

Snehal K. Shah

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Advocate & Notary

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Title No. TCC/SKS/GEN/45/July-2017

Date : 4/7/2017

TITLE CLEARANCE CERTIFICATE

To,

Samanvay Sparsh a partnership firm

Vadodara

Dear Sir,

On request and desired to issue a ***Title Clearance Certificate and Non-encumbrances Certificate*** in respect of following detailed property, and placed relevant various document before me, whereas I have persued the said documents and search obtain before Sub-Registrar office at Vadodara, hence I, ***Snehal K. Shah, Advocate***, do hereby give my opinion as to Title of the property as underneath.

DETAILS OF THE PROPERTY

Property bearing R. S. No. 149 total admeasuring 10623 sq. mtrs. having T. P. Scheme no. 32, O. P. No. 36 & Final Plot no. 36, and as per final plot admeasuring 6374 sq. mtrs. non agricultural land for residential scheme of mouje : Vadsar in the Registration District and Sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Revenue record i.e. abstract form no. 7/12 from 1951-52 to 1985-86
2. Revenue record i.e. abstract form no. 6 - entry no. 69, 541, 1511, 1564/103, 3434, 3491
3. Revenue record i.e. abstract form no. 8A
4. Title Clearance Certificate dtd. 30/9/2009
5. Reg. Sale Deed no. 2759 dtd. 6/4/2009
6. VUDA Zone Certificate dtd. 30/4/2012



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7. N. A. Order dtd. 6/5/2013
8. Title Clearance Certificate given by me dtd. 7/9/2016
9. Reg. Development Agreement no. 7787 dtd. 19/5/2017.
10. Search Investigation obtain for a period of 1986 upto 2016 by me before sub-registrar office at Vadodara. vide search fee, Receipt No - 2016014024012 & 2016016024661 & 2016318003034 dtd. 31/8/2016 & No. 2016016025432 dtd. 8/9/2016 & for a period of 2016-2017 vide search receipt no - 2017016020820 dtd. 3/7/2017.

Looking to the above reffered documents and after verifying the revenue records its transpires as under :-

1. That the land bearing R. S. No. 149 of mouje : Vadsar was originally owned by Kashibhai Mathurbhai. And he died so after his death name of his legal heir Patel Gordhanbhai Kashibhai was entered in the revenue record by heirship. Effect to that entry no. 69 was posted & certified accordingly.
2. That the owner of the land bearing R. S. No. 149 of mouje : Vadsar i.e. Patel Gordhanbhai Kashibhai had obtain loan of Rs. 1900 from Varnama Group Vi. Ka. Sahakari Mandali Ltd. So charge was created. Effect to that entry no. 541 was posted on 4/5/1960. Which was certified accordingly.
3. That the owner of the land bearing R. S. No. 149 of mouje : Vadsar i.e. Patel Gordhanbhai Kashibhai had distributed the said land between his sons. So R. S. No. 149, Acer 2-25 Guntha entered in the name of Maheshbhai Gordhanbhai as per brothers distribution deed. Effect to that entry no. 1511 was posted on 22/1/1981. Which was certified on 10/11/1981.
4. That Competent Authority of Vadodara had issued ULC Order u/sec. 20 (1)(3) of 1976 of the ULC Act and given agricultural exemption vide no. ULC/ARA/2077/119 dtd. 22/12/1980 for R. S. No. 149, admeasuring Hq. 1-06-23 sq. mtrs. of Residential zone of mouje : Vadsar. Effect to that entry no. 1564/103 was posted & certified accordingly.



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5. That the owner of the land bearing R. S. No. 149 of mouje : Vadsar i.e. Patel Maheshbhai Gordhanbhai had distributed the said land between his family. So R. S. No. 149 entered in the name of Patel Kiritbhai Maheshbhai as per distribution deed. Effect to that entry no. 3434 was posted on 28/11/2008. Which was certified on 6/1/2009.
6. That Advocate Niramay K. Parikh had issued Title Clearance Certificate dtd. 30/9/2009 for subject property.
7. That the owner of the land bearing R. S. No. 149, admeasuring 1-06-23 sq. mtrs. of mouje : Vadsar i.e. (1) Kiritbhai Maheshbhai Patel (2) Smt. Ushaben w/o Kiritbhai Maheshbhai Patel (3) Maheshbhai Gordhanbhai Patel (4) Smt. Sarojben w/o Maheshbhai Gordhanbhai Patel (5) Smt. Smitaben d/o Maheshbhai Gordhanbhai & w/o Jitendrabhai Patel have executed Reg. Sale Deed no. 2759 dtd. 6/4/2009 in favour of (1) Manish Kiritbhai Patel & (2) Minesh Bipinbhai Patel. And (1) Bharatbhai Parsottambhai Patel & (2) Geetaben Bharatbhai Patel have sign as a confirming party in the said sale deed. Effect to that entry no. 3491 was posted on 21/8/2009. Which was certified on 29/9/2009.
8. VUDA have issued Zone Certificate for Residential Zone - 1 vide no. UDA/Zone Certi/13712/2012 dtd. 30/4/2012 for R. S. No. 149 of mouje : Vadsar.
9. That Collector of Vadodara had issued N.A. Order for Residential Purpose vide no. Revi/N.A./S.R./246/2012-13 & No. Jameen-D/Kalam-65/Vashi/1649/13 dtd. 6/5/2013 for R. S. No. 149, amdeasuring 10623 sq. mtrs. of mouje : Vadsar.
10. That Town Planning Department Vadodara Mahanagar Seva Sadan have imposed T. P. Scheme no. 32 (Vadsar) and R. S. No. 149 covered under said T. P. Scheme and allotted original plot no. 36 & final plot no. 36 and as per final plot allotted 6374 sq. mtrs.



