



**AJAY TRIPATHI &
ASSOCIATES**
A law firm



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Ajay B. Tripathi

B.Com., LL.B.

Advocate (Gujarat High Court) & Property Consultant

NOTARY (Govt. of India)

Office No. 103/A, 201/202/203, Akshar Plaza,
B/a, Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.

Mobile : +91 990 903 0474, E-mail : ajaytripathillegal@gmail.com

TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati , has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under:

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Certified Copy of Village Form No.7/12.
2. Photocopy of Village Form No.8-A & 6 (Record of Rights).
3. Photocopy of regd. sale deed no. 15300 dated. 12.09.2022 executed by (1) Devrambhai Arjanbhai Prajapati (2) Sukhdevbhai Arjanbhai Prajapati (3) Shankarbhai Arjanbhai Prajapati (4) Dashrathbhai Arjanbhai Prajapati in

ENROLMENT NO.G/1762/2004

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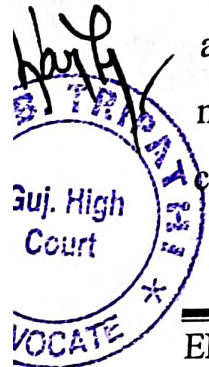
favor of Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati.

HISTORY OF THE SAID PROPERTY

It transpires from the record that Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, of Village Mouje Bapod, Tal. & Dist : Vadodara was originally owned by Ramji Mahiji by virtue of succession and his name was mutated in revenue records vide entry no. 235.

Thereafter, the name of Jarajibhai Ranchodbhai was mutated as protected tenant and his name was removed from the revenue records vide mutation entry no. 1421 dated. 22.10.1965.

It is further transpires from the record that, Ramji Mahiji Parmar sold the land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, of Village Mouje Bapod by regd. sale deed no. 2455 dated. 28.04.2006 in favor of (1) Devrambhai Arjanbhai Prajapati (2) Sukhdevbhai Arjanbhai Prajapati (3) Shankarbhai Arjanbhai Prajapati (4) Arjanbhai Bhalabhai Prajapati (5) Dashrathbhai Arjanbhai Prajapati and they becomes the joint-owners of the said land and the said entry was mutated in revenue records vide entry no. 7107 dated. 07.06.2006 and it was certified on 18.07.2006.



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Thereafter, Arjanbhai Bhalabhai Prajapati waived his right over the said property by regd. relinquishment deed no. 1357 dated. 29.09.2017 and his name was removed from the revenue records vide mutation entry no. 9585 dated. 04.10.2017 and it was certified on 20.12.2017.

Further, the said land was converted into non-agricultural land by the order of Collector Vadodara vide no. 66/19/17/019/2022 dated. 10.01.2022.

It is further transpires from the records that, (1) Devrambhai Arjanbhai Prajapati (2) Sukhdevbhai Arjanbhai Prajapati (3) Shankarbhai Arjanbhai Prajapati (4) Dashrathbhai Arjanbhai Prajapati sold the said land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, of Village Mouje Bapod by regd. sale deed no. 15300 dated. 12.09.2022 in favor of Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati and it becomes the owner of the said land.

Thereafter, It transpire from the record that thereafter Dritya Realty Private Limited have planned scheme in the said land which is known as "SHIVAM VILLA" as per the approved map and construction permission given by

Vadodara Municipal Corporation Vide

No.VMC/06.09.2022/1455563/01/093526, Dated : 06.09.2022.





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SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) of available revenue and registration record from the Office of the Sub-Registrar, Vadodara for last 30 years vide receipt No. 202201400025914, 202201500015364 & 202231500024857, dated : 19.09.2022.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhoyanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.





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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara.

Vadodara
Date : 20.09.2022




AJAY B. TRIPATHI
Advocate

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ENROLMENT NO.G/1762/2004

Dated : 20.09.2022

TO WHOMSOEVER IT MAY CONCERN
SEARCH REPORT

I have conducted search of the Non Agricultural Land bearing Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat State of Gujarat for the last 30 years vide Receipt No. 202201400025914, 202201500015364 & 202231500024857, dated : 19.09.2022. I have not found any adverse entry in the search report.

Vadodara

Date : 20.09.2022


AJAY TRIPATHI
Advocate

Note : Original Search Receipts issued by Sub-Registrar, Vadodara, attached.



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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of "no encumbrance certificate" on the 458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, Tal. & Dist. Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

My experience of 14 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 form.

The said no encumbrance certificate used for Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati (SHIVAM VILLA).

Date : 20.09.2022

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi

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NON-ENCUMBRANCE CERTIFICATE

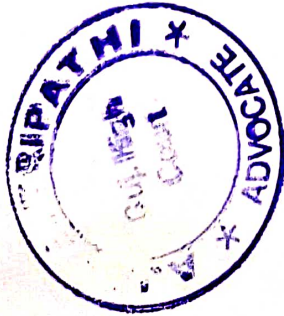
This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned by Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Non Agricultural Land bearing Block/Survey No.458/1, admeasuring 4047 Sq. Mtrs, TP Scheme No. 4 (EXT), Final Plot No. 76 admeasuring 3360 Sq.Mtrs., of Village Mouje Bapod, Tal. & Dist. Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat. Upon that land Om Enterprise- a partnership firm through its partners (1) Bhavesh Tribhovanbhai Patel (2) Nileshbhai Dhanjibhai Prajapati had constructed various Residential Purpose under name and style as "SHIVAM VILLA".

Date : 20.09.2022

Place: Vadodara



Advocate Sign: 

Advocate Name: Ajay B. Tripathi

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