

KALPESH SONI & ASSOCIATES

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KALPESH SONI

B.Com., LL.B.
Advocate Gujarat High Court

To,

Shreeji Infra
Vadodara

Title Clearance certificate

Investigation of title to the property situated in the
Registration district vadodara sub district vadodara
bearing R.S.No- 113-2, Block No 97, T.P.Schem No-1 F.P
No-2, Non agriculture land Admeasuring 1275 sq.mit.

You request me to investigate the title of above mention property and produce certain document before me and I have carried out search from the sub registrar vadodara for last 30 years available record of the above mention property and found as under

1. It transpires from record that the above mention property purchased by SOMABHAI GULABBHAI allies GOVINDBHAI from the CHATURBHAI MAHIJIBHAI through registered agreement on dated 16/06/1950 and consideration amount is 1299/- Rupees and on the basis of this the name of the name of SOMABHAI GULABBHAI was entered in to the revenue record and mutation entry to that effect had Effectuated in revenue record vide entry no 1215.



2. It transpires from record that after the death of SOMABHAI GULABBHAI the name of their legal heirs namely (1) BAI DAHIBEN W/O SOMABHAI GULABBHAI (2) VINABEN SOMABHAI (3) SUMIBEN SOMABHAI entered in to the revenue record but at that time No 2 and 3 both are minor so on behalf No 2 and 3 name of BAI DAHIBEN as guardian entered in to the record and mutation entry to that effect had effected in revenue record vide entry no 4703 on dated 07/05/1965.
3. It transpires from revenue record that the entry for promulgation was entered in to the record and mutation entry to that effect had effected vide entry no 11352 on dated 04/08/2008.
4. It transpires from revenue record that for the above mention property one power of attorney was executed by (1) PATEL VINABEN allies VINITABEN W/O NIRANJANBHAI D/O SOMABHAI GULABBHAI (2) SUMIBEN allies SUMANBEN allies SUMITRABEN W/O KIRITBHAI D/O SOMABHAI GULABBHAI in favour of VIRALKUMAR PATEL before notary SHILPA B. ZAVERI vide registration no.20062 on dated 15/12/2010.



5. It transpires from the record that the above mention property was purchased by the PATEL HEMESH NATUBHAI from the PATEL VIRALKUMAR NATUBHAI power of attorney of PATEL VINABEN SOMABHAI and PATEL SUMIBEN SOMABHAI vide registered sale deed no 14927 on dated 18/12/210 and on the basis of this name of PATEL HEMESH NATUBHAI entered in to the revenue record and mutation entry to that effect had effected in revenue record vide entry no 12346 on dated 22/02/2011.
6. It transpires from the record that the collector of vadodara convert above mention land in to Non Agriculture land vide order No. 199/19/02/036/2020 on dated 30/01/2020 and mutation entry to that effect had effected in revenue record vide entry no 17053 on dated 02/03/2020.
7. It transpires from the record that the common entry of standard admeasuring was entered in the record vide entry no 1723.
8. It transpires from the record that the SOMABHAI GUABBHAI received loan of Rupees 1000/- from the BHYLI SARKARI MANDLI and mutation entry to that



effect had effected in revenue record vide entry no 2857 on dated 11/11/1959.

9. It transpires from the record that the entry for correction entered in the revenue record and mutation entry to that effect had effected in revenue record vide entry no 4261 on dated 06/02/1964.
10. It transpires from the record that the entry for the fragmentation (Tukda) entered in the revenue record and mutation entry to that effect had effected in revenue record vide entry no 5655 on dated 25/02/1977.
11. It transpires from the record that the entry No. 8612,8622,8619 are not available in the concerned revenue office so for that one certificate issued by Mamlatdar (Rural) that above entry are in worse condition so certified copy is not available in the office and said certificate issued on dated 03/07/2021.
11. It transpires from the record that the above mention property purchased by the SHREEJI INFRA partnership firm and its administrative partner (1) PRIYANK R PATEL and (2) VIJAY BABUBHAI PATEL from the HEMESH NATUBHAI PATEL vide registered sale deed No. 11620 dated 05/07/2021.



12. For the above mention property search carried out by JAYANTILAL V. CHAWDA (ADVOCATE) from sub registrar vadodara vide search receipt no 10311,10574 dated 26/07/2021 and in the search no any adverse entry found for the above mention property.
13. For the above mention property public notice was published in daily news paper SANDESH on dated 03/03/2021 for inviting objection for the above mention property but no any objection raised by any one in relation of above property

I have verified revenue record & carried out necessary search from sub-registrar vadodara for last 30 years available record of above mention property I am of the opinion that is the owner of the SHREEJI INFRA partnership firm and its administrative partner (1) PRIYANK R PATEL and (2) VIJAY BABUBHAI PATEL above mention property and as per my opinion title of the above mention land is clear & marketable and free from all encumbrances.

Date : 30/07/2021

VADODARA



KALPESH N. SONI

(ADVOCATE)

To,

Shreeji Infra
Vadodara

Title Clearance certificate

**Investigation of title to the property situated in the
Registration district vadodara sub district vadodara
bearing R.S.No- 104, Block No 90, T.P.Schem No-2, F.P
No-84, Non agriculture land Admeasuring 8145 sq.mit.**

You request me to investigate the title of above mention property and produce certain document before me and I have made a search from the sub registrar vadodara for last 30 years available record of the above mention property and found as under

1. Originally the above mention property transferred in the name of TRIBHOVANBHAI LAVJIBHAI on the basis of succession and mutation entry to that effect had effected in revenue record vide entry no 85.
2. It transpires from the record that the above mention property parched by CHATURBHAI MAHIJIBHAI from the TRIBHOVANBHAI LAVJIBHAI through registered agreement on dated 06/05/1946 and consideration amount is 799/- Rupees and on the basis of this the name of CHATURBHAI MAHIJIBHAI was entered in to the



revenue record and mutation entry to that effect had effected in the revenue record vide entry no 96 on dated 24/05/1953.

