

Siddharth B. Joshi
Advocate
Gujarat High Court

Nilesh V. Makvana
Advocate
Gujarat High Court

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road, Vadodara.
M) 9825618367.

Ref.No.03/2022

Dt.06/05/2022.

To,

M/s.Shreenathji Developers
Vadodara.

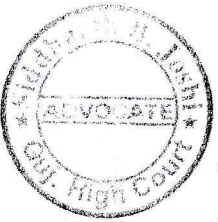
TITLE CLEARANCE CERTIFICATE

In respect of the Non - Agricultural land bearing Block/Survey No.1033 paiki covered under Town Planning Scheme No.44 Final Plot No.157 admeasuring area 6049 Sq.mtrs (as per opinion of Nagar Niyojan Yojana Vadodara) & as per City Survey No.140/2 admeasuring area 6350 sq.mtrs of Moje Bapod, Vadodara.

• On request and as desired by you to issue a Title Clearance Certificate for the subject title property, I have Verified the following documents, papers, copies entrusted to me to verify the title of the aforesaid property.

1. Xerox copy of Village Form No.6 - Entries & 7/12 of Block /Survey No.1033 paiki of Moje Bapod, Vadodara.
2. Non Agricultural order from Collector, Vadodara.
3. Order of Tenancy Court ALT.

• I have verified the aforesaid documents, papers, copies entrusted to me from 1951 to 2022 and my observations are as under :-



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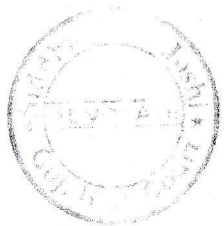
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History of Title:-

As per Copies of Property Documents and Village Forms supplied to us, I found that originally the captioned land belongs to Somabhai Vikabhai which received by Tenancy Rights which reflects in revenue record vide mutation entry no.1033. Also Tenant Somabhai Vikabhai paid up tenancy amount to original land owner Jaswantbhai Mulajibhai and tenancy court issue certificate which reflects in revenue record vide entry no.1034 on dt.15.11.1963.

Then after Somabhai Vikabhai expired on dt.19.07.1975 and their legal heirs namely; Chandaben w/do.Somabhai Vikabhai, Ambalal Somabhai, Dhurabhai Somabhai, Jinabhai Somabhai entered vide entry no.2161 on dt.26.07.1976 out of Chandaben wd/o.Somabhai expired on dt.20.08.1990 and their names deleted from the said land vide entry no.26.12.2000.

It is pertinent to note that said land was originally new tenure / protected land under sec 43 of Tenancy Act but as per the tenancy act / resolutions said tenant was Kayami (permanent) Tenant & as per the tenancy act/ amended resolutions said land was owned by Kayami (Permanent) Tenant then the said land was old tenure land which order issued by Tenancy Court vide their order no.Ganot case no.65/99, Remind case no.517/09 on dt.17/06/2010 and the their entry mutated in revenue record no.8255 on dt.28.06.2010.



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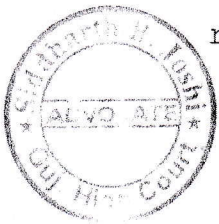
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Then after Ambalal Somabhai, Dhurabhai Somabhai, Jinabhai Somabhai executed register saledeed in favor of Jayantibhai Shamalbhai Patel vide reg.serial no.6580 on dt.25/6/2010 and on the base of register saledeed mutation entry no.8262 mutated on dt.13.07.2010 but the said entry was rejected by concern authority due to objection raised & under the RTS/Takarai case no.69/2010.

The land owners Jinabhai Somabhai expire on dt.24.03.2011 and their legal heirs; Gangaben Jinabhai, Baldevbhai jinabhai Parmar, Bhavnaben Jinabhai, late Mukeshbhai Jinabhai heirs; Hetalben Mukeshbhai Parmar, Ayush Mukeshbhai Parmar, Nisha Mukeshbhai Parmar entered by succession vide entry no.8680 on dt.26.06.2012.

