

TITLE CLEARANCE CERTIFICATE

To,

"SUNDARAM HIGHLIFE" a Partnership Firm,

Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the land regarding Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Block / Survey No.599 admeasuring 0-62-73 sq. mtrs., having T. P. Scheme No. 43 being Final Plot No. 51 admeasuring 3764 sq. mtrs. Non Agricultural Land.

On request and as desired to issue a **Title Clearance and Non Encumbrance Certificate** in respect of the land regarding Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Block / Survey No.599 admeasuring 0-62-73 sq. mtrs., having T. P. Scheme No. 43 being Final Plot No. 51 admeasuring 3764 sq. mtrs. Non Agricultural Land., hence I, **Yogesh I. Rana**, 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 Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Block / Survey No.599 admeasuring 0-62-73 sq. mtrs., having T. P. Scheme No. 43 being Final Plot No. 51 admeasuring 3764 sq. mtrs. Non Agricultural Land, and I have gone through the same :-

- a. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 1951 – 52 to 1960 – 61 of the said land.
- b. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 1961 – 62 to 1970 – 71 of the said land.
- c. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 1971 – 72 to 1982 – 83 of the said land.
- d. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 1983 – 84 to 1987 – 88 of the said land.



- e. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 1988 – 89 to 2005 – 06 of the said land.
- f. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 2004 – 05 to 2006 – 07 of the said land.
- g. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 2007 – 08 to 2009 – 10 of the said land.
- h. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 2010 – 11 to 2012 – 13 of the said land.
- i. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 2013 – 14 to 2015 – 16 of the said land.
- j. A copy of the 7/12 extract of the Revenue Survey no. 599 Moje Bapod Ta. Dist. Vadodara from the year 2019 – 20 to 2021 – 22 of the said land.
- k. A copy of the Village form no. 8 A having Khata No. 6288 of the said land.
- l. A copy of N. A. Order issued by collector, Vadodara Vide order No. N. A. / S. R. / 527 / 16 and No. Land-D / Section – 65 / Vashi / 5643 to 5651 / 16 dtd. 09/09/2016.
- m. A copy of Registered Sale Deed executed by 1. Jayantibhai Shamadbhai Patel 2. Mahendrabhai Jayantilal Shah 3. Sureshbhai Jayantilal Shah 4. Anilbhai Bhodabhai Patel in favour of Shri Girdharbhai Amarsihbhai Prajapati 2. Shri Bhadrilal Vaghajibhai Devasi 3. Shri Harjivanbhai Hamirbhai Prajapati 4. Girishbhai Mangalbhai and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 7346 dtd. 28/12/2006.
- n. A copy of Registered Sale Deed executed by Girishbhai Mangalbhai with Confirming Party 1. Devashi Badrilal Vaghajibhai and 2. Prajapati Harjivanbhai Hamirbhai in favour of Shri Girdharbhai Amarsihbhai Prajapati for the land bearing Block / Survey No. 597, having T. P. Scheme



No. 43 F. P. No. 49 admeasuring 2490 sq. mtrs., and Block / Survey No. 598, having T. P. Scheme No. 43 F. P. No. 50 admeasuring 4492 sq. mtrs., and Block / Survey No. 599, having T. P. Scheme No. 43 F. P. No. 51 admeasuring 3764 sq. mtrs., out of total land 214.92 sq. mtrs., part of 10 % right paiki 2 % right Sale Deed had been executed and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 6845 dtd. 17/05/2018.

- o. Development Agreement executed by 1. Shri Girdharbhai Amarsihbhai Prajapati 2. Badrilal Vaghjibhai Devasi 3. Harjivanbhai Hamirbhai Prajapati and 4. Girishbhai Mangalbhai in favour of Sundaram Highlife a Partnership Firm through authorized Partners 1. Harshit Alkesh Agrawal 2. Jaysukhbhai Dulabhai Antala 3. Jignesh Bhikhabhai Desai for the land bearing Block / Survey No. 599, having T. P. Scheme No. 43 F. P. No. 51 admeasuring 3764 sq. mtrs, and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 15769 dtd. 01/11/2021.
2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

Originally the Land was in the name of Ramabhai Premabhai Vankar.