3. It transpires from record that the above mention property purchased by SOMABHAI GULABBHAI from the CHATURBHAI MAHIJIBHAI through registered agreement on dated 16/06/1950 and consideration amount is 1299/- Rupees and on the basis of this the name of the name of SOMABHAI GULABBHAI was entered in to the revenue record and mutation entry to that effect had Effected in revenue record vide entry no 97 on dated 24/04/1953.
4. It transpires from record that the entry no 1216 entered in to the revenue record but said entry is not related with above mention property.
5. It transpires from record that the name of TRIBHOVAN TADJIBHAI was entered in to the record as a confirm tenant and mutation entry to that effect had effected in revenue record vide entry No 1513/37 but according to revenue record said name was bracketed by the concerned authority.



6. It transpires from record that the SOMABHAI GULABBHAI purchased the land against the tenancy act so penalty imposed by the concerned authority and issue certificate in favor of SOMABHAI GULABBHAI and mutation entry to that effect had been affected in revenue record vide entry no 2805.
7. It transpires from record that after the death of SOMABHAI GULABBHAI the name of their legal heirs namely (1) BAI DAHIBEN W/O SOMABHAI GULABBHAI (2) VINABEN SOMABHAI (3) SUMIBEN SOMABHAI entered in to the revenue record but at that time No 2 and 3 both are minor so on behalf No 2 and 3 name of BAI DAHIBEN as guardian entered in to the record and mutation entry to that effect had effected in revenue record vide entry no 4703 on dated 07/05/1965.
8. It transpires from revenue record that for the above mention property one power of attorney was executed by (1) PATEL VINABEN allies VINITABEN W/O NIRANJANBHAI D/O SOMABHAI GULABBHAI (2) SUMIBEN allies SUMANBEN allies SUMITRABEN W/O KIRITBHAI D/O SOMABHAI GULABBHAI in favour of HEMESHKUMAR



PATEL before notary shri T.D.PATEL vide registration no.3137 on dated 15/04/2004.

9. It transpires from the record that the above mention property was purchased by the PATEL VIRAL KUMAR NATUBHAI from the PATEL HEMESHKUMAR NATUBHAI power of attorney of PATEL VINABEN SOMABHAI and PATEL SUMIBEN SOMABHAI and as a confirming party NATUBHAI SANKERNBHAI PATEL vide registered sale deed no 57 on dated 22/12/2006 and on the basis of this name of PATEL VIRALKUMAR NATUBHAI entered in to the revenue record and mutation entry to that effect had effected in revenue record vide entry no 10934 on dated 30/06/2007.
10. It transpires from the record that the collector of vadodara convert above mention land in to Non Agriculture land vide order No. LAND-D/SEC-65/VASI/2368/2008 N.A.S.R.265/2008-2009 on dated 10/11/2008 and mutation entry to that effect had effected in revenue record vide entry no 11756 on dated 05/10/2009.



11. It transpires from the record that the common entry of standard admeasuring was entered in the record vide entry no 1723.
12. It transpires from the record that the SOMABHAI GULABBHAI received loan of Rupees 1000/- from the BHYLI SARKARI MANDLI and mutation entry to that effect had effected in revenue record vide entry no 2857 on dated 11/11/1959.
13. It transpires from the record that the entry for correction of K.G.P entered in the revenue record and mutation entry to that effect had effected in revenue record vide entry no 4350 on dated 22/06/1964.
14. It transpires from the record that the one Agreement of sale was executed by PATEL VIRALKUMAR NATUBHAI in favour of MANJUBEN VIJJENDRA GUPTA for the above mention property and said agreement was registered before Registrar office vide No. 3482 on dated 29/04/2009.
15. It transpires from the record that the one Agreement of sale was executed by PATEL VIRALKUMAR NATUBHAI in favour of MANJUBEN VIJJENDRA GUPTA was cancelled by



both party and for cancellation agreement executed before notary SHILPA B. ZAVERI vide registration no. 6585 on dated 23/06/2021. .

16. It transpires from the record that the entry No. 8612,8622,3949,8619 are not available in the concerned revenue office so for that one certificate issued by Mamlatdar (Rural) that above entry are in worse condition so certified copy is not available in the office and said certificate issued on dated 03/07/2021.
16. It transpires from the record that the above mention property purchased by the SHREEJI INFRA partnership firm and its administrative partner (1) PRIYANK R PATEL and (2) VIJAY BABUBHAI PATEL from the VIRAL KUMAR NATUBHAI PATEL vide registered sale deed No. 11616 dated 05/07/2021.
17. For the above mention property search carried out by JAYANTILAL V. CHAWDA (ADVOCATE) from sub registrar vadodara vide search receipt no 10312, 10575, dated 26/07/2021 and in the search no any adverse entry found for the above mention property.



KALPESH SONI & ASSOCIATES

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KALPESH SONI

B.Com., LL.B.
Advocate Gujarat High Court

I have verified revenue record & carried out necessary search from sub-registrar vadodara for last 30 years available record of above mention property I am of the opinion that SHREEJI INFRA partnership firm and its administrative partner (1) PRIYANK R PATEL and (2) VIJAY BABUBHAI PATEL is the owner of the above mention property and as per my opinion title of the above mention land is clear & marketable and free from all encumbrances.

Date: 30/07/2021

VADODARA



KALPESH N. SONI

(ADVOCATE)