



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



सत्यमेव जयते

Ajay B. Tripathi

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Advocate (Gujarat High Court) & Property Consultant

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Office : 1st Floor, 103/A, Akshar Plaza, B/s. Govardhan Nathji Haveli,
Nizampura Main Road, Vadodara 390 024, Gujarat.

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TITLE CLEARANCE CERTIFICATE

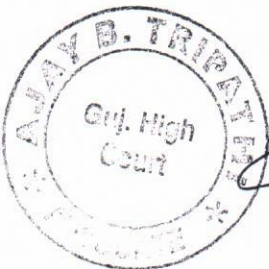
TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Revenue Survey No.222, Block No.190, admeasuring 4306 Sq.Mtr., T.P. Scheme No.3, Final Plot No.52/1 & 52/2, paiki Final Plot No.52/1, admeasuring 1352 Sq.Mtr. land of Mouje Village Sevasi in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Amin Jiten Shantilal Partner of Shiv Corporation, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Register Sale Deed vide registration serial No.5604, Dated : 17.05.2019, executed by Yogesh Naginbhai Patel in favour of Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai.
2. Photocopy of Lodgment Receipt of the above sale deed No.5604/2019.
3. Photocopy of Register sale deed vide registration serial No.1199, Dated : 16.12.2013, executed by (1) Lalitaben Laluram Pandya (2) Niruben



[Signature]



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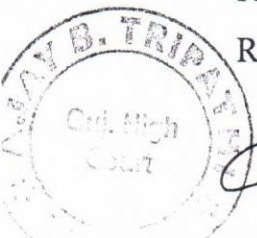
Laluram Pandya (3) Jayshreeben W/o. Jagdishbhai (4) Sushilkumar Jagdishbhai (5) Jayeshbhai Jagdishbhai (6) Priyankaben Ashinkumar Upadhyay (7) Somdutt Ashwinkumar and (8) Kalpesh Ashwinkumar Upadhyay in favour of Yogesh Naginbhai Patel.

4. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.1199/2013.
5. Photocopy of N.A. Order passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.N.A. / S.R. / 2014-2015, No.Land / D / Section-65 / Vashi / 9625 to 33 / 2014, Dated : 21.11.2014.
6. Photocopy of Construction Permission issued by Vadodara Urban Development Authority vide No.UDA/Plan-4/Permission/124/2019, Dated : 05.08.2019.
7. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
8. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
9. Photocopy of Lay-out plan of above said land.
10. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.

HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that the land of Moje Village Sevasi, Tal. & Dist. Vadodara bearing Revenue Survey No.222, Block No.190, was originally belongs to Ramshankar





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Uttamram and his demise the said land was transferred and mutated in the name of his legal heir Baidahi Widow of Ramshankar Uttamram entered in the revenue records by mutation entry No.176.

It appears and transpires that upon the death of said land owner Baidahi Widow of Ramshankar Uttamram on 22.03.1967, the name of legal heirs Kamlaben Laluram wife of Laluram Someshwar is duly entered in the revenue record vide entry No.1358.

It also appears that the name of Chita Amla was entered in the revenue record as a tenant vide entry No.446/21 and his name was deleted from tenant vide entry No.749. The said entry was not certified. It appears that thereafter by an order of ALT Mamlatdar vide No.24/66, dated : 10.11.1996, the name of Chita Amla was deleted from the revenue record. The necessary effect was carried out in revenue record vide entry No.1334.

It appears that upon the death of Laluram Someshwar Purani, the legal heirs namely Ashwinkumar Laluram, Jagdishchandra Laluram as co-owner with Bai Kamla W/o. Laluram Someshwar mutated in the revenue record vide mutation entry No.972.

It appears that names of Lalitaben Laluram Pandya, Ashwin Laluram Pandya, Niruben Laluram Pandya and Jagdishbhai Laluram Pandya brought on record upon the death of Bai Kamla W/o. Laluram Someshwar by mutation entry No.3082.





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It appears that upon the death of Jagdish Laluram on 08.04.2003, his legal heirs namely Jayshreeben widow of Jagdishbhai, Sushilkumar Jagdishbhai, Jayeshbhai Jagdishbhai is duly entered in the revenue record vide entry No.3870.

It appears that Ashwinkumar Laluram died on 25.07.2007 and names of his legal heirs namely Priyankaben Ashinkumar Upadhyay, Somdutt Ashwinkumar, Kalpesh Ashwinkumar Upadhyay is duly entered in the revenue record vide mutation entry No.4432.

Thereafter land owners Lalitaben Laluram Pandya, Ashwin Laluram Pandya, Niruben Laluram Pandya, Jagdishbhai Laluram Pandya, Jayshreeben widow of Jagdishbhai, Sushilkumar Jagdishbhai, Jayeshbhai Jagdishbhai, Priyankaben Ashinkumar Upadhyay, Somdutt Ashwinkumar and Kalpesh Ashwinkumar Upadhyay has executed sale deed of the captioned land in favour of Yogesh Naginbhai Patel. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial No.1199, Dated : 16.12.2013.

The Government has introduce in Moje Village Sevasi, Tal. & Dist. Vadodara New Town Planning Scheme No.3 and after finalization of Town Planning Scheme No.3, Revenue Survey No.222, Block No.190, was given Final Plot No.52/1 & 52/2.

Thereafter, the said land is converted into Non-Agricultural Purpose of the order No.N.A. / S.R. / 2014-2015, No.Land / D / Section-65 / Vashi / 9625 to 33 / 2014, Dated : 21.11.2014 of District Collector, Vadodara.



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It further transpires from the record that Yogesh Naginbhai Patel sold the said land to Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai by Registered sale deed vide registration serial No.5604, Dated : 17.05.2019.