It is pertinent to note that said purchaser Jayantibhai Shamalbhai Patel saledeed entry rejected by concern authority, they appeal in higher authority deputy collector vide RTS no.40/2012 but they refuse also they appeal in Collector but they refuse and they order to act legal action as per sec-79(A). So, Jayantibhai Shamalbhai Patel file petition against the order of Deputy Collector in the court of High Court vide SCA-8566/2013 and high court given stay against the order of Collector which reflects in revenue record vide entry no.8881 on dt.30.08.2013.



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Dhulabhai Somabhai expired on dt.30.07.2014 and their legal heirs; Raiben dhulabhai parmar, ravjibhai dhulabhai parmar, maheshbhai dhulabhai parmar, pravinbhai dhulabhai parmar, sanjaybhai dhulabhai parmar entered by succession vide entry no.9105, dt.07.11.2014.

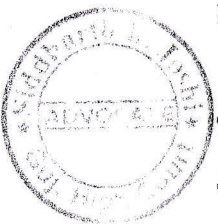
Then after Jayantibhai Shamalbhai Patel file appeal against the deputy collector order in the court of Collector, Vadodara by appeal no.RTS/RA/145/2013 and they remind the matter to deputy collector which reflect in revenue record vide entry no.9181 on dt.02.03.2015.

Then after Deputy Collector order to allow the petition of RTS appeal/203/remind no.22/2015 in sale transfer entry no.8262 which was rejected by mamlatdar, Vadodara in their order no.69/2010.

Then after the name of Jayantibhai Shamalbhai Patel entered in revenue record and in their aliveness entered their legal heirs; Patel Nilesh Jayantibhai name vide entry no.9515 on dt.14.03.2017.

Then after land owners obtain non -agricultural permission from collector vide their order no.N.A./S.R./1215/2017-18, No.land-D/Sec-65/vashi/6745 to 53/17 on dt.07.12.2017.

Then after Jayantibhai Shamalbhai Patel and Nilesh Jayantibhai Patel jointly executed register saledeed in



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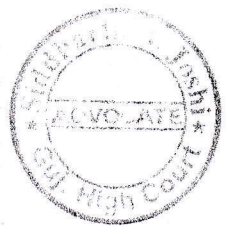
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favor of Shreenathji Developers on dt.22.04.2022 by reg.saleded no.6435 of **Block/Survey No.1033 paiki covered under Town Planning Scheme No.44 Final Plot No.157 admeasuring area 6049 Sq.mtrs (as per opinion of Nagar Niyojan Yojana Vadodara) of Moje Bapod, Vadodara & as per City Survey No.140/2 admeasuring area 6350 sq.mtrs.**

I had published public notice in daily newspaper "Gujarat Samachara" & "Sandesh" on dt.05/01/2021, I had received objection from Anitaben Amitbhai Jethwa, Vijaysinh Fatehsinh Parmar & Pradipsinh Pratapsinh Barot through their advocate Dimple Patel on dt.27.01.2021 but such objection has been given to me after the expiry of stipulated period of objection i.e.27.01.2021 and said objection on the base of notarised agreement dated 03/04/2004, looking to the said agreement it reveals that on the time of execution of the said agreement said land was new tenure land, which was hit by Sec-43 of the tenancy act and as per my view the said agreement was not tenable in the eyes of law and therefore the said objection was not tenable. Furthermore, not received any objection from any objections from anyone or financial institutions.

That I have carried out search with the Sub - Registrar office, Vadodara is taken by our representative for the year 1992 to 2022 i.e.02/05/2022. Similarly, records of Sub - Registrar after computerization are not properly maintained and therefore as per the available records



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search is being carried out and as per the search report,
no adverse entry is found pertaining to this land or any
part thereof.

**** During search in the Sub - Registrar Office along with
scrutinize the documents which are submitted to me, that
below mentioned entries / documents are found :-**

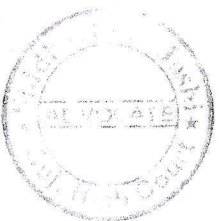
(A) No any adverse registered documents found.

