

Rasesh J Shah

Advocate

"PUSHKAR" 2nd Floor, Opp. Tip Top Tailor,
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Vadodara
06.12.2019

To,
M/s. ASHTAVINAYAK DEVELOPERS,
Vadodara

REG: Title Clearance Certificate in respect of immovable property known as "ANAND BHUVAN" Dighe No Wado, Behind Babaji Police Chowki, Dandia Bazar, Vadodara lying being situated on land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., of Village Mouje: **BABAJIPURA**, Taluka District **VADODARA** owned and occupied by **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane.

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices for the period of FIFTEEN YEARS from 01.01.2005 upto 05.12.2019 as required in the matter. I have carefully scrutinized the documents and papers (fully and more particularly described in Section: 3: hereunder) which establishes the ownership and possessory title, which **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane haveacquire the subject property more particularly described in Section :2: hereunder.

Sr. No.	Particulars		
1	Name of the owner		
	M/s. ASHTAVINAYAK DEVELOPERS represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane		
2	Description of Property		
	All that Piece and Parcel known as "ANAND BHUVAN" Dighe No Wado, Behind Babaji Police Chowki, Dandia Bazar, Vadodara lying being situated on land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., of Village Mouje: BABAJIPURA , Taluka District VADODARA and bounded as under;		
	On or towards the North	: By Road then property bearing Survey No. 76	
	On or towards the South	: By Road then property bearing Survey No. 75	
	On or towards the East	: By Road then property bearing Survey No. 50	
	On or towards the West	: By Road then property bearing Survey No. 47	
3	Details / Description of the documents scrutinized		
Sr. No.	Date of Document	Particulars	Whether Original/ Copy
I.		City Survey Ruled property Card	Copy
II.	22.04.2019	TCR issued by Dinesh Shinde & Associates	Copy
III.	04.07.2019	Sale Deed executed by Rajiv Ganeshchandra Karkhanish in favour of M/s. ASHTAVINAYAK DEVELOPERS represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane registered under Vol. No. 5520 dated 04.07.2019	Copy
IV.	04.07.2019	Registration Receipt of the above Sale Deed	Copy
V.	05.10.2019	Building Permission issued by VMC dated 05.10.2019	Copy
4	Brief history of the property/ies and how the owner has derived the title.		
	Tracing of party's title for the last 15 years. Search Period 01.01.2005 upto 05.12.2019 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of party's title, it shall also be done.		
	I have taken search for 01.01.2005 upto 05.12.2019 in the office of the Registrar-Babajipura,		

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Vadodara for 15 years and my observation are as under:-

1. That from the city survey records so maintained by City Survey Superintendent of Village Mouje: Babajipura Taluka District Vadodara showed that the land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., was originally owned & occupied by Sharadchandra Anandrao Dighe relative right entry is also taken on city survey records.
2. It is on records that Sharadchandra Anandrao Dighe had died on 14.01.1983 & his wife Maltiben Sharadchandra Dighe had died on 17.02.1983 leaving behind them their legal heir namely Naliniben d/o Sharadchandra Anandrao Dighe who was allowed to succeed the property necessary right entry under no. 218 is taken on records after drawing family tree and statements of the witnesses on 18.03.1992.
3. It is on records that Naliniben d/o Sharadchandra Anandrao Dighe had executed a Will on 12.09.2008 and bequeathed the subject property in favour of Rajiv Ganeshchandra Karkhanish subsequently she had died on 09.06.2010 relative city survey mutation entry no. 5702 confirmed on 25.10.2010 is also taken on city survey records. It is on records that Shriniwas s/o Sharadchandra Anandrao Dighe had already waived his rights in favour of his father Sharadchandra Anandrao Dighe on 04.08.1955 that thus Rajiv Ganeshchandra Karkhanish became owner occupier of the same.
4. That thereafter Rajiv Ganeshchandra Karkhanish had executed an Agreement to Sale in respect of the land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., in favour of Prashant Dipakrao Pathak attested before notary public Anil M. Kale under no. 3079 dated 17.09.2015. However subsequently said Agreement to Sale was cancelled by them by a Cancellation Deed which was attested before notary public H J Zala under no. 22596 dated 06.04.2018.
5. It is on records that thereafter Rajiv Ganeshchandra Karkhanish had sold & conveyed the land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., consist of eleven tenants in favour of **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane registered under Vol. No. 5520 dated 04.07.2019 relative city survey mutation entry no. 2685 confirmed on 03.10.2019 is also taken on city survey records.
6. I carried my Search in the Sub-Registrar Babajipura for 30 years that is to say from 01.01.2005 upto 05.12.2019 shows that there is no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property. Therefore I have a reason to believe that the title of existing owner **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted or to have been created in respect of the subject property.

5 Encumbrances Normally 15 Years

That Search for Encumbrances for 15 Years next before scrutiny was carried out, That prior to 2019 verification of records was made by search in Indices for the period 01.01.2005 upto 05.12.2019 the original receipt is produced under no. 2019014032931-22929 for 2005 to 2019 which is enclosed.

As on date Property is unencumbered.

6 Final Certificate Of Title

I hereby certify that I have carefully scrutinized the documents and papers listed in Section A. herein above which establishes the ownership and possessory rights and title which **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane had acquired to the said all that Piece and Parcel known as "**ANAND BHUVAN**" Dighe No Wado, Behind Babaji Police Chowki, Dandia Bazar, Vadodara lying being situated on land bearing City Survey Vibhag-B, Tikka No. 3/2, City Survey No. 49 admeasuring 618.6433 Sq., Mts., of Village Mouje: **BABAJIPURA**, Taluka District **VADODARA** (which property is fully and more particularly described in Section : 2 : herein above) and certify that the title of **M/s. ASHTAVINAYAK DEVELOPERS** represented through its partners Abhijit Nandkumar Kemkar, Aashma Abhijit

Rasesh J Shah

Advocate

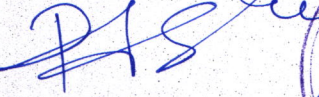
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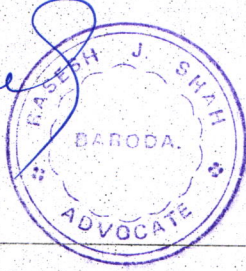
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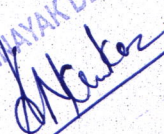
Kemkar, Shailesh Dashrathrao Jadhav, Arohi Shailesh Jadhav, Parimal Chandubhai Patel, Sumit Uday Pawar & Ashwini Anil Korane is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records maintained by the Sub-Registrar-Babajipura, Vadodara for thirty years that is to say from 2005 upto 2019 shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property.

Thanking You,
Yours Faithfully,



Rasesh J. Shah
(Advocate)



ASHTAVILAYAK DEVELOPERS

PARTNER