



RAKESH D. SHAH

B.A., LL.B.

Advocate

Gujarat High Court

2, Janak Appartment, Hathi Pole (end), Nr. Manekrao Akhada, Babajipura, Vadodara - 390 001.
Phone : (O) 0265 - 2434445 • Mobile : 98240 16138 • E-mail : advocate_rdshah@yahoo.in

TITLE INVESTIGATION REPORT

Sub : **Title Clearance Certificate** in respect of Immovable Property having Plot No. 11 of R.S. No.17/1 Paiki, T.P. 18, F.P. No. 62, City Survey No. 448, Sheet No. 32, admeasuring 476.11 Sq.Mtrs. of Village Manjalpur in the Registration Dist. Vadodara Registration Sub Dist. Vadodara.

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Shree Vimalnath Corporation a Partnership Firm represented through its one of the Partner Tej Prakash Solanki, Residing at : Shree Laxminarayan Bunglow, Beside Bank of Baroda, Manjalpur Main Road, Vadodara have approached me for the Investigation of Title of the property mentioned in the captioned hereinabove.

List of Documents produced before ::

1. Copy of Revenue Records Village Form 7/12.
2. Copy of City Survey Property Card.
3. Copy of Sale Deed Registered wide Sr. No. 3652 on Dt. 25.08.1965.
4. Copy of Will Registered wide Sr. No. 3466 on Dt. 16.05.2001.
5. Copy of Release Deed Registered wide Sr. No. 11963 on Dt. 20.05.2023.
6. Copy of Sale Deed Registered wide Sr. No. 11964 on Dt. 20.05.2023
7. Copies of 135-D Notices issued by City Survey Div. I.
8. Construction Permission/Rajachitthi No. RAH/Ward/17/SHB-11/2023-2024, Dated : 20.04.2023.

Schedule of Property

Immovable Property being Plot No. 11 of R.S. No.17/1 Paiki, T.P. 18, FP. 62, City Survey No. 448, Sheet No. 32 admeasuring 476.11 Sq.Mtrs. of Village **Manjalpur**, Ta. & Dist. Vadodara in the Registration Dist. & Registration Sub Dist. Vadodara. The said Plot is bounded by :



..2..

East : Plot No. 10
North : Road

West : Plot No. 12
South : Road

After perusal of the available Revenue Records and documents produced before me, I am expressing my opinion & observation as under ::

History of Property :

It Reflect from the Revenue Records and documents put before me, Land bearing Revenue Survey No. 17/1 paiki of Village Manjalpur was belonged to the ownership of Patel Maganbhai Parshottamdas and Patel Naranbhai Parshottam.

Thereafter Patel Maganbhai Parshottamdas and Patel Naranbhai Parshotam sold and conveyed Plot No. 11 situated on the land bearing R.S. No. 17/1 admeasuring 5096 Sq.Fts of Village Manjalpur to Lilavatiben Jagjivandas Damodar Mistry & her name was mutated in Revenue Records vide Mutation Entry No. 1283 on Dt.21.04.1966.

Thereafter as per resolution Dated : 25.11.1976 of Enquiry Officer -3 her name was entered in the City Survey Property Card Records in City Survey No. 448 of Manjalpur admeasuring 476.11 Sq.Mtrs. as Gamtal land & issued Sanand. Thereafter as the said land-Plot was covered under Vadodara Town Planning Scheme No. 18 and Final Plot No. 62 was allotted.

Thereafter on death of Lilavatiben Jagjivandas Mistry on Date : 05.10.2007, her name was deleted and name of her legal heirs Prakash Jagjivandas Solanki, Arvindbhai Jagjivandas Solanki, Dharmendrabhai Jagjivanlal Solanki, Jagjivandas Damodardas Solanki were mutated in City Survey Record by way of succession vide Mutation Entry No. 107 on Date : 14.12.2008. The said Entry was certified on Date : 11.02.2009.

Thereafter, Names of Prakashbhai, Jagjivandas and Jyotiben were deleted and Names of Deepben Daugher of Prakashbhai Solanki, Jay Prakashbhai Solanki, Mansukhbhai Damjibhai, Priti daugher of Mansukhbhai Damjibhai, Amit Mansukhbhai, Tejbhai Prakashbhai Solanki and Mrudulaben wife of Prakashbhai Jagjivandasbhai Solanki were mutated in City Survey Record by way of succession vide Mutation Entry No. 340 on Date : 07.03.2009. The said Entry was certified on Date : 17.04.2009.



..3..

Lilavatiben Jagjivandas Solanki(Mistry) had executed a Registered Will on Date : 16.05.2001 and the said Will was registered with Sub Registrar No. 3 vide Registration No. 3466 on Date : 16.05.2001. As per the Will, name of Jay Prakashbhai Solanki was became absolute owner of the said Property and his name was mutated in the City Survey Records vide Mutation Entry No. 477 Date : 17.04.2009. The said Entry was certified on Date : 27.05.2009.

Jay Prakashbhai Solanki expired on Date : 19.12.2009. At the time of death he was unmarried and having no children. So names of his brother Tej Prakash Solanki and Deep Prakash Solanki were mutated in the City Survey Records vide Mutation Entry No. 12494 on Date : 03.03.2023. The said Entry was certified on Date : 21.04.2023.

