

SINGH ASSOCIATES

Advocates: Y.S.Singh, K.B.Singh, R.P.Singh

TITLE CLEARANCE REPORT OF:

Name:- HIREN CHANDRAVADAN BHALODWALA
File Ref No:- 05/2022/OCT/TCR
Date:- 17.11.2022

Description of immovable Property:-

The piece & parcel of N.A land bearing revenue Survey No- 359 adm 7300.00 sq.mtr paiki plot No-1, adm 1201.00 sq.mtr, common plot & rasta Varade adm 587.94 sq.mtr & Plot No- 2 adm 1850.00 sq.mtr, common plot & rasta Varade adm 905.28 sq.mtr, total Plot adm 3051.50 sq.mtr & Total rasta Varade adm 1493.22 sq.mtr, located & Situated in the Village- Tavera, Ta- Bharuch, Dis- Bharuch (Gujarat) belong to HIREN CHANDRAVADAN BHALODWALA

TO WHOME SO IT MAY CONCERN

Respected Sir,

Subject:- Title Opinion Report Certifying Non encumbrances of The piece & parcel of N.A land bearing revenue Survey No- 359 adm 7300.00 sq.mtr paiki plot No-1, adm 1201.00 sq.mtr, common plot & rasta Varade adm 587.94 sq.mtr & Plot No- 2 adm 1850.00 sq.mtr, common plot & rasta Varade adm 905.28 sq.mtr, total Plot adm 3051.50 sq.mtr, located & Situated in the Village- Tavera, Ta- Bharuch, Dis- Bharuch (Gujarat) belong to HIREN CHANDRAVADAN BHALODWALA.

1. Description and area of the property propose to be mortgaged specific Number(s) and address of property along with boundaries and measurements.

The piece & parcel of N.A land bearing revenue Survey No- 359 adm 7300.00 sq.mtr paiki plot No-1, adm 1201.00 sq.mtr, common plot & rasta Varade adm 587.94 sq.mtr & Plot No- 2 adm 1850.00 sq.mtr, common plot & rasta Varade adm 905.28 sq.mtr, total Plot adm 3051.50 sq.mtr & Total rasta Varade adm 1493.22 sq.mtr, located & Situated in the Village- Tavera, Ta- Bharuch, Dis- Bharuch (Gujarat) belong to HIREN CHANDRAVADAN BHALODWALA and bounded as below:-

EAST:-	R. S No- 359 paiki Plot no-3
WEST:-	Adj. Block/Survey No- 355
NORTH:-	Adj. Block/Survey No- 358
SOUTH:-	Government Road



2. Nature of property (whether agricultural, Non agriculture, Commercial, Residential, or Industrial) if Non agricultural, the reference & date of conversion order from the competent Authority should also be mentioned.

Non Agriculture permission issued by the TDO vide No- TP/BHUMI/VASHI/KHESI/RE-9/99/2000 on 11.10.1999 for the R.S no- 359 adm 7300.00 sq.mts at Tavera .

3. Whether any minor, Lunatic or un-discharged insolvent is involved, Confirm that the Mortgagor has Sufficient capacity to contract Precautionary steps to be taken.

No.

4. Whether the property if Freehold or Leasehold, if Leasehold then period of lease and if whether Urban Land Ceiling Act applies and Permission to be Obtained.

Free Hold

5. Source of property i.e. self acquired or ancestral if Ancestral then mode of succession and whether original will probate is available.

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Self Acquired by CHANDRAVADAN BHALODWALA from 1) JATANBEN PASLABHAI 2) JASHUBEN PASLABHAI their POA Ketanbhai Chandravadan Rathod by way of registered sale Deed vide No- 5670 at SRO Bharuch on 10.07.2008 (Registered on 11.07.2008).

