

Ref.: TCC – 6/22

To,
Vihal Infra,
SF-68, Earth Icon,
Sama Savli Road, Vadodara.

SUB: Professional Bill.

Sr. No.	Particulars	Rs.
1.	Advertisement Expenses for Public Notice	6,000/-
2.	Govt. Fees & Expenses for Search	2,500/-
3.	Professional Fees for issuing Title Clearance Certificate for the land bearing R.S. no. 407 paikee, T.P. 47, F.P. 63 paikee at Moje Chhani, Vadodara	7,500/-
	Total	<u>16,000/-</u>

Date: 10th October 2022

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]



TITLE CLEARANCE CERTIFICATE

To,
Vihal Infra,
SF-68, Earth Icon,
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. 407 paikie,
T.P. Scheme no. 47, F.P. no. 63 paikie admeasuring
2,787.10 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. 407 paikie, T.P. Scheme no. 47, F.P. no. 63 paikie admeasuring 2,787.10 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 2013-14 of the said land.



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- b. A copy of the Property Card of the said land.
- c. A copy of the village form no. 6 (Hakk Patrak) bearing mutation entry no. 323, 1557, 3745, 3809, 7708 of the said land.
- d. A copy of N.A. Order no. : L.N.D.S.R.362, dtd.26/05/1965 of the said land.
- e. A copy of development permission sanctioned by Vadodara Municipal Corporation vide raja chitthi no. 003LD22230113 on dtd.22/08/2022 of the said land.
- f. A copy of sale deed no. 2585, dtd.19/04/2022.
- g. A copy of Index-II of sale deed no. 2585, dtd.19/04/2022.

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 village Chhani bearing Revenue Survey no. 407 was originally belongs to Fulabhai Naranbhai Amin and he had gifted the said property to Lilavatiben w/o Fulabhai Naranbhai Amin and the mutation entry to that effect had been affected in revenue record vide entry no. 323.
- b. It further transpires from the record that Lilavati Fulabhai Amin had sold the said land to G. P. Patel & Co., a partnership firm through its managing partners Gordhanbhai Parsottambhai Patel by registered Sale Deed on dtd.21/05/1962 and the mutation



[3]

entry to that effect had been affected in revenue record vide entry no. 1557 on dtd.15/07/1962.

c. It further transpires from the record that G. P. Patel & Co., a partnership firm through its managing partners Nitinbhai Thakorbbhai Patel & others have sold the captioned land to Vihal Infra, a partnership firm through its managing partners Dhaval Gunvantbhai Ranpara, Bipinbhai Natvarbhai Mokani & Yogeshkumar Tribhovanbhai Prajapati by registered Sale Deed no. 2585 on dtd.19/04/2022 and the mutation entry to that effect had been affected in revenue record vide entry no. 2281 on dtd.07/05/2022.

d. Hence it is crystal clear that to Vihal Infra, a partnership firm is the owners and in possession of the captioned land.

3. I have also issued a Public Notice dtd.27/01/2022 in Sandesh & Gujarat Samachar Gujarati daily for inviting objections against issuance of Title 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 1992 to 2022 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.



[4]

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1992 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. 407 paikee, T.P. Scheme no. 47, F.P. no. 63 paikee admeasuring 2,787.10 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 10th October 2022

Vadodara.

Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006



NON ENCUMBRANCE CERTIFICATE

This is to certify that, I **Vijaykumar B. Prajapati, Advocate**, undersigned has investigated the title of the immovable property which is more particularity described in herein under in “Schedule of the property” which is owned by Vihal Infra, a partnership firm (hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance, charges and/or claims.

Schedule of the property

The Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje Village Chhani bearing Revenue Survey no. 407 paikee, T.P. Scheme no. 47, F.P. no. 63 paikee admeasuring 2,787.10 Sq. Meters. The said land is developed by Promoters: Vihal Infra a partnership firm through its managing partners Dhaval Gunvantbhai Ranpara, Bipinbhai Natvarbhai Mokani & Yogeshkumar Tribhovanbhai Prajapati and the project name is “Aranya 11”.

Date: 10th October 2022

Vadodara.

Vijaykumar B. Prajapati

[A d v o c a t e]

En. No. G/1822/2006

