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Date: 05/11/2015

To,

Shaurya Realty,

Lumpini Elite,

Vasna Bhayli Road,

Baroda

Subject: Title Clearance Certificate

Reference: Property being Non-Agriculture Piece and Parcel of land situated at Mouje Bhayli bearing Revenue Survey No. 411, Block No. 341/B, T P Scheme No. 4, Final Plot No. 6 admeasuring 6028 Sq. Mts. in Registered District Baroda Sub District Baroda.

This is to certify that I have verified the Revenue Records, Copy of Sale Deed, NA Order, Building Permission, and I have caused a search to be made with the Sub Registrar at Baroda for last thirty years and my opinion is as under:-

The above mentioned land was owned by Maganbhai Desaiabhai and by virtue of the Oral Partition, the said land was mutated in the name of Patel Bhupendrabhai Maganbhai alias Desaiabhai vide Mutation Entry No. 1030 certified on 15/06/1956.



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Thereafter, by virtue of the oral partition, the said land was mutated in the name of Patel Jhaverbai-Wd/o Maganbhai Desaibhai vide Mutation Entry No. 5259 dated 04/11/1970.

Jhaverben Maganbhai Patel expired on 29/05/1975 and by virtue of her WILL, the said land was mutated in the name of Pradipbhai Bhupendrabhai Patel vide Mutation Entry No. 5541 dated 09/10/1975.

Pradip Bhupendrabhai Patel expired on 27/12/1993 and on his death, the names of his legal heirs Daxaben Pradipbhai, Kunal Pradipbhai and Hinal Pradipbhai were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 9250 dated 02/01/1995.

Daxaben Pradipbhai Patel, Kunal Pradipbhai Patel and Hinal Pradipbhai Patel have sold and conveyed the said land to Amit Sanmukhlal Shah by registered Sale Deed dated 03/07/2003 registered at Serial No. 4508 with the Sub Registrar at Vadodara. Thus, Amit S Shah became the owner occupier of the said land and his name is mutated in the Revenue Records vide Mutation Entry No. 10163 dated 14/11/2003.

The Collector Baroda has issued the permission for Non Agricultural Residential uses of the land vide his Order dated 08/08/2014 bearing no. NA/SR/292/2014-2015.

The Vadodara Urban Development Authority (VUDA) has issued the Development Permission for construction of Flats and Shops on the said land



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and	has	issued	Development	Permission	No.	UDA/Plan-
6/Permission/151/2014 dated 06/10/2014.						

Amit Sanmukhlal Shah, owner of the land through the Developer M/s. Shaurya Realty has put up a Scheme named Lumpini Elite on the said land.

I have caused a search to be made with the Sub Registrar at Baroda and during my search I could find that the Amit S Shah has executed a registered Agreement for sale in favour of Sanmukhlal Bapulal Shah and Ankita Sanmukhlal Shah who are partners of M/s Shaurya Realty on 02/06/2012 registered on 04/06/2012 at serial no 7016 the Sub Registrar at Baroda.

I have issued a Public Notice in Gujarat Samachar and Divya Bhaskar on 28/10/2015 inviting objections against issuance of Title Clearance Certificate. However I have not received any objections or claims in response to Public Notice.

From the documents referred to above and search with the Sub Registrar at Baroda I am of the opinion that the title of above referred Property being Non-Agriculture Piece and Parcel of land situated at Mouje Bhayli bearing Revenue Survey No. 411, Block No. 341/B, T P Scheme No. 4, Final Plot No. 6 admeasuring 6028 Sq. Mts. in Registered District Baroda Sub District Baroda, is Clear, marketable and free from encumbrances subject to the rights of M/s. Shaurya Realty.

Place: Vadodara

Date: 05/11/2015

(MUKESH B. SHAH)

ADVOCATE

