

TITLE CLEARNCE CERTIFICATE

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Date : 31-08-2019

TO WHOM SO EVER IT MAY CONSERN
TITLE CLEARANCE CERTIFICATE

Dear Sir,

Ref:- Title opinion on the Property situated Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.111, 112 paiki, 123-A & 209 paiki adm. 74820 sq. mts N A land paiki K. J. P. Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4, 111/S/5-D-5 (Resurvey New Bolck/R. S. No.1257, 1258, 1259, 1260 & 1261) Total adm. 16560.00 sq. mts open land (Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4 adm. 15884.52 sq. mts+ Bolck/R. S. No. 111/S/5-D-5 adm. 675.48 sq. mts land as a Road)

1. **NAME OF THE TITLE HOLDER**

Shri Hiteshbhai Bhikhabhai Sutariya Adm. Partner of Sahajanand Build Square LLP (Limited Liability Partnership).

2. **DISCRIPTION OF THE PROPERTY**

The real estate under my consideration and juridical appraisal are the Property situated Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.111, 112 paiki, 123-A & 209 paiki adm. 74820 sq. mts N A land paiki K. J. P. Bolck/R. S. No. 111/S/1-D-



1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4, 111/S/5-D-5 (Resurvey New Bolck/R. S. No.1257, 1258, 1259, 1260 & 1261)
Total adm. 16560.00 sq. mts open land (Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4 adm. 15884.52 sq. mts+ Bolck/R. S. No. 111/S/5-D-5 adm. 675.48 sq. mts land as a Road).

3. DOCUMENTS STUDIED

- 1) Reg. Sale deed No. 6681 dt.28-08-2019 & its reg. receipt by Partners of Aanand Enterprise Partnership Firm. in favour of Shri Hiteshbhai Bhikhabhai Sutariya Adm. Partner of Sahajanand Build Square LLP (Limited Laibility Partnership).
- 2) Index-II of Reg. Sale deed No. 6681 dt.28-08-2019.
- 3) Certified Copy of 7 & 12, Form no. 6 of Gam Panchayat
- 4) Copy of Construction Permission No. kramank/Construction permission/BH-1324/Vashi/2061 dt.02-08-2019 of BAUDA Bharuch
- 5) Copy of Construction Permission No. kramank/Construction permission/BH-1324/Vashi/2062 to 2066 dt.02-08-2019 of BAUDA Bharuch
- 6) Copy of order of Collector Bharuch Kramank. Bhumi/Vashi/4663-66 dt.23-07-2019.
- 7) Copy of Layout Plan

4. TRACING OF TITLE FOR 30 YEARS NEXT BEFORE SCRUTINY

I have verified the relevant records of Talati office and scrutinized the abovementioned documents submitted to us. I have also caused the search of the available records at the Sub-Registrar, Bharuch for the down 30 years. On scrutiny of the search conducted by me and from the verification of the above mentioned documents produced before me, I submit my report as under :-

Block No.111



1. That originally the land bearing Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.111 was registered name of Aadam Umar since the period a lead of the last 30 years before 2019 under scrutiny. After they died on dt.30-11-1991 their legal heirs names Huriben w/o Aadam Umar, Ibrahim Aadam Umar, Abdul Aadam Umar, Yakub Aadam Umar, Siraj Aadam Umar, Maksud Aadam Umar, Bibi Aadam Umar, Zubeda Aadam Umar, Hamida Aadam Umar, Sharifa Aadam Umar, entered into the revenue record of the said land by mutation entry no. 2531 dt. 12-10-1992. Than after they taken the N A permission Kramank:JP/MM/Bhumi/Vashi/N A/57/96/97 dt.04-07-1997 issued from DDO Bharuch. This fact mention in mutation entry no.3257 dt.08-07-1997. After Huriben w/o Aadam Umar died on dt.28-05-1994 her name deleted into the revenue reocrd by mutation entry no.3317 dt.17-10-1997.
2. Than after Ibrahim Aadam Umar & others sold to the said N A land Village Umaraj Block No.111 to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed. This fact mention in mutation entry no.3365 dt.07-01-1998.

Block No.209

3. That originally the land bearing Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.209 was registered name of Asamal Ahahamd Aadam & Abharam Ahahamad Aadam, since the period a lead of the last 30 years before 2019 under scrutiny. This fact mention in mutation entry no. 1309 dt.06-11-1966. After Asamal Ahahamd Aadam died on dt.17-12-1979 their legal heirs names Fazalmahamad Ahahamd Adam and Abdullah Ahahamad Aadam entered into the revenue record of the said land by mutation entry no. 1868 dt. 10-07-1987.



4. Than after Abharam Ahahamad Aadam & others sold to the said N A land Village Umaraj Block No.209 to Sureshchandra Thakorlal Mehta by Reg. Sale deed. This fact mention in mutation entry no.3873 dt.16-04-2002. Than after Sureshchandra Thakorlal Mehta sold to the said land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed.

Block No.123A

5. That originally the land bearing Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.123 A was registered name of Yakub Ishe Bagas since the period a lead of the last 30 years before 2019 under scrutiny. This fact mention in mutation entry no.1916 dt.20-11-1981. Than after they taken the N A permission Kramank:JP/MM/Bhumi/Vashi/N A/57/96/97 dt.04-07-1997 issued from DDO Bharuch. This fact mention in mutation entry no.3257 dt.08-07-1997. Than after they sold to the said N A land Village Umaraj Block No.123A paiki North-East side part adm. 9094 sq. mts to Shantilal Maganlal by Reg. sael deed. This fact mention in mutation entry no.3084 dt.10-10-1996. Than after Shantilal Maganlal sold to the said land to Jayesh Ambalal Patel by Reg. sale deed . This fact mention in mutation entry no.3085 dt.10-10-1996. Than after Jayesh Ambalal Patel sold to the said land to Rajanbhai Baldev Shah by Reg. sale deed. This fact mention in mutation entry no.3086 dt.10-10-1996. Than after Rajanbhai Baldev Shah sold to the said N A land paiki adm. 8094 sq. mts land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed. This fact mention in mutation entry no.3328 dt.12-11-1997.
6. Than after Yakub Ishe Bagas sold to the said N A land Village Umaraj Block No.123A paiki other land part adm. 23775.00 sq. mts to Partners of Aanand Enterprise Partnership Firm by



Reg. Sale deed. This fact mention in mutation entry no.3327 dt.12-11-1997.

