

Shirke & Associates

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ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/TCC/O/2022-23/36

Date : 22/07/2022

To,
M/s Sky Developers, a partnership firm
Village Danteshwar
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of (1) land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land situated on the western side admeasuring 1432 Sq. Mtrs. in the Village Danteshwar, Taluka and Dist. Vadodara (2) land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land situated on the eastern side admeasuring 1432 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara.

Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1991 to 27/06/2022 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing R.S. No. 526 of Village Danteshwar, Taluka and Dist. Vadodara was originally belonged to Kishorchandra Chandulal Patel (Minor) being represented by his guardian Maniben W/o Chunilal Keshavlal. The said mutation entry is entered sr. no. 968 dated 22/12/1959 in the Village Records and duly certified by the competent authority.
- 2) It appears that names of the legal heirs of Kishorchandra Chandulal Patel viz. (1) Ramilaben Kishorbhai Patel, (2) Pragnesh Kishorbhai Patel and (3) Manish Kishorbhai Patel were entered as co-owners of the above land. The said mutation entry is entered sr. no. 4106 dated 08/02/2002 in the Village Records and duly certified by the competent authority.
- 3) It appears that landowners converted land into non-agriculture land for residential purpose vide Order No. NA/SR/294-99-2000 dated 31/07/2001 in respect of R.S. No. 526 admeasuring 5412 Sq. Mtrs. for residential Purpose and 1730 Sq. Mtrs. for industrial purpose situated in Village Danteshwar, Taluka and Dist. Vadodara. The said mutation entry is entered sr. no. 4011 dated 08/08/2001 in the Village Records and duly certified by the competent authority.
- 4) It appears that landowners converted the land bearing R.S. No. 526 paiki 1 admeasuring 2864 Sq. Mtrs. of Village Danteshwar, Taluka and Dist.



Vadodara into non-agriculture land for residential purpose vide Order No. LAND/D/VASHI/1135/2007 LAND/D/VASHI/1135/2007 dated 25/05/2007 issued by the Collector, Vadodara. The said mutation entry is entered sr. no. 4931 dated 02/02/2008 in the Village Records and duly certified by the competent authority.

- 5) It appears that Ramilaben Kishorbhai Patel expired on 09/06/2016 and names of the legal heirs i.e. (1) Kishorbhai Chandulal Patel, (2) Prageshkumar Kishorbhai Patel and (3) Manish Kishorbhai Patel were entered as co-owners of the above land. The said mutation entry is entered sr. no. 3135 dated 30/12/2021 in the property card and duly certified by the competent authority.
- 6) It appears that as per the Notarized Will bearing No. 22820 dated 23/12/2021 of Ramilaben Kishorbhai Patel, her share in the property admeasuring 716 Sq. Mtrs. in the said land was bequeathed by her in the names of (1) Patel Vaishali Manishbhai (Daughter- in- law) and (2) Patel Manisha Prageshkumar (Daughter- in- law) and the said names were entered in the property card. The said mutation entry is entered sr. no. 3136 dated 30/12/2021 in the property card and duly certified by the competent authority.
- 7) It appears that (1) Kishorchandra Chandulal Patel, (2) Prageshkumar Kishorbhai Patel, (3) Manish Kishorchandra Patel, (4) Vaishali Manishbhai Patel and (5) Manisha Prageshbhai Patel sold the land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land on the eastern side admeasuring 1432 Sq. Mtrs. and a bungalow constructed over the said land under the name of "Jay Bungalow" including ground floor + first floor + second floor i.e. total construction admeasuring 372 Sq. Mtrs. and "Jeet Bungalow" including ground floor + first floor + second floor i.e. total construction admeasuring 372 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara to M/s Sky Developers, a partnership firm being represented by its partners (1) Miles Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal in consideration of Rs.6,50,00,000/-. The said transaction is registered at Sr. No. 643 dated 07/02/2022 (18/02/2022) in the office of Sub-Registrar, Vadodara. The said mutation entry is entered at Sr. No. 3414 dated 19/04/2022 in the property card and duly certified by the competent authority. Thus M/s Sky Developers, a partnership firm became absolute owner of the above land.
- 8) It appears that (1) Kishorchandra Chandulal Patel, (2) Prageshkumar Kishorbhai Patel, (3) Manish Kishorbhai Patel, (4) Vaishali Manishbhai Patel and (5) Manisha Prageshbhai Patel executed an Agreement to sale in