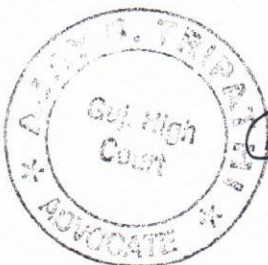
SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2019014028305 & 2019017029257, Dated : 14.10.2019 and no adverse entry is found to be registered before the sub registrar.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.





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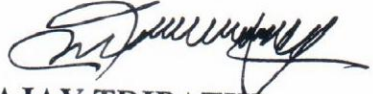
SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land bearing Revenue Survey No.222, Block No.190, admeasuring 4306 Sq.Mtr., T.P. Scheme No.3, Final Plot No.52/1 & 52/2, paiki Final Plot No.52/1, admeasuring 1352 Sq.Mtr. land of Mouje Village Sevasi in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 15.10.2019




AJAY TRIPATHI
Advocate



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TITLE CLEARANCE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate in respect of the immovable Non Agricultural Land bearing Revenue Survey No.204, Block No.152, T.P. Scheme No.3, Final Plot No.36, admeasuring 1336 Sq.Mtr. land of Mouje Village Sevasi in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Amin Jiten Shantilal Partner of Shiv Corporation, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of Register Sale Deed vide registration serial No.5960, Dated : 27.05.2019, executed by Natvarlal Kalidas Prajapati in favour of Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai.
2. Photocopy of Lodgment Receipt of the above sale deed No.5960/2019.
3. Photocopy of Register sale deed vide registration serial No.15569, Dated : 03.12.2010, executed by (1) Jamnaben Ashabhai Kataria (2) Dhirubhai Ashabhai Kataria (3) Chandubhai Ashabhai Kataria (4) Ratilal Ashabhai



[Signature]



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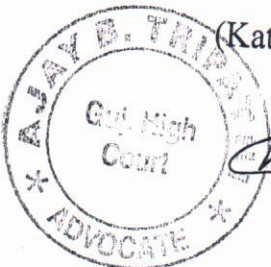
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- Kataria all through their Power of Attorney Holder Ramanbhai Chaturbhai Prajapati in favour of Natvarlal Kalidas Prajapati.
4. Photocopy of Index-II & Lodgment Receipt of the above sale deed No.15569/2010.
 5. Photocopy of N.A. Order passed by District Collector, Vadodara for Non-Agricultural purpose vide Order No.N.A. / S.R. / 36 / 2015-2016, No.Land / D / Section-65 / Vashi / 6020 to 6028 / 2015, Dated : 27.08.2015.
 6. Photocopy of Construction Permission issued by Vadodara Urban Development Authority vide No.UDA/Plan-4/Permission/115/2019, Dated : 05.08.2019.
 7. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
 8. Photocopy of extract Village Form No.7/12, 8-A, & 6 (Hakpatrak).
 9. Photocopy of Lay-out plan of above said land.
 10. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.

HISTORY OF THE SAID PROPERTY

Tracing of Title

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that the land of Moje Village Sevasi, Tal. & Dist. Vadodara bearing Revenue Survey No.204, was originally belongs to Ashabhai Nanabhai Dhed (Katariya) and his demise the said land was transferred and mutated in the



[Signature]



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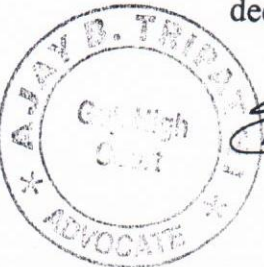
name of his legal heirs (1) Jamnaben Ashabhai Kataria (2) Dhirubhai Ashabhai Kataria (3) Chandubhai Ashabhai Kataria (4) Ratilal Ashabhai Kataria by virtue of succession and the mutation entry to that effect had been affected in revenue record vide mutation entry No.4445, dated : 14.09.2007.

It further transpires from the record that (1) Jamnaben Ashabhai Kataria (2) Dhirubhai Ashabhai Kataria (3) Chandubhai Ashabhai Kataria (4) Ratilal Ashabhai Kataria all through their Power of Attorney Holder Ramanbhai Chaturbhai Prajapati sold the said land to Natvarlal Kalidas Prajapati by Registered sale deed vide registration serial No.15569, Dated : 03.12.2010 and the mutation entry to that effect had been affected in revenue record vide entry No.5213, dated : 05.01.2011.

The Government has introduce in Moje Village Sevasi, Tal. & Dist. Vadodara New Town Planning Scheme No.3 and after finalization of Town Planning Scheme No.3, Revenue Survey No.204, Block No.152, was given Final Plot No.36.

Thereafter, the said land is converted into Non-Agricultural Purpose of the order No.N.A. / S.R. / 36 / 2015-2016, No.Land / D / Section-65 / Vashi / 6020 to 6028 / 2015, Dated : 27.08.2015 of District Collector, Vadodara.

It further transpires from the record that Natvarlal Kalidas Prajapati sold the said land to Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai by Registered sale deed vide registration serial No.5960, Dated : 27.05.2019.





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SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for last 30 Years vide Receipt No.2019014023927 & 2019017025251, Dated : 28.08.2019 and no adverse entry is found to be registered before the sub registrar.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Shiv Corporation a Partnership Firm through its managing Partner (1) Amin Jiten Shantilal (2) Patel Navnitbhai Bhavanbhai** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.





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SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non Agricultural Land bearing Revenue Survey No.204, Block No.152, T.P. Scheme No.3, Final Plot No.36, admeasuring 1336 Sq.Mtr. land of Mouje Village Sevasi in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.

Place : Vadodara
Date : 14.10.2019




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