Thereafter, Deep Prakash Solanki waived her right from the said property in favour of her brother Tej Prakash Solanki by executing Registered Release Deed before the Sub Registrar vide Registration No. 11963 on Date : 20.05.2023 . 135-D Notice issued by City Survey Office to delete name of Deep Prakash Solanki for mutation entry No. 13044 on Date : 03.06.2023. Thus, Tej Prakash Solanki became absolute owner of the said Property.

Thereafter Tej Prakash Solanki had sold the said property to Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki and executed Sale Deed vide Registration No. 11964 on Dt. 20.05.2023. 135-D Notice issued by City Survey Office to enter name of Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki and to delete name of Tej Prakash Solanki for mutation entry No. 13045 on Date : 03.06.2023.

Thus, Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki became absolute owner and occupier of Plot No. 11 admeasuring 476.11 Sq.Mtrs. of Village Manjapur bearing of R.S.No. 17/1 Paiki, T.P. 18, FP. 62, City Survey No. 448, Sheet No. 32.

Shree Vimalnath Corporation to construct a scheme “શ્રી કાન્હા લક્ષ્મીનારાયણ એવન્યુ” on the said land as per Development Permission/Rajachitthi No. RAH/Ward/17/SHB-11/2023-2024 on Date : 20.04.2023 issued by Vadodara Mahanagar Palika.



..4..

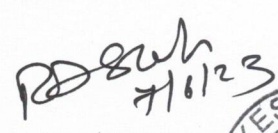
On verification of available records for last 30 years from 1992-2023 kept at the office of Sub Registrar office, Vadodara in respect of the said property, I found no entry against the title of M/s. Shree Vimalnath Corporation in the Index-2 records. I have also verified EC Search Report issued by Sub Registrar on Dt.06.06.2023, Receipt No. 8022023630812 & found no entry against the title of the said property.

By my above observations, I hereby give my opinion that the title of the said property is Clear, Marketable and Free from all/any encumbrances. Shree Vimalnath Corporation is absolute owner and occupier of the said Property.

I declare that I am having experience as an Advocate more than 11 Years and holding Sanad No. G/543/2011.

Vadodara.

Date : 07.06.2023.


RAKESH D. SHAH
[Advocate]





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NON ENCUMBRANCE CERTIFICATE

This is to certify that, I, undersigned **Rakesh D. Shah, Advocate** have investigated the title of the immovable property which is more particularly described in the schedule which is **owned by Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki**. By pursuing the Title deeds relating thereto and taking necessary search I am of the Opinion that the **Title of owner in respect of the Scheduled property are Clear, Marketable and free from encumbrances, charges and/or claims**. I am having experience as an Advocate more than 11 Years and holding **Sanad No. G/543/2011**.

Schedule of Property

Immovable Property having Plot No. 11 of R.S. No.17/1 Paiki, T.P. 18, FP. 62, City Survey No. 448, Sheet No. 32 admeasuring 476.11 Sq.Mtrs. of Village **Manjalpur**, Ta. & Dist. Vadodara Registration Dist. Vadodara Registration Sub Dist. Vadodara. On which a scheme **“શ્રી કાન્હા લક્ષ્મીનારાયણ એવન્યુ”** is organised and developed by its Owner M/s. Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki as per Development Permission/ Rajachitthi No. RAH/Ward/17/SHB-11/2023-2024, Dated : 20.04.2023. The said land bounded by :

East : Plot No. 10

West : Plot No. 12

North : Road

South : Road

Vadodara.

Date : 07.06.2023

RAKESH D. SHAH

[Advocate]





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TO WHOMSOEVER IT MAY CONCERN

This is to state I am Practicing Advocate enrolled with **Bar Council of Gujarat** since **Date : 10.06.2011** and holding **Sanad No. G/543/2011**. I am Practicing Advocate having experience on Revenue Side. As I am having **experience as an Advocate more than 11 Years**, I have issued Title Clearance Certificate and Non Encumbrance Certificate in respect of Immovable Property having Plot No. 11 of R.S. No.17/1 Paiki, T.P. 18, FP. 62, City Survey No. 448, Sheet No. 32 admeasuring 476.11 Sq.Mtrs. of Village **Manjalpur**, Ta. & Dist. Vadodara in Registration Dist. & Registration Sub Dist. Vadodara. On which a scheme “શ્રી કાન્હા લક્ષ્મીનારાયણ એવન્યુ” is organised and developed by its Owner M/s. Shree Vimalnath Corporation a Partnership Firm represented by its Administrative Partners 1. Ashok Manoharsinh Mehta and 2. Tej Prakash Solanki as per Development Permission/Rajachitthi No. RAH/Ward/17/SHB-11/2023-2024, Dated : 20.04.2023. The said land bounded by :

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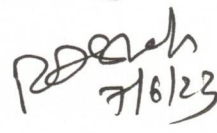
Owner : Shree Vimalnath Corporation a Partnership Firm
Represented by its Administrative Partners
1. Ashok Manoharsinh Mehta
2. Tej Prakash Solanki

Development Permission/ : No. RAH/Ward/17/SHB-11/2023-2024
Rajachitthi No. & Date : Date : 20.04.2023

Scheme Name : “શ્રી કાન્હા લક્ષ્મીનારાયણ એવન્યુ”

Vadodara.

Date : 07.06.2023


RAKESH D. SHAH
[Advocate]

