

SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneha Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

Ref No.13

Date: 01.07.2019

To,
Sharda Developers
Vadodara.

TITLE CLEARANCE CERTIFICATE

Investigation of Title of Property which is situated at Mouje Village Kapurai, Vadodara Block no.370 old Revenue Survey no.547 admeasuring area 3440 sq.mtrs which cover under Town Planning Scheme No.40 (kapurai), Final Plot No.39 admeasuring area 2064 sq.mtrs of Non agricultural land.

I have investigated the Title of Property which is the following documents are handed over me by you for investigation in respect of the said property, on the basis of this documents I have given this opinion.

Photo copy of revenue records like Abstract 7/12, saledeed, N.A.order, Development Permission, and related documents of the said property, public notice and search report, Title Clearance Certificate of Advocate Sudhanshu P. Bhattji.

History :

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As per the revenue records shows that originally land owned by Mahijibhai Nanabhai which was purchase said land from Khushalbai Naranbhai, such reflects vide entry no.209.

Thereafter, vide entry no.656 the name of Ramabhai Mahijibhai was entered in the revenue record after death of Mahijibhai Nanabhai.

Thereafter, vide entry no.1910 the name of the legal heirs of Ramabhai Mahijibhai namely 1) Nani w/o. Ramabhai Mahijibhai, 2) Chaturbhai, 3) Valjibhai, 4) Jiviben, 5) Jethabhai, 6) Savitaben here entered in the revenue record.

Thereafter, vide entry no.2439 the name of heirs of Ramabhai Mahijibhai 1) Nani w/o. Ramabhai Mahijibhai, 2) Chaturbhai, 3) Valjibhai, 4) Jiviben, 5) Jethabhai, 6) Savitaben jointly executed register saldeed on dt.03-04-2001 in favor of 1) Laljibhai Parmar, 2) Chandubhai Parmar, 3) Babubhai Laljibhai Parmar.

Thereafter, vide entry no.3230 1) Laljibhai Parmar, 2) Chandubhai Parmar, 3) Babubhai Laljibhai Parmar jointly executed register saldeed no.5387 on dt.30-07-2009 in favor of 1) Patel Umeshbhai Natwarbhai, and 2) Shah Bimalbhai Vasantbhai.



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The said land were taken under town planning scheme no.40 (kapurai) based on that Town Planning Scheme the original survey no.370 was allotted a Final Plot No.39. Thus by the operation of the said town planning scheme the current owners occupied and holders of the said lands taken under town planning scheme.

In the said Land necessary permission regarding Non agricultural permission obtained by land owners from Collector Vadodara vide order No.N.A. S.R/ 1099 / 2015-16, No. D/ Section /65 /Vashi /993 /1001/2016 on dt.18-02-2016. Also land owners obtain No objection Certificate for Height Clearance from Airports of Authority of India on dt.13-12-2016 and also obtain NOC from Fire and Safety Department of Vadodara on date 01-12-2016 vide outward no.3074/16-17.

Thereafter, 1) Patel Umeshbhai Natwarbhai, 2) Shah Bimalbhai Vasantbhai himself and power of attorney of 1) Patel Umeshbhai Natwarbhai executed register saldeed no.7922 on dt.20-06-2019 in favor of Sharda Developers through their partners 1) Patel Hitesh Premji and 2) Krunal Bharat Rane.

I had fully relied on Title Clearance Certificate of Advocate Sudhanshu P Bhattji who was issued on dt.25-10-2016.



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Now, as per the channel of the revenue records Sharda Developers through their partners 1) Patel Hitesh Premji and 2) Krunal Bharat Rane is the absolute owners of the said property / land.

I have published public notice in daily newspaper "Sandesh" on dt.25-06-2019 for receiving the objection in respect of the said land but till date I have not received any objection from any financial institution or third person, may they willfully waived his rights.

I have conducted necessary search in the office of sub-registrar at Vadodara for the year 1994 to 2012 on dt.25-06-2019 (receipt no.7073) in the office of sub-registrar office no.2 (Danteswar) and for the year 2012 to 2019 on dt.25-06-2019 (receipt no.7656) in the office of sub-registrar office no.5 (Bapod), I could not find any objected entry of the said land, wherein he has found that the records of many years are torn/ incomplete, some of the pages are not found to see and some of the pages are loose. Hence, whatever the records are available, have been verified.

FINAL REPORT

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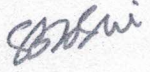
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Looking to the above documents and necessary search made in the office of sub-registrar, Vadodara, I am of the opinion that the Title of Property which is Situated at Village Kapurai, Vadodara Block no.370 old Revenue Survey no.547 admeasuring area 3440 sq.mtrs which cover under Town Planning Scheme No.40 (kapurai), Final Plot No.39 admeasuring area 2064 sq.mtrs of Non agricultural land, which is the CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES.

Date : 01.07.2019.

Place : Vadodara.


Siddharth B. Joshi

Advocate
Gujarat High Court



Nilesh V. Makvana


Advocate
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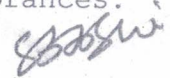
To,
Sharda Developers
Vadodara.

NON ENCUMBRANCE CERTIFICATE

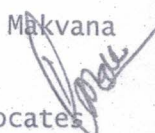
Do hereby certify that, in which land title search report, issuing Title Clearance Certificate for which "no encumbrance" certificate is issue. I had issued Title Clearance Certificate in respect of the property at Mouje Mouje Village Kapurai, Vadodara Block no.370 old Revenue Survey no.547 admeasuring area 3440 sq.mtrs which cover under Town Planning Scheme No.40 (kapurai), Final Plot No.39 admeasuring area 2064 sq.mtrs of Non agricultural land, within Registration Sub District Vadodara, District Vadodara clear, marketable and free from all encumbrances.

Place : Vadodara.

Date : 01-07-2019


Siddharth B. Joshi

Nilesh V. Makvana


Advocate

Gujarat High Court



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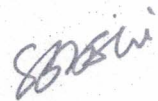
TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than 10 years in Land related matters, in which land title search report, issuing of no "encumbrance" certificate on the land including right Title, Interest or name of any party in or over land, and my experience 14 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 01.07.2019

Place : Vadodara.


Siddharth B. Joshi

Advocate
Gujarat High Court

