

TITLE CLEARANCE CERTIFICATE

To,
Shreeji Corporation,
1/B, Navinkunj Society,
Chhani, Vadodara.

**SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Non Agricultural Land situated lying and being in
registration district sub district Vadodara being at Moje
Village Chhani bearing Revenue Survey no. 498 paikie 1,
498 paikie 1 paikie 1, T.P. Scheme no. 48, F.P. no. 64/2
admeasuring 6,700 Sq. Meters.**

On request and as desired to issue a *Title Clearance and
Non Encumbrance Certificate* in respect of the Non Agricultural
Land situated lying and being in registration district sub district
Vadodara being at moje village Chhani bearing Revenue Survey no.
498 paikie 1, 498 paikie 1 paikie 1, T.P. Scheme no. 48, F.P. no.
64/2 admeasuring 6,700 Sq. Meters, hence I, **Vijaykumar B.
Prajapati, 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 the
captioned property and I have gone through the same:

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- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of the said land.
- b. A copy of the 7/12 extract for the year 1961-62 to 1970-71 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1981-1982 of the said land.
- d. A copy of the 7/12 extract for the year 1982-83 to 1989-1990 of the said land.
- e. A copy of the 7/12 extract for the year 1991-92 to 2005-2006 of the said land.
- f. A copy of the 7/12 extract for the year 2000-2001 to 2014-2015 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A, bearing khata no. 37 & 4297 of the said land.
- i. A copy of Development Agreement no.7120, dtd.21/08/2014.
- j. A copy of Development Agreement no.7122, dtd.21/08/2014.

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k. A copy of N.A. Order no. N.A./S.R./584/2014-2015, No. Jamin-D/Kalam-65/Vashi / 9193 to 9201 / 14, dtd.10/11/2014 of the said land.

l. A copy of N.A. Order no. N.A./S.R./488/2014-2015, No. Jamin-D/Kalam-65/Vashi / 9291 to 98 / 14, dtd.10/11/2014 of the said land.

m. A copy of Development Permission sanctioned by Vadodara Mahanagar Seva Sadan, vide raja chitthi no. Ward - 7/ L-53 /2015-2016, dtd.30/07/2015 of the said land.

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 498, 500 was originally belongs to Bhailalbai Fulabhai and due to partition the said land was transferred and mutated in the name of Kishorbhai Fulabhai and the mutation entry to that effect had been affected in revenue record vide entry no. 492.

b. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 501/1

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was originally belongs to Amin Naranbhai Bakorbhai and due to oral partition the said land was transferred and mutated in the name of Govindbhai Naranbhai Amin and the mutation entry to that effect had been affected in revenue record vide entry no. 106 on dtd.02/08/1953.

- c. It further transpires from the revenue record that the Mamlatdar, Vadodara had passed an order to Consolidate R. S. no. 498 & 500, vide order no. 13/58 and Consolidated new R. S. no. 498 had been allotted and the mutation entry to that effect had been affected in revenue record vide entry no. 1016 on dtd.08/12/1959.
- d. It further transpires from the revenue record that due to oral family partition amongst brothers the land bearing R.S. no 498 admeasuring Acre 1 – 18 Guntha land was transferred and mutated in the name of Govindbhai Naranbhai Amin and the mutation entry to that effect had been affected in revenue record vide entry no. 1850 on dtd.22/06/1965.
- e. It further transpires from the revenue record that due to oral family partition the land bearing R.S. no 501/1 admeasuring Acre 2 – 20 Guntha land was transferred and mutated in the name of Pushpaben Govindbhai Amin and the mutation entry to that effect had been affected in revenue record vide entry no. 2220 on dtd.31/05/1970.

