

વડીલ મિતેશકુમાર આર. પટેલ

(બી.એ. એલ.એલ.બી.ડી.એલ.પી.)

એડવોકેટ (ગુજરાત હાઈકોર્ટ)

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TITLE CLEARANCE CERTIFICATE

&

TITLE INVESTIGATION REPORT

The TITLE CLEARANCE CERTIFICATE and INVESTIGATION REPORT in the matter of SNEHAL KRISHNAKANT ZAVERI AND MEHUL KRISHNAKANT ZAVERI, residing At.: Sevasi, Tal.-Vadodara, Dist.-Vadodara for their Non- Agriculture property (Residential use) situated in the Registration District: Vadodara, Sub -District and Taluka: Vadodara of Village Moje: Sevasi bearing Block No.- 77, R. Survey No.- 89, T.P. Scheme No.- 1, Final Plot No.- 42, admeasuring 2858 sq.mtrs, situated In the Registration District: Vadodara, Sub-District and Taluka: Vadodara of Village Moje - Sevasi, Tal.-Vadodara, Dist.- Vadodara.

I have verified the following documents produced to me for the above mentioned properties.

DOCUMENTS:-

- (1) Abstract of Village form no.- 8A.
- (2) Abstract of Village form no.- 7/12.
- (3) Abstract of Village form no.- 6.



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- (4) Xerox Copy of N.A. Order No. N.A./S.R./380/2010-2011, No. Jamin/D/ Section-65/ Vashi/1545/2011, Dated 07/04/2011 issued by the Collector, Vadodara.
- (5) Xerox Copy of Development Permission no. VMC/21-01-2021/1620909/01/ 015551 dated 28/01/2021 issued by Vadodara Municipal Corporation.
- (6) Xerox Copy of Plan.

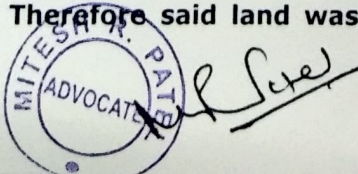
DESCRIPTION AND MEASUREMENT OF PROPERTY.

The Non- Agriculture property for Residential use is situated in the Registration District: Vadodara, Sub -District and Taluka: Vadodara of Moje: Sevasi being Re. Survey no.- 89, Block No.- 77, T.P. Scheme No.- 1, Final Plot No.- 42, admeasuring 2858 sq.mtrs. situated at Village Moje - Sevasi, Tal.- Vadodara, Dist.- Vadodara.

I have made personal search in Vadodara Sub-Registrar Office for last 30 years and invited objection from public at large by publishing "PUBLIC NOTICE" in vernacular news paper "SANDESH" on dated 24/03/2022 but nobody had raised any objection.

On going through the land registry and papers in my hand, I have concluded following material observation for the title clearance certificate and title investigation report.

- (1) Looking to the mutation of entry no.- 24 dated 06/05/52 it speaks that said land was running in the name of Parshottamray Motiray. Then, said land possessed by Motibhai Becharbhai from 100 to 150 years. Therefore said land was mutated in the name of Motibhai



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Becharbhai and said entry was certified with due process of law by revenue authority.

- (2) Then, as per Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 Competent Officer had passed order for consolidation of Old S.No.79 converted in to new Block no. -77 and its effect is given in records of rights by mutation of Entry no.- 484 and the same is certified by legal authority with due process of law.
- (3) Looking to the mutation of Entry no.- 1109 Motibhai Becharbhai had created charge of Rs. 3000/- from Se.Vi.Ka. S. Mandali.
- (4) Looking to the mutation of entry no. 1336 dated 4/12/66 it speaks that, Motibhai Becharbhai had paid all the charges of Sevasi Vi. Vi. Ka. Ka. S. Mandali.
- (5) Then, Motibhai Becharbhaibhai Patel was died on dated 26/04/65 and after his death the said land was mutated in the names of his heirs namely (1) Pa. Ravjibhai Motibhai and (2) Chunibhai Motibhai by virtue of succession and its effect is given in records of rights by mutation of Entry no.- 1338 dated 4/12/66 and the same is certified with due process of law.
- (6) Looking to the mutation of entry no.- 1463 dated 24/05/71 it speaks that, Pa. Ravjibhai Motibhai and Chunibhai Motibhai had made partition amongst their family and said land was parted with



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possession in the name of Pa. Chunibhai Motibhai but said entry was cancelled by revenue authority.