6. **Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to Third Party.**

Yes

7. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

1. Original Development permission by the BAUDA on 12.08.2022 granted under Section 29(1)(i), 29(1)(ii), 29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning & Urban Development Act-1976/ under section 253 of Gujarat Provincial Municipal Corporation Act-1949 (Block Survey No- 359 paiki sub plot No- 1 adm 1201.00 sq.mtr divided in 09 number of plots (O.S.09).
2. Original Registered sale Deed vide No- 5670 executed by the 1) JATANBEN PASLABHAI 2) JASHUBEN PASLABHAI their POA Ketanbhai Chandravadan Rathod in favour of HIREN CHANDRAVADAN BHALODWALA at SRO Bharuch 10.07.2008 (Registered on 11.07.2008) along with index-II & payment receipt for the property R.S No- 359 paiki Plot No- 1 adm 1201.50 sq.mtr Varade adm 587.94 sq.mtr & 2 adm 1850.00 sq.mtr Varade adm 905.28 sq.mtr Total adm 3051.50 sq.mtr total Varade adm 1493.22 sq.mtr at Tavera.
3. Copy of Notarized irrevocable vide No- 26767/07 on 30.08.2007 executed by the 1) JATANBEN PASLABHAI 2) JASHUBEN PASLABHAI in favour of Ketanbhai Chandravadan Rathod.
4. Copy of N.A order by the TDO vide No- TP/BHUMI/VASHI/KHESI/RE-/9/99/2000 on 11.10.1999 for the R.S no- 359 adm 7300.00 sq.mts at Tavera.
5. Copy of Zonig certificate by the BAUDA on 08.06.2022 under Gujrat Town Planning & Urban Development Act 1976 section 17(1)(C) dated 28.03.2017.
6. Approved plan by the BUADA.
7. Copy of village form No-7/12 & 6 hakk patarks

8. **Whether the Advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.**

Yes

9. **Whether the Search is being made for the Period of – 30- Years. If no, reason thereof.**

Yes

10. **Tracing of chain of title in favor of the Mortgagor/ owner starting from the earliest/document/ Deeds conveying the title should be mentioned with description of the parties along with the type of right of creates.**

- Originally the said property R.S No-359 adm 7300.00 sq/mtrs located & Situated in the Vicinity of village- Tavera, Ta- Bharuch, Dis- Bharuch (Gujarat) run on the name of Paslabhai Bariyabhai since Before 1990 as per record maintain by the Revenue authority.
- Then the said owner Paslabhai Bariyabhai was expired after his demised his legal heirs 1) Jatanben Paslabhai 2) Jashuben Paslabhai names were entered in to the record which was evident vide entry No-5603 on 05.08.1995.
- Then the said owners had applied and obtain the N.A permission which was granted by the TDO Vide No- TP/BHUMI/VASHI/KHESI/RE-/9/99/2000 on 11.10.1999 for the R.S no- 359 adm 7300.00 sq.mts at Tavera which was evident vide entry No-6412 on 22.10.1999.
- I had seen the Notarized irrevocable vide No- 26767/07 on 30.08.2007 executed by the 1) JATANBEN PASLABHAI 2) JASHUBEN PASLABHAI in favour of Ketanbhai Chandravadan Rathod.



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- Then the said owners had divided the said land in to the sub plot i.e Sub Plot No-1 adm 1201.50 sq.mtr Varade adm 587.94 sq.mtr & 2 adm 1850.00 sq.mtr Varade adm 905.28 sq.mtr Total adm 3051.50 sq.mtr total Varade adm 1493.22 sq.mtr at Tavera and sold out to the Hiren Chandravadan Bhalodwala by way of registered sale Deed vide no- 5670 at SRO bharuch at SRO Bharuch 10.07.2008 (Registered on 11.07.2008) which was evident vide entry No-8359 on 25.11.2010.
- I had seen the Development permission by the BAUDA on 12.08.2022 granted under Section 29(1)(i), 29(1)(ii), 29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning & Urban Development Act-1976/ under section 253 of Gujarat Provincial Municipal Corporation Act-1949 (Block Survey No- 359 paiki sub plot No- 1 adm 1201.00 sq.mtr divided in 09 number of plots (O.S.09) Plan also approved for the same.
- I had seen Zonnig certificate by the BAUDA on 08.06.2022 under Gujrat Town Planning& Urban Development Act 1976 section 17(1)(C) dated 28.03.2017.

We have gone through all the records and verified the documents submitted by HIREN CHANDRAVADAN BHALODWALA is the owner of the said land/property and carried out the search in /the office of the Sub-Registrar, Revenue record and found that there is No charge or lien on it and this property is clear and marketable.

