

DHARMENDRASINH F. PARMAR

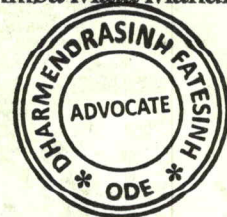
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TITLE CLEARANCE CERTIFICATE / INVESTIGATION REPORT

Date :- 10/08/2020

Name of Applicants: - Partner ship Firm of Shree Mogal Maa Devloper's
partner 's

(1) Aditi Shailendra Mohta

Residing at.Amdavad at. 303,Serin suit apartment
nr. Shaligram 3, Prahladnagar,Amdavad
Ta & Dist. Amdavad

(2) Yogendra Shambhudan Gadhavi

Residing at.Anand at. 10,Jalapujan nr. Akshar Farm
Ta & Dist.Anand.

Title clearance certificate / investigation report belonging the property of **Partner ship Firm of Shree Mogal Maa Devloper's partner 's (1) Aditi Shailendra Mohta & (2) Yogendra Shambhudan Gadhavi &** their property is non-agriculture open land, which is situated at village Vallabha Vidhyanar, Ta & Dist. Anand, bearing C.S. No. 1041, adme.417.15 sq.mtrs plot no.143.

We are approached by the above named applicants with a request to investigate and issue a certificate of the regarding is clarity and marketability of the immovable property owned by him described in the captioned subject above and in support she has submitted the relevant deeds and documents to me to my satisfaction to arrive at a fair opinion on the same.

I have also investigated the records on the entries by search in the office of the Sub Registrar of Anand, Ta. Dist Anand for the last Thirty (30) years and also verified the documents placed in my hand and my report is given as under:-

1. The original owners of the whole land property was (1) Krushnakant Jayntibhai Patel (2) Rohit Manubhai Patel (3) Induben Dineshbhai Patel, & their name's were entered from City Survey Inquiry Officer's Resolution in 1971.
2. The said property NA permission had given by Dep. Collator by their order No. LND/NA/282 on dated 18/06/1958, the said facts revile from Me.No.61 on dated 25/06/1985.



3. Thanafter Induben Dineshbhai Patel expired on dated 12/10/2009. After her death his legal heirs become co-owner according to ancestral right.
4. Thanafter (1) Dineshbhai Ashabhai Patel (2) Sohiniben D/o. Dineshbhai Ashabhai Patel (3) Cilenbhai Dineshbhai Patel names entered in city survey record of Village Vallabh Vidhyanager, Ta & Dist. Anand. The said facts revile from Me. No.6386 on dated 17/08/2010.
5. Thanafter (1) Dineshbhai Ashabhai Patel (2) Sohiniben D/o. Dineshbhai Ashabhai Patel (3) Cilenbhai Dineshbhai Patel (4) Crushnakant Jayntibhai Patel (5) Rohit Manubhai Patel was co-owner of the said land property.
6. Thanafter (1) Dineshbhai Ashabhai Patel (2) Sohiniben D/o. Dineshbhai Ashabhai Patel (3) Cilenbhai Dineshbhai Patel (4) Crushnakant Jayntibhai Patel (5) Rohit Manubhai Patel sold the said land property to our applicant Partner ship Firm of Shree Mogal Maa Devloper's partner's (1) Aditi Shailendra Mohta & (2) Yogendra Shambhudan Gadhavi, the registered sale deed had registered in Office of Sub Registrar on dated 14-02-2020 by document no.2042,the said fact shown in M.E.no.13371 on dated 08-05-2020.

After investing and searching necessary papers and concern documents and Anand Sub. Registry record for last 30 years, therefore I am of the opinion that title of the above shown Village Vallabha Vidhyanar, Ta & Dist. Anand, bearing C.S. No. 1041, admc.417.15 sq.mtrs plot no.143 N.A.land is clear and marketable and free from all encumbrances and there is no any burden over this property, there is no any suit or case running or pending over this property. So title of the said property is clear and marketable, so there is no any risk to give lone to our applicants, So before giving lone to our applicants bank must take following documents with bank custody, I have seen following documents which are sufficient for legal mortgage and a file suit against her. So title of the said property is clear and marketable, and free from all encumbrances.

I have taken search of Anand Sub Registry record for last 30 years. Which registration slips No. 2020037013699, on dated 10/08/2020.

List of Documents.-

- (1) Registered Sale Deed no.2042 on dated 14-02-2020.
- (2) Concerned mutation entries
- (3) City survey Copy

Thanks & Regards

(D.F. Parmar)

Advocate



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