



Title Clearance Certificate

Title Investigation Report, regarding to the Property "Plot No. 10 & 11" total adm.
510.05 Sq. mtrs. bearing C.S No. 394 situated at Abrama (N.P. Limits) Ta. & Dist. Valsad.

Dear Sir,

"Uma Buildcon" A Partnership firm, Partners Mrs. Miral Amit Bhalodiya & Amit Ratilal Tilva, Office at. 302, Trace Arcade, Abrama, Ta. & Dist. Valsad had approached me for "Title Clearance Certificate" of above refer property. After Scrutinizing the Sale Deed and other reliable documents, I am of the opinion that:

(1) Name of the Title Holder :

Title Holder :

"Uma Buildcon"

A Partnership firm, Partners,

1. Mrs. Miral Amit Bhalodiya

2. Amit Ratilal Tilva

Office at : 302, Trace Arcade, Abrama,
Ta & Dist. Valsad.

(2) Description of the property :

At Abrama (within the limits of Valsad Nagar Palika) Ta. & Dist. Valsad. The N.A land bearing Old Block/s. No. 170 & C.S No. 394 in situated "Plot No. 10" , adm. 265.05 Sq. mtrs. AND "Plot No. 11" adm. 245-00 Sq. mtrs. total adm. 510-05 Sq. mtrs.

Boundary :

By North : Common Plot of Sundarvan

By South : Plot No. 12

By East : Plot No. 24

By West : Road



(3) Documents scrutinized :

Sr.	Date of Documents	Name of Documents
1	20/03/2020	Sale Deed (Regi. No. 2073/2020) (Between Uma Buildcon Partnership Firm & Pravinbhai G. Lad)
2	20/03/2020	Registration Receipt (Sale Deed, Regi. No. 2073/2020)
3	03/07/2020	Sale Deed (Regi. No. 2856/2020) (Between Uma Buildcon Partnership Firm & Vinodkumar V. Shrama)
4	03/07/2020	Registration Receipt (Sale Deed, Regi. No. 2856/2020)
5	01/01/2020	Partnership Deed (Uma Buildcon, a Partnership Firm)
6	23/12/2022	Development Permission (No. 1019BP22230237)
7	06/02/2023	Property Card (C.S No. 394)
8	23/10/2003	Revised N.A Permission (B/s. No. 170) (District Development Officer, Valsad)

(4) Tracing of Title : (Legal History of Last 30 Years)

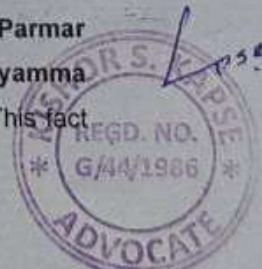
• History of Plot No. 10:

At **Abrama** (within the limits of Valsad Nagar Palika) Ta. & Dist. Valsad. The Industrial N.A land bearing Old Block/s. No. 170, total adm. 21,448-00 Sq. mtrs. was originally belongs to **M/s. Gohil Brothers Pvt. Ltd.** Director **Mr. Kaniyalal Premjibhai Gohil** since 1990. He was obtained Revised N.A permission for Residential purpose from **District Development Officer, Valsad** vide **Order No. DP/LNA/Regi. 9/2002-2003, Dt. 23/10/2003**. The said N.A property had allotted **New City Survey No. 394** from City Survey Office Valsad.

Thereafter above refer owner and possessor **M/s. Gohil Brothers** had plotted for Residential purpose in said N.A land and out of them "**Plot No. 10**" adm. 265-05 Sq. mtrs. was purchased by **Manilal Maganlal Khilochiya** by **Registered Sale Deed**, vide Regi. No. 244/2004, Dt. 04/03/2004. This fact has noted in Record of **City Survey, Abrama** by Entry No. 453 dated 16/08/2005. It has certified by competent authority. Therefore **Manilal Maganlal Khilochiya** was become absolute owner and possessor of same.

Thereafter above refer "**Plot No. 10**" was purchased by **Vargis Thoumas Abraham** and **Aliyamma Vargis** from **Manilal Maganlal Khilochiya** by **Registered Sale Deed**, vide Regi. No. 3616/2007, Dated. 07/08/2007. This fact has noted in Record of **City Survey, Abrama** by Entry No. 4617 dated. 04/08/2010 It has certified by competent authority. Therefore **Vargis Thoumas Abraham** and **Aliyamma Vargis** were become absolute owner and possessors of same.

Thereafter above refer "**Plot No. 10**" was purchased by **Fatehsinh Umedsinh Parmar** and **Harshadbhai Bhanabhai Thakor** from **Vargis Thoumas Abraham & Aliyamma Vargis** by **Registered Sale Deed**, vide Regi. No. 4466/2010, Dated. 29/09/2010. This fact



has noted in Record of City Survey, Abrama by Entry No. 4752 dated. 09/11/2010. It has certified by competent authority Therefore **Fatehsinh Umedsinh Parmar and Harshadbhai Bhanabhai Thakor** were become absolute owner and possessors of same.