This report is issued absence of affidavit for non -
encumbrance-cum - declaration from present land owner, thus
before any transaction advice to be obtain for the same.

That, this report is issued on the basis of the records
available in Sub - Registrar Office and documents provided
to us, thus any other documents which are not registered
with Sub - Registrar Office as well as not disclose to us
are subject to our examination because of Sub - Registrar
Office are not properly maintained records i.e. torn of
condition.

C E R T I F I C A T E

I hereby certify that from the documents referred above
which was submitted to me and I have caused a necessary
search in the Office of The Sub - Registrar, Vadodara for
the period from 1992 to 2022 (as on 02/05/2022) and



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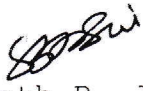
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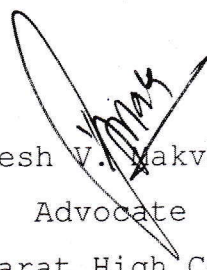
verified the information furnished in the report and during my possible available search I do not find any adverse entry having been registered against the said property bearing the Non - Agricultural land bearing **Block/Survey No.1033 paiki covered under Town Planning Scheme No.44 Final Plot No.157 admeasuring area 6049 Sq.mtrs (as per opinion of Nagar Niyojan Yojana Vadodara) & as per City Survey No.140/2 admeasuring area 6350 sq.mtrs of Moje Bapod of Registration District Vadodara Sub - Registrar Vadodara hereunder which is CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES** subject to;

1. Usual Declaration of title made by the present owner's.
2. Any query for non-verification of the records in respect of other than the documents entrusted to the undersigned for the subject title property.
3. Any other applicable prevailing law at the time of sale or transfer of the above referred property.

Date : 06/05/2022.


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Enr No.G/1030/2004




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NON ENCUMBRANCE CERTIFICATE

To Whom it may concern,

That, I have been approached by M/s.Shreenathji Developers for their real estate project called "Vallabh Angan" for Encumbrances Certificate in respect of the referred as above.

Section - A Name of the Present Holder:-

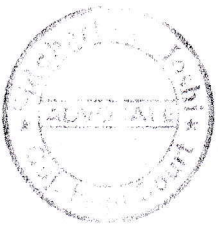
Owned by M/s.Shreenathji Developers.

Section - B Full Description of the Property:-

The Non - Agricultural land bearing Block/Survey No.1033 paiki covered under Town Planning Scheme No.44 Final Plot No.157 admeasuring area 6049 Sq.mtrs (as per opinion of Nagar Niyojan Yojana Vadodara) & as per City Survey No.140/2 admeasuring area 6350 sq.mtrs of Moje Bapod of Registration District Vadodara Sub - Registrar Vadodara to be developed by **M/s.Shreenath Developers** for the project called "Vallabh Angan".

Section - C Certificate:-

That i have issued detail title clear certificate of subject property, wherein i have conclude and certified that subject property owned by M/s.Shreenathji Developers.



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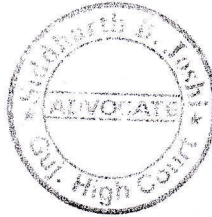
Section - D Final Conclusion:-

I hereby certify that the property referred in Section - B herein above is owned and possessed by M/s.Shreenathji Developers and further certify that title of such property is as on the date of this report is clear and marketable and there exists no other lien or encumbrance of any nature whatsoever noted on the public regards such described property.

I further certify that the tile of above mentioned property is clear, marketable, and free from all encumbrances.

Date : 06-05-2022.

Place : Vadodara.



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To,
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Vadodara.

TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than 10 years in Land related matters, in which land title search report, issuing of no "encumbrance" certificate on the land including right Title, Interest or name of any party in or over land, and my experience 15 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 06-05-2022.

Place : Vadodara.


Siddharth B. Joshi

Advocate
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Enr No.G/1030/2004

