

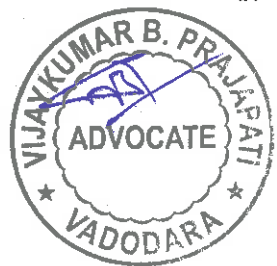
**TITLE CLEARANCE CERTIFICATE**

To,  
Elanza Infra,  
Bhagirath Party Plot,  
Waghodia dabhoi ring road, 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 Bhayli, bearing Block no. 379 paikie 1 paikie 1,**  
**380, 382, T.P. Scheme no. 5, F.P. no. 164 paikie**  
**admeasuring 6,079 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 Bhayli, bearing Block no. 379 paikie 1 paikie 1, 380, 382, T.P. Scheme no. 5, F.P. no. 164 admeasuring 6,079 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:



[ 2 ]

- 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 1991-92 of the said land.
- d. A copy of the 7/12 extract for the year 1992-93 to 1995-96 of the said land.
- e. A copy of the 7/12 extract for the year 1996-1997 to 2004-2005 of the said land.
- f. A copy of the 7/12 extract for the year 2012-2013 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. 1218 of the said land.
- i. A copy of Sale deed no. 8754, dtd.01/11/2006.
- j. A copy of Sale deed no. 5527, dtd.21/04/2008.
- k. A copy of Sale deed no. 3761, dtd.21/04/2007.
- l. A copy of Sale deed no. 4253, dtd.28/03/2008.
- m. A copy of Title clearance certificate issued by Mukesh B. Shah, Advocate on dtd.29/11/2011.
- n. A copy of N.A. Order no. N.A./S.R./477/2010-11, No. Jamin-D/Kalam-65/Vashi/5140/2011, dtd.30/08/2011 of the said land.
- o. A copy of N.A. Order no. N.A./S.R./478/2010-11, No. Jamin-D/Kalam-65/Vashi/5139/2011, dtd.25/07/2011 of the said land.
- p. A copy of Sale deed no. 15703, dtd.31/12/2014.



[ 3 ]

- q. A copy of Sale deed no. 2935, dtd.25/02/2016.
- r. A copy of Development permission sanctioned by VUDA vide permission no. UDA / Plan-1 / Parvangi / 141 / 2014, dtd.05/12/2014.
- s. A copy of Title Clearance Certificate issued by Mukesh B. Shah, Advocate on dtd. 29/11/2011.
- t. A copy of Development permission sanctioned by VUDA vide permission no. UDA/Plan-6/Parvangi/19/2016, dtd.09/06/2016.
- u. A copy of no record certificate issued by Mamlatdar on dtd.24/06/2016.

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 Bhayli bearing Revenue Survey no. 436 was originally belongs to Nathabhai Javerbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Kalidas alias Melabhai Nathabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1/120.

- b. It transpires from the revenue record that the Land situated lying and being in registration district, sub district Vadodara being at moje village Bhayli bearing Revenue Survey no. 440/1,



[4]

440/2 was originally belongs to Motibhai Lakhabhai and on his demise the said land was transferred and mutated in the name of his legal heirs Dahyabhai Motibhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 499.

c. It transpires from the revenue record that the Land situated lying and being in registration district, sub district Vadodara being at moje village Bhayli bearing Revenue Survey no. 443/1 was originally belongs to Chhotabhai Chhaganbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Mohanbhai Chhotabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 808.

d. It transpires from the revenue record that the Land situated lying and being in registration district, sub district Vadodara being at moje village Bhayli bearing Revenue Survey no. 494 was originally belongs to Ranchhodbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Mithabhai Ranchhodbhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 872.

e. It transpires from the revenue record that the Land situated lying and being in registration district, sub district Vadodara being at moje village Bhayli bearing Revenue Survey no. 441



[ 5 ]

was originally belongs to Ambalal Gulabhai and he had sold the said land to Vallavbhai Kasibhai on dtd.13/02/1952 and the mutation entry to that effect had been affected in revenue record vide entry no. 1179.

