

TITLE CLEARANCE CERTIFICATE

To,
M/s. Harison Corporation,
Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of the land regarding Registration District Sub District Vadodara Moje Akota Ta. Dist. Vadodara, bearing Revenue Survey No. 175 having T. P. Scheme No. 15, being Final Plot No. 50/3 paiki Sub Plot No. 2 total admeasuring 1447 Sq. mtrs Non Agricultural land.

On request and as desired to issue a **Title Clearance and Non Encumbrance Certificate** in respect of the land regarding Registration District Sub District Vadodara Moje Akota Ta. Dist. Vadodara, bearing Revenue Survey No. 175 having T. P. Scheme No. 15, being Final Plot No. 50/3 paiki Sub Plot No. 2 total admeasuring 1447 Sq. mtrs Non Agricultural land., hence I, **Yogesh I. Rana**, 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 land regarding Registration District Sub District Vadodara Moje Akota Ta. Dist. Vadodara, bearing Revenue Survey No. 175 having T. P. Scheme No. 15, being Final Plot No. 50/3 paiki Sub Plot No. 2 total admeasuring 1447 Sq. mtrs Non Agricultural land., and I have gone through the same :-

- a. A copy of Sale Deed which is executed by Smt. Ramaben Mohanlal Patel and Shri Vijay Mohanlal Patel in favour of Smt. Jasumatiben Samjubhai Patel and the same was register in the office of Sub Registrar Vadodara - 3 (Akota) vide Registration No.7225 on dtd. 26/10/1999.



- b. A copy of the N. A. Order passed by the Collector, Vadodara vide his order to No. Kramank/ NA/ SR/49/2000 - 2001 and No. Jamin /D/Vashi/ 544/2001, on dtd : 8/11-05-2001.
- c. A copy of Partition Deed which is executed by Shri Jasumatiben Samjubhai Patel D/o. Samjubhai Haribhai Patel in favour of Bhartiben Chhaganbhai Patel for the said property on dtd. 13/04/2005.
- d. A copy of Development Agreement executed by Bhartiben Chhaganbhai Patel in favour of M/s. Harison Corporation a partnership firm and the same was Notorized by Notary Advocate Bhavesh C. Vyas vide Registration No.594 on dtd. 30/03/2013.
- e. A copy of Power of Attorney executed by Bhartiben Chhaganbhai Patel in favour of (1) Jaydev Chhaganbhai Aardeshna (Patel) and (2) Smit Chhaganbhai Aardeshna (Patel) for the said property and the same was registered in the office of Sub Registrar, Vadodara vide Registration No.16746 on dtd. 29/11/2016.
- f. A copy of Development Agreement executed by Bhartiben Chhaganbhai Patel in favour of M/s. Harison Corporation a partnership firm represented through its working partner Mr. Jaydev Chhaganbhai Patel for the said property and the same was registered in the office of Sub Registrar, Vadodara vide Registration No.16740 on dtd. 29/11/2016.
- g. A copy Index of Development Agreement executed by Bhartiben Chhaganbhai Patel in favour of M/s. Harison



Corporation a partnership firm represented through its working partner Mr. Jaydev Chhaganbhai Patel for the said property and the same was registered in the office of Sub Registrar, Vadodara vide Registration No.16740 on dtd. 29/11/2016.

2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

The land was original in the name of Smt. Ramaben Mohanlal Patel and Shri Vijay Mohanlal Patel and they have executed a sale deed in favour of Smt. Jasumatiben Samjubhai Patel and the same was register in the office of Sub Registrar Vadodara - 3 (Akota) vide Registration No.7225 on dtd. 26/10/1999.

It further transpired from the revenue record that Shri Jasumatiben Samjubhai Patel D/o. Samjubhai Haribhai Patel had executed a Partition Deed in favour of Bhartiben Chhaganbhai Patel for the said property on dtd. 13/04/2005 by virtue of partition the said entry was mutated in Mutation Entry No. 5410 dtd. 01/12/2005.

It further transpired from the revenue record that Bhartiben Chhaganbhai Patel in favour of M/s. Harison Corporation a partnership firm represented through its working partner Mr. Jaydev Chhaganbhai Patel for the said property and the same was registered in the office of Sub Registrar, Vadodara vide Registration No.16740 on dtd. 29/11/2016 hence it is crystal clear that at no point of time the said land was transferred in the name of any other person.

3. I have also issued a public notice dated. 26/07/17 in Sandesh and Divya Bhaskar Daily News Paper and no objection has been received by me for issuing a Title Clearance Certificate of the land bearing Registration District Sub District Vadodara



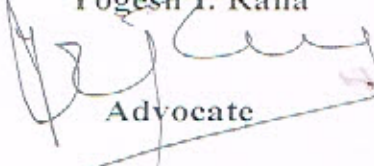
Moje Akota Ta. Dist. Vadodara, bearing Revenue Survey No. 175 having T. P. Scheme No. 15, being Final Plot No. 50/3 paiki Sub Plot No. 2 total admeasuring 1447 Sq. mtrs Non Agricultural land.

4. Thus, looking to the above referred documents after getting detailed searches for the last 30 years in the office of Sub Registry, Vadodara and also after verifying the revenue records, I am of the opinion that the title of the land Registration District Sub District Vadodara Moje Akota Ta. Dist. Vadodara, bearing Revenue Survey No. 175 having T. P. Scheme No. 15, being Final Plot No. 50/3 paiki Sub Plot No. 2 total admeasuring 1447 Sq. mtrs Non Agricultural land., Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

Date : 01/08/2017

Vadodara.



Yogesh I. Rana

Advocate