It transpired from the revenue record that Ramabhai Premabhai Vankar demise on dtd. 06/06/1983 after that his legal heirs namely 1. Somabhai Ramabhai Vankar 2. Mahijibhai Ramabhai Vankar 3. Dahyabhai Ramabhai and 4. Chimanbhai Ramabhai was mutated vide mutation entry no. 2990.

Thereafter, Vankar Somabhai Ramabhai demise on dtd. 11/07/1991 his legal heirs Savitaben W/o. Somabhai Ramabhai was mutated vide mutation entry no. 6201.

Thereafter, Registered Sale Deed executed by 1. Mahijibhai Ramabhai (2) Dahyabhai Ramabhai (3) Chimanbhai Ramabhai and (4) Savitaben Somabhai Vankar in favour of 1. Jayantibhai Shamadbhai Patel 2. Mahendrabhai Jayantilal Shah 3. Sureshbhai Jayantilal Shah 4. Anilbhai Bhodabhai Patel and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 1285



dtd. 17/02/2003. And the name was mutated vide mutation entry no. 6542 dtd. 10/07/2003.

Thereafter, N. A. Order has been issued by Collector, Vadodara Vide No. NA. / S. R. / 527 / 16, No. Land - D / Section - 65 / Vashi / 5643 to 5651/ 16 dtd. 09/09/2016.

It further transpired from the revenue record that Registered Sale Deed executed by 1. Jayantibhai Shamadbhai Patel 2. Mahendrabhai Jayantilal Shah 3. Sureshbhai Jayantilal Shah 4. Anilbhai Bhodabhai Patel in favour of Shri Girdharbhai Amarsihbhai Prajapati 2. Shri Bhadrilal Vaghajibhai Devasi 3. Shri Harjivanbhai Hamirbhai Prajapati 4. Girishbhai Mangalbhai and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 7346 dtd. 28/12/2006, hence it is crystal clear that at no point of time the said land was transferred in the name of any other person.

Note: -

(1) Registered Sale Deed executed by Girishbhai Mangalbhai with Confirming Party 1. Devashi Badrilal Vaghjibhai and 2. Prajapati Harjivanbhai Hamirbhai in favour of Shri Girdharbhai Amarsihbhai Prajapati for the land bearing Block / Survey No. 597, having T. P. Scheme No. 43 F. P. No. 49 admeasuring 2490 sq. mtrs., and Block / Survey No. 598, having T. P. Scheme No. 43 F. P. No. 50 admeasuring 4492 sq. mtrs., and Block / Survey No. 599, having T. P. Scheme No. 43 F. P. No. 51 admeasuring 3764 sq. mtrs., out of total land 214.92 sq. mtrs., part of 10 % right paiki 2 % right Sale Deed had been executed and the same was registered in the office of Sub Registry Vadodara Vide Registration No. 6845 dtd. 17/05/2018.

(2) Development Agreement executed by 1. Shri Girdharbhai Amarsihbhai Prajapati 2. Badrilal Vaghjibhai Devasi 3. Harjivanbhai Hamirbhai Prajapati and 4. Girishbhai Mangalbhai in favour of Sundaram Highlife a Partnership Firm through authorized Partners 1. Harshit Alkesh Agrawal 2. Jaysukhbhai Dulabhai Antala 3. Jignesh Bhikhabhai Desai for the land bearing Block / Survey No. 599, having T. P. Scheme No. 43 F. P. No. 51 admeasuring 3764



sq. mtrs, and the same was registered in the office of Sub Registry Vadodara
Vide Registration No. 15769 dtd. 01/11/2021.

3. Thus, looking to the above referred documents after getting detailed searches with Search Receipt No. 2021315026828 for the last 1 years in the office of Sub Registry, Vadodara and also after verifying the revenue records, I am of the opinion that the title of the property Registration District Sub District Vadodara Moje Bapod Ta. Dist. Vadodara, bearing Block / Survey No.599 admeasuring 0-62-73 sq. mtrs., having T. P. Scheme No. 43 being Final Plot No. 51 admeasuring 3764 sq. mtrs. Non Agricultural Land, is Clear, Marketable and free from the all Reasonable Doubts and Encumbrances.

Date: 26/11/2021

Vadodara.




Yogesh I. Rana

Advocate

Enrollment No. G/2277/2005