sale deed has been duly registered vide document No. 2271 on 22-02-2011.
7. Power of Attorney dated 14-02-2011 : We have gone through the photostat copy of power of attorney given by Rajiv Kanchanlal Sheth to Uday Jatin Shah on 14-02-2011 for and in respect of the said land for authorizing him to give consent and sign as confirming party in sale deed of the said land. This power has been registered vide Sr. No. 72/2011 dated 14-02-2011 with the office of Sub-Registrar, Vadodara-2 (Danteshwar).



8. Banakhat No. 366 dated 30-03-2013 : We have gone through photostat copy of agreement to sale (Banakhat) executed by (1) Mansukhbhai Devjibhai Patel, (2) Dharamshibhai Talshibhai Savani and (3) Bharatbhai Maganbhai Savsani in favour of (1) Nitaben Ashokbhai Dalwadi, (2) Dhruvil Ashokbhai Dalwadi, (3) Ashokbhai Chhotabhai Dalwadi, (4) Nimesh Bhagwandas Patel and (5) Bhagwandas Dharamdas Patel for 10801 Sq.Mtrs. land of Survey No. 224/2/A and 30 Mtrs. land of 224/2/B. This Banakhat was registered vide document No. 366 on 30-3-2013 with Office of Sub-Registrar, Vadodara-8 (Rural).
9. Sale Deed No. 962 dated 30-03-2015 : We have gone through the photostat copy of sale deed executed by (1) Mansukhbhai Devjibhai Patel, (2) Dharamshibhai Talshibhai Savani and (3) Bharatbhai Maganbhai Savsani in favour of Aum Developers, a partnership firm represented by its Managing Partner M.C. Patel, HUF through Karta Mukesh Chunilal Patel for sale of 6781 Sq.Mtrs. of land as per final plot measurement bearing Final Plot No. 127 of T.P. Scheme No. 35 of Survey No. 224/2/A and Survey No. 224/2/B. This sale deed was registered vide document No. 962 on 1-4-2015 with the office of Sub-Registrar, Vadodara-6 (Maneja). The confirming party namely (1) Nitaben Ashokbhai Dalwadi, (2) Dhruvil Ashokbhai Dalwadi, (3) Ashokbhai Chhotabhai Dalwadi, (4) Nimesh Bhagwandas Patel and (5) Bhagwandas Dharamdas Patel had waived their Banakhat rights in favour of purchaser and had signed as confirming party for giving their consent to this transaction of sale.
10. Receipt for registration charges dated 30-03-2015 : We have gone through the photostat copy of receipt for registration charges of Rs. 6,27,500/- issued by Sub-Registrar, Vadodara -6 (Maneja) for registration charges of Sale Deed No. 962 dated 30-03-2015.
11. Index No. 2 of Sale Deed No. 962: We have gone through the photostat copy of Index No. 2 issued by Sub-Registrar, Vadodara-6 (Maneja) on 1-4-2015. It shows that above sale deed dated 30-03-2015 was duly registered on 1-4-2015 vide document No. 962.
12. Survey Map : We have gone through photostat copy of land survey map (survey sheet) bearing MTR No. 508/2011-12 issued by District Survey Office, Vadodara on 29-10-2012. It shows that the survey was conducted on 16-8-2011. It shows that the measurement of Survey / Block No. 224/2/A and 227/2/B as mentioned in revenue records tally with the measurement on site as per actual possession.
13. Hissa Form : We have gone through the photostat copy of certified copy of Hissa Form No. 4 issued by District Survey Office, Vadodara-1 on 29-10-2012. It shows that total area of Block No. 224/2/A was 1-08-01 Hectare-Are-Sq. Mtrs. and 224/2/B was 0-00-30 Hectare-Are-Sq.Mtrs.
14. VUDA Site Plan : We have gone through site plan issued by Vadodara Urban Development Authority bearing No. UDA/Plan/Approved Second Revised Development Plan/139987/2014 dated 22-09-2014. It shows that the said land bearing Block No. 224/2/A situated in Residential Zone R-1. It



also shows that eastern part of the said land comes under road control line of 12 Mtrs. wide road.

