

Wahidali S. Saiyed

B.Com., LL.B., D.L.P., D.T.P.

ADVOCATE (GUJ. HIGH COURT)

RESI.:
AT PO. GOTHADA,
TA. SAVLI,
DIST. VADODARA.

RESI.:
B-2, RUMANA PARK,
TANDALJA ROAD, VADODARA.
M.: 98980 93759

Ref. No.:

Date :

Ref. : Investigation of Title in respect
of property land bearing Revenue
Survey No. 326 T.P. Scheme No. 37
Final Plot No. 55/1 admeasuring
about 1297.00 sq.meter situated at
Makarpura, Taluka Vadodara in the
registration district Vadodara and
sub district Vadodara.



TITLE CLEARANCE CERTIFICATE

Sir,

That, I have been approached by Swastik Infra a
partnership firm for their real estate project called "
" for Encumbrance Certificate in respect of the referred as
above.

I have been supplied the following documents;

Sr. No.

Particulars

1. Copy of Village Form No. 7 and 12 from 1951-52 to 1989-90
2. Copy of Village Form No. 7 and 12 from 1999-2000 to 2010-11
3. Copy of Village Form No. 7 of Dated : 2.4.2012.

4. Copy of Village Form No. 7 and 12 of dated : 18.7.2019.
5. Copies of Village Form No. 6 (All relevant entries)
6. Copy N.A. Permission granted by Collector, Vadodara.

Upon the scrutiny of the above referred documents, my observations are as under :-

In response to your request, I have investigated the title of in respect of property bearing Revenue Survey No. 326 T.P. Scheme No. 37 Final Plot No. 55/1 admeasuring about 1297.00 sq.meter situated at Makarpura, Taluka Vadodara in the registration district Vadodara and sub district Vadodara. My observations are as under :-

That, the captioned property is originally belonged to Lallubhai Becharbhai.

That, after demise of Lallubhai Becharbhai his legal heir namely Zaverbhai Lallubhai was entered in the revenue record of the said land vide entry no. 18 which was certified.

That, Zaverbhai Lallubhai have sold this land to Chhotabhai Mathurbhai vide Regd. Sale Deed. And the name of Chhotabhai Mathurbhai was entered in the revenue record vide entry no. 851.

That, Chhotabhai Mathurbhai died on 22.6.2002 and after the death of Chhotabhai Mathurbhai his legal heir



Kashiben w/o Chhotabhai Mathurbhai was entered in the revenue record and the entry no. 1592 was posted in revenue record which was certified.

That, Kashiben w/o Chhotabhai Mathurbhai died on 20.2.2007 and after the demise of Kashiben w/o Chhotabhai Mathurbhai her legal heir namely Bipinbhai Chhotabhai was entered in the revenue record vide entry no. 2063 which was certified.

That, Bipinbhai Chhotabhai Patel has sold the captioned property to Jayvant Bhikhabhai Parvadiya by a Regd. Sale Deed No. 678/2017 on Dated : 22.5.2017 and the entry of the same was mutated in revenue record vide entry no. 2249 which was certified on 23.6.2017.

That, Jayvant Bhikhabhai Parvadiya has executed an Agreement to Sale in favour of M/s Laxmi Ventures a partnership firm through its partner Bhaveshbhai Laljibhai Thakkar and others vide Regd. No. 1699 on dated : 16.12.2017.

That, Jayvant Bhikhabhai Parvadiya has sold the captioned property to Swastik Infra a partnership firm through its partner Dharmendra Chimanbhai Patel and other by a Regd. Sale Deed No. 2/2021 on Dated : 1.1.2021, in the said sale deed M/s Laxmi Ventures a partnership firm through its partner Bhaveshbhai Laljibhai Thakkar and others has signed as a confirming party and



waves their rights in favour of Swastik Infra a partnership firm.

Thus, I have read revenue record and entries and search report which is produced to me, my observation is that, there is no any charge, lien or loan of any banks or other any government or semi government authorities. Therefore the title of the captioned property is clear and marketable.

That, I have made necessary search in sub registrar office of Vadodara for last 26 years and found no any adverse entry or remarks against the title of the above said property.

Thus, I certify that :- Swastik Infra a partnership firm through its partner Dharmendra Chimanbhai Patel and other has became the sole and absolute owners of the Revenue Survey No. 326 T.P. Scheme No. 37 Final Plot No. 55/1 admeasuring about 1297.00 sq.meter situated at Makarpura, Taluka Vadodara in the registration district Vadodara and sub district Vadodara and the title of the said property (land) is **CLEAR AND MARKETABLE AND FREE FROM ALL OR ANY OF THE ENCUMBRANCES.**

Date : 8.1.2021

Place : Vadodara


W.S.SAIYED
((Advocate))

