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'SAGAR'

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Phone : 248 85 69

M.: 098242 61705

Date: 21.11.2017

To,

Shree Siddharth Incorporation

B-238, Siddharth Bungalows,

Sama-Savli Road, Vadodara.

SUB: Title Clearance Certificate in respect of the Non - Agriculture Land situated in District Vadodara Mouje Sama bearing Revenue Survey No. 496 included in TP scheme No. 2, Final Plot No. 72 admeasuring 3480 sq. mtrs. Paiki 2482 sq. mtrs.

On request and as desired to issue a Title Clearance report in respect of Non- Agriculture Land situated in District Vadodara Mouje Sama bearing Revenue Survey No. 496 included in TP scheme No. 2, Final Plot No. 72 admeasuring 3480 sq. mtrs. Paiki 2482 sq. mtrs. Upon verifying the Revenue records of last 30 years, Search Report and other relevant documents, I hereby give my opinion as under:

Originally the land bearing Revenue Survey No. 496 was in the name of Bhailalbhai Motibhai Amin in the Revenue Records. Upon Death of Bhailalbhai Motibhai Amin, the said land was transferred by virtue of succession in the name of Bai Suraj Widow of Bhailalbhai Motibhai Amin. The Said effect was given in the Revenue Records vide Entry No. 247.

Surajben Bhailalbhai Amin died on 15.05.63, thus her legal heirs Kumudben Bhailalbhai Amin and Kamlaben Bhailalbhai Amin were mutated in the Revenue records and with permission of the heirs names of Devendrabhai Manubhai and Pallaviben Bapubhai was mutated in the revenue records. The said effect was given in the Revenue Records vide entry No. 1830 dated 12.09.76.



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Kumudben Bhailalbhai Amin w/o Jayantibhai V. Patel, died on 22.05.1991 and names of her legal heirs 1) Bhupendrabhai Jayantibhai Patel, 2) Rameshbhai Jayantibhai Patel and 3) Rasikbalaben Jayantibhai Patel were mutated in the Revenue Records vide Entry No. 8697 dated 28.06.2006.

Kamlaben Bhailalbhai Amin, one of the joint owners of the said property dies on 22.06.07. By virtue of succession, her legal heirs 1) Bankimbhai Sumantbhai Patel, 2) Snehalben Sumantbhai Patel and 3) Prafulbhai Sumantbhai Patel were included in the Revenue Records. Effect of the said transaction was given in the Revenue records vide Mutation Entry No. 8790 dated 11.01.2007.

All the 8 joint owners of the said property sold the property in favour of 1) Nileshbhai Ratanbhai Sheth, 2) Priyankantaben Punjalal Mehta, 3) Ketanbhai Ranchodbhai Patel, 4) Rajeshbhai Ratanlal Parikh and 5) Manishbhai Vipinchandra Parikh through Registered Sale deed executed on 25.04.07 and registered at serial no. 2642. Mutation Entry to said effect was given in the Revenue Records vide Mutation Entry No. 8874 dated 11.06.07.

Further, the said 5 Joint owners namely 1) Nileshbhai Ratanbhai Sheth, 2) Priyankantaben Punjalal Mehta, 3) Ketanbhai Ranchodbhai Patel, 4) Rajeshbhai Ratanlal Parikh and 5) Manishbhai Vipinchandra Parikh sold the said property in favour of Rajesh Narharilal Bhatt and Gautambhai Babubhai Patel through registered Sale Deed dated 17.03.08 registered at serial No. 2400. Mutation Entry to said effect was given in the Revenue Records vide Mutation Entry No. 9046 dated 30.04.08.

Rajesh Narharilal Bhatt and Gautambhai Babubhai Patel sold the said property to 1) Harish Amrutbhai Patel, 2) Ajay Vikramsinh Maharaul and 3) Kunal Vishnubhai Patel through Registered Sale Deed executed on 15.07.10 registered at Serial No. 7255. Mutation Entry to said effect was given in the Revenue Records vide Mutation Entry No. 9577 dated 18.10.10.

Collector, Vadodara had ordered vide Ref no. NA/SR/408/2011-12/Land/D/ Sec-65/Vashi/4346/2012 dated 20.06.2012 that the said land bearing Revenue Survey No. 496 can be used for Non-Agricultural (Residential) purpose. Effect of the said order was given in the Revenue Records vide entry No. 9928 dated 23.08.2012.



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Harish Amrutbhai Patel, Ajay Vikramsinh Maharaul and Kunal Vishnubhai Patel had executed an Agreement Without Possession in favour of M/s Shree Developers (Partnership firm of Pritesh Mahendrabhai Shah and Tejas Jagdishchandra Parikh) on 17.08.2013 and the said document was registered at serial No. 3413.

The Right created through the said Agreement without Possession of M/s Shree Developers was cancelled through Cancellation Deed executed dated 01.11.2017. The said Cancellation deed was registered at serial No. 6266 with the Sub-registrar, Vadodara.

Harish Amrutbhai Patel, Ajay Vikramsinh Maharaul and Kunal Vishnubhai Patel further sold the said Land in favour of M/s Shree Siddharth Incorporation (Partnership firm of 1) Krimeshbhai Hasubhai Shah, 2) Vinit Maheshkumar Desai and 3) Vinit Maheshkumar Desai (HUF) Karta Vinit Maheshkumar Desai. The said land was sold through Registered Sale Deed executed on 06.11.2017 and registered at serial No. 6350 with the Sub-registrar, Vadodara.

For the purpose of Title Clearance of the above mentioned land, I have issued Public Notice on 14.11.2017 in Gujarat Samachar inviting objection for Title Clearance Certificate, but no such objection is received.

Also for the above mentioned property I have made a search before Sub registrar office at Vadodara for a period of last 30 years and have not found any objectionable entry for the abovementioned property.

Thus, from the above observations I conclude that the title of the subjected property i.e. Non - Agriculture Land situated in District Vadodara Mouje Sama bearing Revenue Survey No. 496 included in TP scheme No. 2, Final Plot No. 72 admeasuring 3480 sq. mtrs. Paiki 2482 sq. mtrs. is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Date: 21.11.2017



Mukesh B. Shah

Advocate