- f. It transpires from the revenue record that the Land situated lying and being in registration district, sub district Vadodara being at moje village Bhayli bearing Revenue Survey no. 437, 444, 497 was originally belongs to Kasibhai Jesangbhai and on his demise the said land was transferred and mutated in the name of his legal heirs Vallavbhai Kasibhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 1181.
- g. It further transpires from the revenue record that due to partition the land bearing R.S. no. 443/1 was transferred and mutated in the name of Pravinbhai Mohanbhai and the mutation entry to that effect had been affected in revenue record vide entry no. 2206 on dtd.13/04/1951.
- h. It further transpires from the record that Mithabhai Ranchhodbhai was died on dtd.13/09/1957 and on his demise, the land bearing R.S. no. 494 was transferred and mutated in the name of his legal heirs Chhotabhai Mithabhai & Naranbhai Mithabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 2231 on dtd.30/05/1957.



[6]

- i. It further transpires from the revenue record that due to partition the land bearing R.S. no. 494 was transferred and mutated in the name of Naranbhai Mithabhai and the mutation entry to that effect had been affected in revenue record vide entry no. 2519 on dtd.24/01/1958.
- j. It further transpires from the record that Vallavbhai Kashibhai had sold the land bearing R.S. no. 437 to Narsiram Ishvarbhai and the mutation entry to that effect had been affected in revenue record vide entry no. 2979 on dtd.15/02/1961.
- k. It further transpires from the record that Vallavbhai Kashibhai had sold the land bearing R.S. no. 444, 441 to Narsiram Ishvarbhai and the mutation entry to that effect had been affected in revenue record vide entry no. 2982 on dtd.20/02/1961.
- l. It further transpires from the record that Narsiram Ishvarbhai had sold the land bearing R.S. no. 437, 444 to Vitthalbhai Chhaganbhai on dtd.13/11/1961 and the mutation entry to that effect had been affected in revenue record vide entry no. 4015 on dtd.20/02/1962.
- m. It further transpires from the record that Narsiram Ishvarbhai had sold the land bearing R.S. no. 441 to Vitthalbhai Chhaganbhai on dtd.14/11/1961 and the mutation entry to that effect had been affected in revenue record vide entry no. 4016 on dtd.20/02/1962.



[ 7 ]

- n. It further transpires from the record that Pravinchandra Mohanbhai had sold the land bearing R.S. no. 443/1 to Vitthalbhai Chhaganbhai on dtd.15/11/1961 and the mutation entry to that effect had been affected in revenue record vide entry no. 4017 on dtd.20/02/1962.
- o. It further transpires from the record that Kalidas alias Melabhai Nathabhai had sold the land bearing R.S. no. 436 to Vitthalbhai Chhaganbhai on dtd.17/11/1961 and the mutation entry to that effect had been affected in revenue record vide entry no. 4018 on dtd.20/02/1962.
- p. It further transpires from the record that Jesanbhai Haribhai had sold the land bearing R.S. no. 439, 442 to Vitthalbhai Chhaganbhai on dtd.23/04/1963 and the mutation entry to that effect had been affected in revenue record vide entry no. 4182 on dtd.22/07/1963.
- q. It further transpires from the revenue record that the name of Chandulal Chhaganbhai, Ratilal Chhaganbhai & Vinodbhai Chhaganbhai 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. 4227 on dtd.12/10/1963.
- r. It further transpires from the record that Dahyabhai Motibhai Patel had sold the land bearing R.S. no. 440/1, 440/2 to



[ 8 ]

Vitthalbhai Chhaganbhai, Ratilal Chhaganbhai, Chandulal Chhaganbhai & Vinodbhai Chhaganbhai on dtd.18/05/1966 and the mutation entry to that effect had been affected in revenue record vide entry no. 4918 on dtd.21/05/1966.

s. It further transpires from the revenue record that due to partition the land bearing R.S. no. 497 was transferred and mutated in the name of Thakorbbhai Vallavbbhai and the mutation entry to that effect had been affected in revenue record vide entry no. 4961 on dtd.11/01/1967.