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respect of the land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land on the western side admeasuring 1432 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara in favour of M/s Sky Developers, a partnership firm being represented by its partners (1) Milesh Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal. The said transaction is registered at Sr. No. 644 dated 07/02/2022 (18/02/2022) in the office of Sub-Registrar, Vadodara

9) It appears that (1) Kishorchandra Chandulal Patel, (2) Prageshkumar Kishorbhai Patel, (3) Manish Kishorbhai Patel, (4) Vaishali Manishbhai Patel and (5) Manisha Prageshbhai Patel sold land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land on the western side admeasuring 1432 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara to M/s Sky Developers, a partnership firm being represented by its partners (1) Milesh Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal in consideration of Rs. 6,50,00,000/-. The said transaction is registered at Sr. No. 2498 dated 21/04/2022 in the office of Sub-Registrar, Vadodara. The said mutation entry is entered at Sr. No. 3526 dated 20/05/2022 in the property card and duly certified by the competent authority. Thus M/s Sky Developers, a partnership firm became owner of the above land.

10) It appears that landowners have obtained Development Permission dated 15/07/2022 issued by Deputy Town Development Officer, Vadodara Municipal Corporation. By virtue of the said Development Permission, the landowners are developing a Scheme under the name of "Sky Gateway".

11) I have published a Public Notice in daily news papers "Gujarat Samachar" & "Sandesh" on 11/11/2021 inviting objections if any, against issuing title clearance certificate in respect of land bearing R.S. No. 526 paiki 1, C.S.No. 1188/2, T.P. Scheme No. 3, F.P. NO. 864 admeasuring 2864 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara. But I have not received any objection within prescribed time limit.

SCHEDULE

1. Photocopy of Sale Deed bearing Regn. No. 2498 dated 21/04/2022 executed in favour of M/s Sky Developers, a partnership firm being represented by its partners (1) Milesh Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal.



2. Photocopy of Agreement to Sale bearing Regn. No. 644 dated 07/02/2022 (18/02/2022) executed in favour of M/s Sky Developers, a partnership firm being represented by its partners (1) Milesh Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal
3. Photocopy of Sale Deed bearing Regn. No. 643 dated 07/02/2022 (18/02/2022) executed in favour of M/s Sky Developers, a partnership firm being represented by its partners (1) Milesh Subhashchandra Panchal, (2) Daksheshbhai Navnitlal Shah, (3) Naitik Daksheshbhai Shah, (4) Mitul Subhashchandra Panchal, (5) Jignesh Subhashchandra Panchal.
4. Photocopy of N.A. Order No. LAND/D/VASHI/1135/2007 dated 25/05/2007 issued by the Collector, Vadodara.
5. Photocopy of Development permission dated 15/07/2022 issued by Deputy Town Development Officer, Vadodara Municipal Corporation.
6. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land.
7. Photocopy of Property Card issued by City Survey Superintendent, Vadodara in respect of above property.
8. Public Notice in daily news papers "Gujarat Samachar" & "Sandesh" on 11/11/2021.

Place : Vadodara.

Date : 22/07/2022.

[V. J. SHIRKE]
ADVOCATE



CERTIFICATE

THIS IS TO CERTIFY that, M/s Sky Developers, a partnership firm is the owner of (1) land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land situated on the western side admeasuring 1432 Sq. Mtrs. in the Village Danteshwar, Taluka and Dist. Vadodara (2) land bearing R.S. No. 526 paiki 1, T.P. Scheme No. 3, F.P.NO. 864 admeasuring 2864 Sq. Mtrs. paiki land situated on the eastern side admeasuring 1432 Sq. Mtrs. situated in the Village Danteshwar, Taluka and Dist. Vadodara and a Project developed thereon under the name of "Sky Gateway" and the title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 22/07/2022.

[V. J. SHIRKE]
ADVOCATE