15. Zone Certificate dated 20-09-2014 : We have gone through the photostat copy of zone certificate issued by Vadodara Urban Development Authority bearing No. UDA/Plan/MDPVY/139987/2014 dated 20-09-2014. It shows that the said land bearing Block No. 224/2A situated in Residential Zone R-1 and a portion of it comes under road control line of proposed 75 Mtrs road, proposed 12 Mtrs road and proposed 18 Mtrs road.
16. Redistribution and Valuation Statement: We have gone through the photostat copy of redistribution form and valuation statement issued by Deputy Town Development Officer (T.P.), Vadodara Mahanagar Seva Sadan on 19-08-2014. It shows that land bearing Block No. 224/2/A admeasuring 11301 Sq.Mtrs. was allotted original Plot No. 127 in draft T.P. Scheme No. 35 (Jambuva). It further shows that the said land has been allotted Final Plot No. 127 admeasuring 6781 Sq.Mtrs.
17. N.A. Order : We have gone through the photostat copy of N.A. Order issued by the Collector, Vadodara bearing No. NA/SR/594/2013-14 and No. Land-D/Sec.65/WS/414 to 422/14 dated 31-01-2014. It shows that the Collector has granted permission for non-agricultural use for residential purpose of 10801 Sq.Mtrs. of land of Block No. 224/2/A. This N.A. permission is given subject to compliance of conditions as laid down in the said N.A. order.
18. Approved Lay-Out plan : We have gone through lay-out plan approved by Deputy Town Development Officer, Vadodara Mahanagar Seva Sadan vide Building Permission No. Ward-12/Commercial/ 234/14-15 dated 03-02-2015. This lay-out plan has been prepared and sanctioned for 6781 Sq.Mtrs. of land bearing Block No. 224/2/A, Final Plot No. 127 of T.P. Scheme No. 35 of Jambuva.
19. Development Permission / Raja Chitthi : We have gone through Raja Chitthi issued by Deputy Town Development Officer, Vadodara Mahanagar Seva Sadan bearing No. Ward-12/Commercial/234/14-15 dated 03-02-2015. It shows that permission has been granted for construction of shops and flats as per the approved building plans.
20. Development charges payment certificate : We have gone through certificate issued by Vadodara Urban Development Authority bearing No. 39837/2014 dated 10-12-2014 for payment of development charges. It shows that development charges of Rs. 1,05,245/- have been paid for Final Plot No. 127 of T.P. Scheme No. 35 vide Challan No. 141848 in Bank of Baroda on 8-12-2014.
21. Plinth Checking Certificate : We have gone through plinth checking certificate issued by Deputy Town Development Officer, Vadodara Mahanagar Seva Sadan bearing No. Ward-12/41/2015-16 dated 9-11-2015. It shows that construction of plinth level has been carried out as per Raja Chitthi No. Commercial/234/14-15 dated 3-2-2015.
22. Affidavit of land owner: We have gone through the affidavit of land owner M/s. Aum Developer represented through its partner Shri Mukesh Chunilal



Patel Karta of M C Patel HUF. This affidavit has been notarized before H J Zala notary vide Reg. Sr. No. 43455 dated 19-7-2017. He has stated on oath that their firm M/s. Aum Developers is the lawful owner of the said land. The said land is standing in the name of their firm in revenue records. The said land is under actual possession of their firm. He is a partner in this firm. Their firm has requested Thakrani Associates Advocates of Vadodara to issue Title Clearance Certificates of the said land. They have produced and provided necessary documents of the said land to the advocates for title clearance purpose. He had further declared that all the documents produced before Thakrani Associates Advocates for their scrutiny and verification for the purpose of the title clearance certificate are genuine documents. He had further declared that all relevant original documents of title are in their custody. He had further declared that all statutory dues, taxes, charges, etc. of government and semi-government authorities and local authorities have been fully paid and that no such taxes, etc. are outstanding in respect of the said property. He had further declared that their firm has not made any agreement, MOU or document with any third party in respect of the said land. He had further declared that their firm has also not made any agreement, MOU or document with any third party in respect of the said land. He had further declared that their firm has not created any charge or encumbrance on the said property and the said property has not been mortgaged or given as security for any debt / loan. He had further declared that the said property is not a subject matter of any suit, litigation or legal proceedings. He had further declared that no legal actions, suits, cases, proceedings and litigations are pending in respect of the said property before any court, tribunal or statutory authority or any department of the State Government and the Central Government. WE have relied upon this affidavit.

PART-3: PUBLIC NOTICE :

We had issued public notice on 14-09-2014 in Gujarat Samachar daily newspaper (Vadodara Edition) for inviting objections from public at large against the title clearance of the said property. We had given 10 days' time for raising objections if any. We have not received any objection till date in response to the above public notice.

PART-4 : SEARCH :

SEARCH FOR LAST 33 YEARS : We have conducted through Shri Jayantilal V. Chavda Advocate, search in respect of the said land for the last 33 years (i.e. from 1985 to 2017) of the relevant records available with the office of the Sub-Registrar of Vadodara-2. Shri. Jayantilal V. Chavda Advocate has given his Search Reports on 15-09-2014 and 28-06-2017. The



search was conducted by paying requisite fees vide following receipts. We have not found anything adverse to the title of the said property in the search report. We have relied upon this search report.

Receipt No.	Application No. / Date	Amount Rs.	SRO No.
2014014022348	15492/15-09-2014	60.00	SRO, Vadodara-1
2014016022973	11304/15-09-2014	100.00	SRO, Akota
2014316003066	1242/15-09-2014	20.00	SRO, Maneja
2017316003067	1289/28-06-2017	30.00	SRO, Maneja

PART-5: ENCUMBRANCES, IF ANY.

We have not found any encumbrances on the said land

PART-6: CERTIFICATE

CERTIFICATE : In view of the above discussion of the factual and legal aspects, we now hereby certify that, in our opinion, M/s. Aum Developers a partnership firm is the legal owner of the said property namely non-agricultural land admeasuring 6781.00 Sq. Mtrs. bearing Block No. 224/2/A which has been covered in draft T.P. Scheme No. 35(Jambuva) and allotted original Plot No. 127, Final Plot No. 127 of village Jambuva, Taluka and District: Vadodara and that the title of the said property is clear and marketable.

Place: Vadodara

Date: 21st July 2017

FOR THAKRANI ASSOCIATES

Amrutilal Parbatbhai Thakrani

Amrutilal Parbatbhai Thakrani
ADVOCATE & NOTARY