- (7) Then, Pa. Ravjibhai Motibhai and Chunibhai Motibhai had made partition amongst their family and said land was parted with possession in the name of Pa. Chunibhai Motibhai and its effect is given in record of rights by mutation of entry no. 1573 dated 12/09/75 and the same is certified with due process of law.
- (8) Looking to the mutation of entry no. -2886 it is a promulgation entry.
- (9) Looking to the mutation of entry no. -2886 it is a promulgation entry.
- (10) Then, Patel Chunibhai Motibhai was died on dated 30/09/1995 and after his death the said land was mutated in the names of his heirs namely Shantaben Widow of Chunibhai Motibhai, Hanshaben Chunibhai, Jitendrabhai Chunibhai, Kiritbhai Chunibhai, Kokilaben Chunibhai Patel by virtue of succession and its effect is given in records of rights by mutation of Entry no.- 3172 dated 24/10/95 and the same is certified with due process of law.
- (11) Then, Shantaben widow of Chunibhai Motibhai was died on dated 25/01/2000 therefore her name was deleted from record of rights and its effect is given in record of rights by mutation of Entry no.- 3552 dated 3/04/2000 and the same is certified with due process of law.



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- (12) Then, Gandhi Hirabhai Bhailalbai had purchased the said land from Jitendrabhai Chunibhai Patel and others by registered sale deed on dated 12/02/01 for consideration of Rs. 4,75,000/- and its effect is given in record of rights by mutation of Entry no.- 3856 dated 27/04/03 and the same is certified with due process of law.
- (13) Then, Hiralal Bhailalbai Gandhi was died on dated 26/06/04 and after his death the land was mutated in the names of his heirs namely 1. Vidhyaben Hiralal, 2. Gitaben Hiralal, 3. Subhashbhai Hiralal, 4. Naynaben Hiralal and 5. Pankajbhai Hiralal, 6. Sanjaybhai Hiralal by virtue of succession and its effect is given in records of rights by mutation of Entry no.- 4014 dated 21/10/04 and the same is certified with due process of law.
- (14) Then, 1. Vidhyaben Hiralal, 2. Gitaben Hiralal, 3. Subhashbhai Hiralal, 4. Naynaben Hiralal and 5. Sanjaybhai Hiralal had relinquished their rights from the said land and its effect is given in record of rights by mutation of Entry no.- 4079 dated 15/03/05 and the same is certified with due process of law.
- (15) Looking to the mutation of entry no. -4665 it is a promulgation entry.



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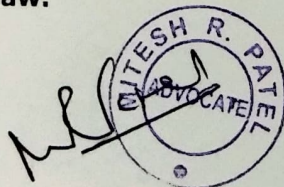
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(16) Looking to the mutation of entry no.- 5749 it speaks that, The Land lord Pankaj Hiralal Gandhi had applied for the Non-Agriculture Residential use of the said property before Collector, Vadodara and collector, Vadodara had given permission for non-agriculture residential use of the said Property vide its order no.- Jamin/D/Section-65/Vashi/1545/2011, Rivi/N.A./S.R./ 380/2010-2011 dated 7/04/11 but said entry was cancelled by revenue authority.

(17) Then, Land lord had applied for the Non-Agriculture Residential use of the said property before Collector, Vadodara and they had given permission for non-agriculture residential use of the said Property vide its order no.- Jamin/D/Section-65/Vashi/1545/2011, Rivi/N.A./S.R./ 380/2010-2011 dated 7/04/11 and its effect is given in record of rights by the mutation of entry no. - 5751 dated 19/09/13 and the said entry is certified with due process of law by revenue authority.

(18) Then, Pankaj Hiralal Gandhi had executed registered sale deed of said property in favour of Krupa Reality through its partner and executer Shri Aashit Nandkumar Saraiya on dated 26/09/2014 for consideration of Rs.1,40,00,000/- and its effect is given in Property Card by mutation of entry no. - 5988 dated 04/10/14 and the same is certified with due process of law.