t. It further transpires from the record that Thakorbbhai Vallavbbhai had sold the land bearing R.S. no. 497 to Vitthalbhai Chhaganbhai on dtd.10/06/1968 and the mutation entry to that effect had been affected in revenue record vide entry no. 5169 on dtd.07/11/1968.

u. It further transpires from the record that Naranbbhai Mithabbhai had sold the land bearing R.S. no. 494 to Vitthalbhai Chhaganbhai, Ratilal Chhaganbhai, Chandulal Chhaganbhai & Vinodbhai Chhaganbhai on dtd.18/08/1975 and the mutation entry to that effect had been affected in revenue record vide entry no. 5551 on dtd.21/01/1976.

v. It further transpires from the record that Ratilal Chhaganbhai was died on dtd.05/04/1989 and on his demise, the name of his legal heirs Nandlal, Narmadaben w/o Ratilal Chhaganbhai,



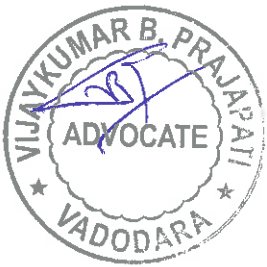
[9]

Shardaben, Sujataben, Sulochanaben & Purnaben 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. 8666 on dtd.18/05/1989.

w. It further transpires from the revenue record that the name of Chandubhai Chhaganbhai, Vinodbhai Chhaganbhai & Nandlal Ratilal 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. 8736 on dtd.21/11/1989.

x. It further transpires from the record that Vitthalbhai Chhaganbhai was died on dtd.04/01/1998 and on his demise, the name of his legal heirs Bhailalbhai, Arunbhai, Chandrakant, Suryakant & Kumudben 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. 9567 on dtd.09/01/1998.

y. It further transpires from the record that Chandulal Chhaganbhai was died on dtd.28/05/2002 and on his demise, the name of his legal heirs Savitaben, Kishorkumar, Sunil, Mukeshbhai & Jitendrabhai 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. 10016 on dtd.16/07/2002.



[10]

z. It further transpires from the record that Bhailalbhai Vitthalbhai & others have sold the land bearing Block no. 382 to Akshaybhai Arvindbhai Kothari, Maheshbhai Arvindbhai Kothari, Pratik Mahendrabhai Shah, Sureshchandra Jayantilal Shah, Kishanbhai Belaram Advani, Anilbhai Bholabhai Patel & Sumatiben Jayeshbhai Rav by registered Sale Deed no. 8754 on dtd.01/11/2006 and the mutation entry to that effect had been affected in revenue record vide entry no. 10740 on dtd.16/12/2006.

aa. It further transpires from the record that Bhailalbhai Vitthalbhai & others have sold the land bearing Block no. 379 p 1 paikiee 11,161 Sq. M. land to Akshaybhai Arvindbhai Kothari, Maheshbhai Arvindbhai Kothari, Pratik Mahendrabhai Shah, Sureshchandra Jayantilal Shah, Kishanbhai Belaram Advani, Anilbhai Bholabhai Patel & Sumatiben Jayeshbhai Rav by registered Sale Deed no. 3761 on dtd.21/04/2007 and the mutation entry to that effect had been affected in revenue record vide entry no. 10985 on dtd.13/08/2007.

bb. It further transpires from the record that Kumudben Vitthalbhai had relinquished her respective Share, rights, title, interest from the said land and hence, her name was deleted from the revenue record and the mutation entry to that effect had been affected in revenue record vide entry no. 11835 on dtd.09/11/2009.