Thereafter above refer "Plot No. 10" was purchased by **Vinodkumar Vijaynath Sharma** from **Fatehsinh Umedsinh Parmar and Harshadbhai Bhanabhai Thakor** by Registered Sale Deed, vide Regi. No. 3439/2015, Dated. 15/06/2015. This fact has noted in Record of City Survey, Abrama by Entry No. 7231 dated. 20/07/2015. It has certified by competent authority. Therefore **Vinodkumar Vijaynath Sharma** was become absolute owner and possessor of same.

I find out that above refer "Plot No. 10" had purchased by "**Uma Buildcon**" a Partnership firm, Partners, **Mrs. Miral Amit Bhalodiya & Amit Ratilal Tilva** from **Vinodkumar Vijaynath Sharma** by Registered Sale Deed, vide Regi. No. 2851/2020, Dated. 03/07/2020. This fact has noted in Record of City Survey, Abrama by Entry No. 10252, Dated. 18/09/2020. It has certified by competent authority on dated. 19/11/2020. Therefore "**Uma Buildcon**" a Partnership firm, has become absolute owner and possessor of same.

• History of Plot No. 11:

At **Abrama** (within the limits of Valsad Nagar Palika) Ta. & Dist. Valsad. The Industrial N.A land bearing Old Block/s. No. 170, total adm. 21,448-00 Sq. mtrs. was originally belongs to **M/s. Gohil Brothers Pvt. Ltd.** Director **Mr. Kaniyalal Premjibhai Gohil** since 1990. He was obtained Revised N.A permission for Residential purpose from **District Development Officer, Valsad** vide Order No. DP/LNA/Regi. 9/2002-2003, Dt. 23/10/2003. The said N.A property had allotted **New City Survey No. 394** from City Survey Office Valsad.

Thereafter above refer owner and possessor **M/s. Gohil Brothers** had plotted for Residential purpose in said N.A land and out of them "Plot No. 11" adm. 245-00 Sq. mtrs. was sold out to **Pravinbhai Ghelabhai Lad** by Registered Sale Deed, vide Regi. No. 2101/2004, Dated. 20/10/2004. This fact has noted in Record of City Survey, Abrama by Entry No. 455 dated 16/08/2005. It has certified by competent authority.

Thereafter above refer "Plot No. 11" was purchased by **Ishwarbhai Sonjibhai Choudhary** by Registered Sale Deed vide, Regi. No. 3391/2009, Dated. 10/09/2009. This fact has noted in Record of City Survey, Abrama by Entry No. 4174, Dated. 29/10/2009. It has certified by competent authority. Therefore **Ishwarbhai Sonjibhai Choudhary** was become absolute owner and possessor of same.

Thereafter above refer owner **Ishwarbhai Sonjibhai Choudhary** was decided to sold out the said property "Plot No. 11" once again to **Pravinbhai Ghelabhai Lad** but **Ishwarbhai Sonjibhai Choudhary** belongs to Schedule cast so he should be obtained permission for Sale from the Collector Valsad under "**Bombay Land Revenue Code 73 AA**"

I find out that **Ishwarbhai Sonjibhai Choudhary** had obtained above refer permission from the **Collector Valsad**, vide Order No. Jasusa/73 AA/Regi. No. 17/2012/Vashi-7697/2012, Date. 11/07/2012 and sold out said "Plot No. 11" once again to **Pravinbhai Ghelabhai Lad** by Registered Sale Deed vide Regi. No. 5195/2012, Dated. 29/10/2012.



This fact has noted in Record of City Survey, Valsad by Entry No. 5733, Dated. 10/12/2012. It has certified by competent authority. Therefore Pravinbhai Ghelabhai Lad was become once again absolute owner and possessor of "Plot No. 11".

I also find out that above refer "Plot No. 11" adm. 245-00 Sq. mtrs. had purchased by "Uma Buildcon" A Partnership firm, Partners,

1. Mrs. Miral Amit Bhalodiya
2. Amit Ratilal Tilva

From Pravinbhai Ghelabhai Lad by Registered Sale Deed, vide Regi. No. 2073/2020, Dated. 20/03/2020. This fact has noted in Record of City Survey, Abrama by Entry No. 10366, Dated. 14/10/2020. It has certified by competent authority on dated. 07/12/2020.

After scrutinizing the Sale-Deeds & other reliable documents, I am of the opinion that "Uma Buildcon" A Partnership firm, had absolute owner and possessor of "Plot No. 10 & Plot No. 11" total adm. 510-05 Sq. mtrs. The said properties have good, clear and marketable Title and also free from encumbrance.

Place : Valsad

Date: 01/02/2023

Kishor S. Kapse
Advocate



Attached with :

1. Search Receipt No. 202310500002871
Dated 28/02/2023
2. Non Encumbrance Certificate
3. Search Receipt No. 202310500002870
Dated 28/02/2023
4. Non Encumbrance Certificate