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11. Earlier I had given Title Clearance Certificate dtd. 7/9/2016 regarding the schedule property after giving public notice dtd. 28/8/2016 in the "Gujarat Samachar", "Divya Bhaskar" & "Sandesh" News Papers Vadodara & inviting objection regarding the subject property and obtaining search investigation for a period of 1987 to 2016 from Sub Registrar Office at Vadodara. And no person has claimed and objected the title of the property.
12. That the owner of the land bearing R. S. No. 149, City Survey no. 234, as per 7/12 admeasuring 10623 sq. mtrs. non agricultural land having proposed T. P. Scheme no. 32 (Vadsar), Final Plot no. 36 and as per final plot admeasuring 6374 sq. mtrs. of mouje : Vadsar i.e. Manish Kiritbhai Patel had executed Reg. Development Agreement no. 7787 dtd. 19/5/2017 in favour of M/s. Samanvay Sparsh a partnership firm through its partner Ravi Jayesh Rao.
13. Also for the above detail property by I have made a search before Sub Registrar office at Vadodara for a period of 1987 to 2016 original receipt No. 2016014024012 & 2016016024661 & 2016318003034 dtd. 31/8/2016 & No. 2016016025432 dtd. 8/9/2016 & for a period of 2016-2017 vide search receipt no - 2017016020820 dtd. 3/7/2017 annexed here with and I have given search Report for above detail property.

Legal Opinion :-

From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the above said property is in the name and joint ownership of (1) Manish Kiritbhai Patel & (2) Minesh Bipinbhai Patel and M/s. Samanvay Sparsh a partnership firm through its partner Ravi Jayesh Rao having created interest by virtue of Reg. Development Agreement no. 7787 dtd. 19/5/2017 and there is no encumbrances on the said land.



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CERTIFICATE :-

THIS IS TO CERTIFY that, (1) Manish Kiritbhai Patel & (2) Minesh Bipinbhai Patel are the joint owners and M/s. Samanvay Sparsh a partnership firm through its partner Ravi Jayesh Rao having created interest in the Property bearing R. S. No. 149 total admeasuring 10623 sq. mtrs. having T. P. Scheme no. 32, O. P. No. 36 & Final Plot no. 36, and as per final plot admeasuring 6374 sq. mtrs. non agricultural land for residential scheme of mouje : Vadsar in the Registration District and Sub District Vadodara. And title of the said property is CLEAR, MARKATABLE AND FREE FROM ALL ENCUMBRANCES.

Date : 4/7/2017

Place : VADODARA

SNEHAL K. SHAH

(ADVOCATE & NOTARY)



Snehal K. Shah

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Public notice - "Gujarat Samachar", "Sandesh"

& "Divya Bhaskar"

Dated : 28/8/2016

જાહેર નોટીસ

આથી જાહેર જનતાને જાણ કરીએ છીએ કે, રજીસ્ટ્રેશન ડીસ્ટ્રીક્ટ વડોદરા, સબ ડીસ્ટ્રીક્ટ વડોદરા મોજે વડસરના રે.સ.નં. ૧૪૯, ક્ષેત્રફળ ૧૦૬૨૩ ચો.મી. જે ટી.પી. સ્કીમ નં. ૩૨ (વડસર) માં સમાવેશ થયેલો છે, જેનો મુળ ખંડ નં. ૩૬ તથા અંતિમખંડ નં. ૩૬ છે તેમજ અંતિમખંડ મુજબ ક્ષેત્રફળ ૬૩૭૪ ચો.મી. વાળી જીનખેતીની રહેણાંકના હેતુ માટેની જમીન મિલકતના માલિકો પટેલ મનીષભાઈ કિરીટભાઈ તથા પટેલ મિનેશ બીપીનભાઈનાઓએ સદરહુ મિલકત યોજના ટાઈટલવાળી, કલીયર અને માર્કેટબલ છે તેમ કહી અમારા અસીલને વેચાણ આપવાનું નક્કી કરેલું છે. આથી અમારા અસીલે અમારી પાસે ટાઈટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલી છે. આથી સદરહુ મિલકત અંગે કોઈપણ વ્યક્તિ કે સંસ્થાનો, કોઈપણ જાતનો લાગ, લાગ, હક્ક, હીત સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દીન ૭ માં નીચેના સરનામે લેખિત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરહુ મિલકત યોજના ટાઈટલવાળી કલીયર અને માર્કેટબલ છે તેમ ગણી અમો ટાઈટલ કલીયરન્સ સર્ટીફિકેટ આપી દર્શશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં જેની નોંધ લેશો. તેમજ અમારા અસીલ વેચાણ અંગેની કાર્યવાહી કરી લેશે તેની નોંધ લેશો.

નોંધ : લેખિત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

તા. : ૨૭/૮/૨૦૧૬ અસીલની સુચના અને ફરમાશથી
સ્થળ : વડોદરા રનેહલ કનુભાઈ શાહ
(એડવોકેટ એન્ડ નોટરી)

ઓફીસ :- ૨૨૦/૨૨૧, ગ્લેસિયર કોમ્પ્લેક્સ, પીઝાઇન હોટલની બાજુમાં, જેતલપુર રોડ, અલકાપુરી, વડોદરા - ૭. ફોન નં :- ૬૬૨૨૨૧૮, ૬૬૨૨૨૧૯, ૨૩૫૧૭૩૭. ફેક્સ નં :- (૦૨૬૫) ૨૩૫૧૭૪૭