[ 11 ]

cc. It further transpires from the record that Bhailalbhai Vitthalbhai & others have sold the land bearing Block no. 380 paikee 12,038 Sq. M. land to Akshaybhai Arvindbhai Kothari, Maheshbhai Arvindbhai Kothari, Pratik Mahendrabhai Shah, Sureshchandra Jayantilal Shah, Kishanbhai Belaram Advani, Anilbhai Bholabhai Patel & Sumatiben Jayeshbhai Rav by registered Sale Deed no. 5527 on dtd.21/04/2008 and the mutation entry to that effect had been affected in revenue record vide entry no. 11849 on dtd.13/11/2009.

dd. It further transpires from the record that Bhailalbhai Vitthalbhai & others have sold the land bearing Block no. 380 paikee 11,635 Sq. M. land to Akshaybhai Arvindbhai Kothari, Maheshbhai Arvindbhai Kothari, Pratik Mahendrabhai Shah, Sureshchandra Jayantilal Shah, Kishanbhai Belaram Advani, Anilbhai Bholabhai Patel & Sumatiben Jayeshbhai Rav by registered Sale Deed no. 4253 on dtd.28/03/2008 and the mutation entry to that effect had been affected in revenue record vide entry no. 11850 on dtd.13/11/2009.

ee. It further transpires from the record that Kishanchand Belaram Advani had relinquished his respective Share, rights, title, interest from the said land in favour of Anilbhai Bholabhai Patel and hence, his name was deleted from the revenue record and the mutation entry to that effect had been affected in revenue record vide entry no. 12318 on dtd.23/12/2010.



[ 12 ]

ff. It also further transpires that the Collector, Vadodara had passed an order to use the land bearing Block no. 382 for non agriculture purpose vide his Order no. : N.A./S.R./478/2010-11, No. Jamin-D/Kalam-65/Vashi/5139/2011, dtd.25/07/2011 and the mutation entry to that effect had been affected in revenue record vide entry no. 12652 on dtd.15/09/2011.

gg. It also further transpires that the Collector, Vadodara had passed an order to use the land bearing Block no. 379 paikiee 1 paikiee 1, 380 for non agriculture purpose vide his Order no. : N.A. / S.R. / 477 / 2010-11, No. Jamin-D / Kalam-65 / Vashi / 5140 / 2011, dtd.30/08/2011 and the mutation entry to that effect had been affected in revenue record vide entry no. 12677 on dtd.03/01/2011.

hh. It further transpires from the record that Anilbhai Bholabhai Patel & others have sold the land bearing Block no. 379 p 1 paikiee 1, 380, 382, T.P. Scheme no. 5, F.P. 164 paikiee 4,321 Sq. M. land to M/s Elanza Infra, a partnership firm by registered Sale Deed no. 15703 on dtd.31/12/2014 and the mutation entry to that effect had been affected in revenue record vide entry no. 14175 on dtd.07/03/2015.

ii. It further transpires from the record that Anilbhai Bholabhai Patel & others have sold the land bearing Block no. 379 p 1 paikiee 1, 380, 382, T.P. Scheme no. 5, F.P. 164 paikiee 1,758 Sq. M. land to M/s Elanza Infra, a partnership firm by registered



[ 13 ]

Sale Deed no. 2395 on dtd.25/02/2016 and the mutation entry to that effect had been affected in revenue record vide entry no. 14791 on dtd.02/04/2016.

jj. Hence it is crystal clear that M/s Elanza Infra, a partnership firm is the owners and in possession of the captioned land.

3. I have also issued a Public Notice dtd.11/09/2014 in Sandesh & Gujarat Samachar, Gujarati daily for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land. I have received one objection from Salim Mohmad Shaikh on dtd.19/09/2014 claiming right title over the captioned property by virtue of Banakhat. So in compliance of his objection I have demanded from him a copy of so called banakhat by registered notice dtd.22/09/2014. However, I have not received copy of so called Banakhat from above objector till today or even any reply. Hence, it is reasonable to believe that there is no such Banakhat and his objection is false, baseless & not maintainable. However, I have not received any other 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 1984 to 2016 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.



[14]

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1984 to 2016 as available record from the office of Sub Registrar Vadodara, after giving a public notice in Sandesh & Gujarat Samachar, Gujarati daily and also after verifying the revenue records, I am of the opinion that the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje village Bhayli, bearing Block no. 379 paik 1 paik 1, 380, 382, T.P. Scheme no. 5, F.P. no. 164 admeasuring 6,079 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date: 27<sup>th</sup> June 2016

Vadodara.

**Vijaykumar B. Prajapati**

[A d v o c a t e]

