

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

Date: 05.10.2018.

To,
Gautam Kantilal Shah
Vadodara.

TITLE REPORT

In respect of the property bearing City Survey No.144/B, A/
Tikka No.4/1, of Vadodara Kasba, Situated at "Shishukunj"
Lalabhai no Khancho, in the City of Vadodara admeasuring
area about 82-96-26 sq.mtrs, within Registration Sub
District Vadodara, District Vadodara.

• On request and as desired by you to issue a Title
Report for the subject title property, I have verified the
following documents, papers, copies entrusted to me to
verify the title of aforesaid property.

- Goswami*
1. Xerox copy of Property Card of City Survey No. 144/B,
A/ Tikka No.4/1, of Vadodara Kasba.
 2. Xerox copy of Order of Civil Court order in the matter
of new rcs no.1831/2015 (old spsc no.95/1994).
 3. Search report in the year of 2018.

I have verified the aforesaid documents, papers, copies
produced before me and my observations are as under:-

Looking to all above documents, according to entry of city
survey records that Shah Hiralal Govindlal has been entered
on dt.31.08.1967 as per the Order of Inquiry Officer.

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Then after late shri Hiralal Govindlal expired on dt.25.12.1990 and his legal heirs (1) Jagdishchandra Hiralal Shah, (2) Hansiniben Hiralal Shah, (3) Kamlesh Hiralal Shah by virtue of Succession rights, said entry no.5643 reflected in the city survey records.

As per the Order of the Civil Court, Vadodara, in the matter of new RCS No.1831/2015 (Old SPCS no.95/1994, In the said matter the Civil Court issued order on the base of mutual compromised deed (karardad) executed between plaintiffs Ms.Hansiniben Jagdishchandra shah and defendants Mr.Jagdishchandra Hiralal Shah and Mr.Kamleshbhai Hiralal Shah on dtd.12.04.2016 as per below and as per the said civil court order said land transferred in the name of Mr.Jagdishchandra Hiralal Shah.

Karardad

The Property bearing City Survey No.144/B, A/Tikka No.4/1, of Vadodara Kasba, Situated at "Shishukunj" Lalabhai no. Khancho, in the City of Vadodara admeasuring area about 82-96-26 sq.mtrs, within Registration Sub District Vadodara, District Vadodara is being decided as having transferred in the name of Mr.Jagdishchandra Hiralal Shah.

Then after (1) Hansiniben Hiralal Shah, (3) Kamlesh Hiralal Shah out of legal heirs (1) Jagdishchandra Hiralal Shah, (2) Hansiniben Hiralal Shah, (3) Kamlesh Hiralal Shah relinquished / waived his rights from the said property, said entry no.6212 reflected in the city survey records.

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Then after Jagdishchandra Hiralal Shah executed registered saledeed in favor of Gautam Kantilal Shah vide reg.no.7880 on dt.09.10.2017, on the base of registered sale deed said entry no.6344 reflects in the city survey records. Now, Mr.Gautam Kantilal Shah is the absolute owner of the said property.

At present as per the instruction of my client I have not given public notice in any daily newspaper in respect of the said property. This title report I had given only on the base of necessary documents and search report.

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Search :- I have carried out necessary search from 2003 up to 2018 in the office of Sub-Registrar, Vadodara - 1 in respect of subject title property, wherein I have found that the record of many years are torn/incomplete. Record of the some year are completely torn and hence not found to see. Record of the some years available loose papers have search, only first six months have found to see and record of the some years are not available, we had received EC report but there is no objectionary entry reflected. Hence whatever the records are available, have been verified. Hence, this Title Clearance Certificate issued subject to any quarry for Non-verify the records in respect of the said property.

OPINION

Looking to the above discussion, search and papers/documents entrusted to me, I am of the opinion that the title of the property bearing City Survey No.144/B, A/ Tikka No.4/1, of Vadodara Kasba, Situated at "Shishukunj"

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Lalabhai no Khancho, in the City of Vadodara admeasuring
area about 82-96-26 sq.mtrs, within Registration Sub
District Vadodara, District Vadodara, is at present having
in the ownership of Gautam Kantilal Shah, and title of the
said property is clear, marketable and free from
encumbrances subject to:-

- (1) Any other applicable prevailing law at the time of
sale or transfer of the above referred property.
- (2) Self declaration made from the present owners.

Date: 05/10/2018.

Place: Vadodara.


Siddharth B. Joshi

Advocate
Gujarat High Court

SIDDHARTH B. JOSHI
ADVOCATE
Sankalp Complex, 2nd Floor,
Marimata Lane, Rajmahal Road,
VADODARA - 1.

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Date: 05.10.2018.

To,
Gautam Kantilal Shah
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 have issued Title Clearance Certificate in respect the property bearing City Survey No.144/B, A/Tikka No.4/1, of Vadodara Kasba, Situated at "Shishukunj" Lalabhai no Khancho, in the City of Vadodara admeasuring area about 82-96-26 sq.mtrs, within Registration Sub District Vadodara, District Vadodara, till the date no encumbrances is pending.

Date: 05.10.2018.

Place: Vadodara.


Siddharth B. Joshi

Advocates
Gujarat High Court

SIDDHARTH B. JOSHI
ADVOCATE
Sankalp Complex, 2nd Floor,
Marimata Lane, Rajmahal Road,
VADODARA - 1.

SIDDHARTH B. JOSHI
NILESH V. MAKVANA
ADVOCATES
GUJARAT HIGH COURT

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Dt.05-10-2018.

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 : 05.10.2018

Place : Vadodara.


Siddharth B. Joshi

Advocate

Gujarat High Court

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