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- (19) Then, Krupa Reality through its partner and executer Shri Aashit Nandkumar Saraiya had executed registered sale deed of said property in favour of Bhavnaben Bhanubhai Sitapara on dated 10/10/2016 for consideration of Rs. 2,00,00,000/- and its effect is given in Property Card by mutation of entry no. -7177 dated 05/03/2019 and the same is certified with due process of law.
- (20) Looking to the mutation of entry no.- 7279 dated 28/05/2019 it speaks that, Bhavnaben Bhanubhai Sitapara through its power of attorney holder Bhanubhai Jamnadas Sitapara had executed registered sale deed of said property in favour of 1. Snehal Krishnakant Zaveri and 2. Mehul Krishnakant Zaveri on dated 22/03/19 for consideration of Rs. 2,25,00,000/- and the same is certified with due process of law.
- (21) Looking to the mutation of entry no.- 7950 dated 11/10/2021 it speaks that, as per the resolution of Revenue Department vide its resolution no. PFR/442020/506/L.1, Secretary officer, Gandhinagar and resolution no. MKM/102013/245/N and Resolution of Collector Vadodara vide its resolution no.- Jamin/K/Vashi/763 to 769/2021 dated 09/08/2021, Sevasi village Incorporated from Vadodara (rural) to Mamlatdar Office Vadodara city (West) and the same is certificate with due process of law by revenue authority.



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(22) Looking to the Development Permission, Snehal Krishnakant Zaveri and Mehul Krishnakant Zaveri had applied for the Development Permission before Vadodara Municipal Corporation and Vadodara Municipal Corporation had given permission for Development vide its permission no.- VMC/21-01-2021/1620909/01/015551 dated 28/01/2021.

Then, (1) SNEHAL KRISHNAKANT ZAVERI AND (2) MEHUL KRISHNAKANT ZAVERI had executed Development Agreement in favour of Shreeji Infra a partnership firm through its authorized signatory and administrator Prerak Hitendra Talati for development of this land for Flats named 'MADHUBAN IMPRESSION' and the same is registered in Sub-Registrar Office, Vadodara-4 GRV vide its Registration no.: 8103/2022 dated 12/07/2022. therefore Shreeji Infra has vested rights in the said property.

(23) Documents produced to me are genuine and trust worthy.

(24) The chain of title since last 30 years is clear and good.

(25) The title of said property is clear, good, and marketable.

(26) There is nothing on record, which may adversely effect to the title of said Property.

(27) All the Govt. taxes are paid up to date.



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(28) There is no loan, lien, charge, or any kind of burden over the said property.

(29) Above mentioned property are free from encumbrances.

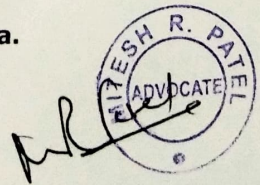
(30) The mutation of entries are mutated in records of rights with due process of law and lawfully sanctioned by competent authority.

Thus title derived from the above mentioned property of
Village : Sevasi, Tal.-Vadodara, Dist : Vadodara is clear, good and
marketable and free from encumbrances.

So, I herewith certify that the below mentioned Property
of village : Sevasi, Tal.-Vadodara, Dist : Vadodara is clear, good,
marketable, free from encumbrances.

➤ The Non- Agriculture property (Residential use) situated in the
Registration District: Vadodara, Sub -District and Taluka: Vadodara of
Moje: Sevasi being Re. Survey no.- 89, Block No.- 77, T.P. Scheme
No.- 1, Final Plot No.- 42, admeasuring 2858 sq.mtrs. situated at
Village Moje - Sevashi, Tal.- Vadodara, Dist.- Vadodara.

The detail search for the abovementioned property has
been undertaken for the period from 1993 to 2022 from the record of the
office of sub-registrar Vadodara. As per the abovementioned
investigation from the office of sub-registrar, Vadodara no any adverse
entry has been found but some pages are turned off and some pages are
not legible of the office of sub-registrar; Vadodara.



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CERTIFICATE

On the basis of the above referred documents and detail search taken in the above mentioned property, I am of the opinion that (1) SNEHAL KRISHNAKANT ZAVERI AND (2) MEHUL KRISHNAKANT ZAVERI are Joint owner of Non-agriculture land for Residential Purpose being Revenue Survey /Block no.- 89, Block No.- 77, T.P. Scheme No.- 1, Final Plot No.- 42 admeasuring 2858 sq.mtrs. of the Sim of Village Sevasi, Registration District Vadodara, Registration Sub District Vadodara and as such the title of the above property is clear, Marketable and free from all encumbrances.

Date:- 21/09/2022

Place:-Vadodara



Mitesh R. Patel
Advocate

Enrollment No.: G/1625/2000