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- f. It further transpires from the revenue record that the Mamlatdar, Vadodara had passed an order to Consolidate R. S. no. 498 & 501/1, vide order no. Jamin/Vashi/2111/92 and Consolidated new R. S. no. 498 had been allotted and the mutation entry to that effect had been affected in revenue record vide entry no. 4406 on dtd.16/05/1992.
- g. It further transpires from the record that Govindbhai Naranbhai Amin & Pushpaben Govindbhai Amin through their power of attorney Jayeshbhai Maheshbhai Amin have sold the land bearing R.S. no. 498 paikee 5,868 Sq. M. land on eastern portion i.e. captioned land to Smt. Alpaben Maheshbhai Amin, Savitaben Maheshbhai Amin, Dipakbhai Bhagubhai Patel (HUF), Kalpeshbhai Bhagubhai Patel (HUF), Jayeshbhai Maheshbhai Amin vide registered sale deed no. 3444 on dtd.15/03/2008 and the mutation entry to that effect had been affected in revenue record vide entry no. 6865 on dtd.19/03/2008.
- h. It further transpires from the record that Govindbhai Naranbhai Amin was died on dtd.28/09/2012 and on his demise, the name of his legal heirs Pushpaben Govindbhai Amin & Hiteshbhai Govindbhai Amin were mutated in revenue record by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 8387 on dtd.19/10/2012.

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- i. It further transpires from the revenue record that the name of Nayanaben Hiteshbhai Amin, Palak Hiteshbhai Amin & Payal Hiteshbhai Amin were mutated in revenue record as co-owners of the said land and the mutation entry to that effect had been affected in revenue record vide entry no. 8444 on dtd.30/01/2013.
- j. It further transpires from the revenue record that due to family partition the land bearing R.S. no 498 paikie 1 admeasuring 2,833 Sq. M. land on northern portion was transferred and mutated in the name of Hiteshbhai Govindbhai Amin and the land bearing R.S. no 498 paikie 1 admeasuring 5,784 Sq. M. land on southern portion was transferred and mutated in the name of Pushpaben Govindbhai Amin & others and the mutation entry to that effect had been affected in revenue record vide entry no. 8704 on dtd.26/12/2013.
- k. It also further transpires that the Collector, Vadodara had passed an order to use the said land for non agriculture purpose vide his Order no. : N.A./S.R./584/2014-15, No. Jamin/D/Kalam – 65/Vashi/ 9193 to 9201/14, dtd.10/11/2014 and Order no. : N.A./S.R./488/2014-15, No. Jamin/D/Kalam – 65/Vashi/ 9291 to 98/14, dtd.10/11/2014 and Vadodara Mahanagar Seva Sadan had sanctioned Development Permission vide raja chithi no. Ward-7/L-53/2015-2016 dtd.30/07/2015.

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- l. Hence it is crystal clear that Hiteshbhai Govindbhai Amin & others are the owners and in possession of the captioned land.
 - m. It also further transpires that Hiteshbhai Govindbhai Amin had executed Development Agreement in favor of M/s. Shreeji Corporation, a partnership firm regarding the land bearing R.S. 498 paik 1 registered before Vijay D. Panchal, Notary Public vide Sr. no. 7120, dtd.21/08/2014.
 - n. It also further transpires that Pushpaben Govindbhai Amin & others have executed Development Agreement in favor of M/s. Shreeji Corporation, a partnership firm regarding the land bearing R.S. 498 paik 1 registered before Vijay D. Panchal, Notary Public vide Sr. no. 7122, dtd.21/08/2014.
3. I have also issued a Public Notice dtd.07/10/2015 in Gujarat Samachar, Gujarati daily for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land. However, I have not received any objections or claims in response to the Public Notice till today.
 4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1985 to 2015 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.

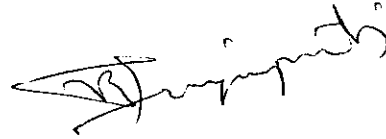


[8]

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1985 to 2015 as available record from the office of Sub Registrar Vadodara and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Chhani bearing Revenue Survey no. 498 paikee 1, 498 paikee 1 paikee 1, T.P. Scheme no. 48, F.P. no. 64/2 admeasuring 6,700 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances subject : the development rights in favour M/s. Shreeji Corporation by virtue of the Development Agreement dtd.21/08/2014.

Date: 28th December 2015

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