Block No.112

7. That originally the land bearing Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.112 was registered name of Ibrahim Asamal Bagas since the period a lead of the last 30 years before 2019 under scrutiny. This fact mention in mutation entry no.2241 dt.06-08-1989.

(1) Than after Ibrahim Asamal Bagas sold to the said N A land Village Umaraj Block No.112 paiki 3000 sq. mts land to Chandrabhan Gurumukhdas by Reg. sale deed. This fact mention in mutation entry no.2259 dt.06-08-1989. Than after Chandrabhan Gurumukhdas sold to said land to Dolataram Narayandas & Smt. Hansaben Narayandas by reg. sale deed. This fact mention in mutation entry no. 2768 dt.20-09-1994. Than after Dolataram Narayandas & Smt. Hansaben Narayandas sold to the said land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed. This fact mention in mutation entry no.3333 dt.12-11-1997.

(2) Than after Ibrahim Asamal Bagas sold to the said N A land Village Umaraj Block No.112 paiki Plot No. 51 & 52 adm. 158.00 sq. mts to Prafulchandra Sunderlal Shah by Reg. sale deed. Than after they sold the said plot no. 51 & 52 to Subhadraaben Mohanlal Sanghavi by Reg. sale deed. This fact mention in mutation entry no. 2405 dt.11-05-1991. Then after This fact mention in mutation entry no. 2405 dt.11-05-1991. Than afr Subhadraaben Mohanlal Sanghavi sold sold to the said land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed No.2871/1997. This fact mention in mutation entry no.3255 dt.08-07-97.



- (3) Than after Ibrahim Asamal Bagas sold to the said N A land Village Umaraj Block No.112 paiki adm. 2928 sq. mts and adm. 6171 sq. mt to Mahamad Iqbal Ahamad Musa by Reg. sale deed. This fact mention in mutation entry no. 2716 & 2719. Than after Mahamad Iqbal Ahamad Musa sold to the said land paiki 2928 sq. mts land to Kavita Kishorbhai & other by Reg. sale deed. Than after Kavita Kishorbhai & other sold to the said land paiki 2928 sq. mts land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed No.4371/1997. This fact mention in mutation entry no.3332.
- (4) Than after Ibrahim Asamal Bagas sold to the said N A land Village Umaraj Block No.112 paiki adm. 2928 sq. mts and adm. 6171 sq. mt to Mahamad Iqbal Ahamad Musa by Reg. sale deed. This fact mention in mutation entry no. 2716 & 2719. Than after Mahamad Iqbal Ahamad Musa sold to the said land paiki 2928 sq. mts land to Kavita Kishorbhai & other by Reg. sale deed. Than after Kavita Kishorbhai & other sold to the said land paiki 2928 sq. mts land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed No.4371/1997. This fact mention in mutation entry no.3332. Than after Mahamad Iqbal Ahamad Musa sold to adm. 6171 sq. mt land to Aakash Bharatbhai Shah & others by Reg. sale deed. This fact mention in mutation entry no.3050 dt.01-08-1996. Than after Aakash Bharatbhai Shah & others sold to the said land paiki 2124 sq. mts land and 4047 sq. mts to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed No.4370/1997 & 4373/1997. This fact mention in mutation entry no.3330 & 3331.
- (5) Than after Ibrahim Asamal Bagas sold to the said N A land Village Umaraj Block No.112 paiki to Madhusudan Parsotamdas Bhatt by Reg. sale deed. This fact mention in mutation entry no.3096. Than after Madhusudan



Parsotamdas Bhatt sold to the said land paiki 4047 sq. mts, 4047 sq. mts & 4047 sq. mts land to Partners of Aanand Enterprise Partnership Firm by Reg. Sale deed No.4295/1997, 4297/1997, 4296/1997. This fact mention in mutation entry no.3334, 3335 & 3336.

8. Than after Partners of Aanand Enterprise Partnership Firm obtained Construction Permission No. kramank/Construction permission/BH-1324/Vashi/2061 dt.02-08-2019 of BAUDA Bharuch and No. kramank/Construction permission/BH-1324/Vashi/2062 to 2066 dt.02-08-2019 of BAUDA Bharuch and order of Collector Bharuch Kramank. Bhumi/Vashi/4663-66 dt.23-07-2019.
9. Than after Partners of Aanand Enterprise Partnership Firm sold to Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.111, 112 paiki, 123-A & 209 paiki adm. 74820 sq. mts N A land paiki K. J. P. Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4, 111/S/5-D-5 (Resurvey New Bolck/R. S. No.1257, 1258, 1259, 1260 & 1261) Total adm. 16560.00 sq. mts open land (Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4 adm. 15884.52 sq. mts+ Bolck/R. S. No. 111/S/5-D-5 adm. 675.48 sq. mts land as a Road) to Shri Hiteshbhai Bhikhabhai Sutariya Adm. Partner of Sahajanand Build Square LLP (Limited Laibility Partnership) by Reg. Sale deed No. 6681 dt.28-08-2019.

On going through all the papers and the revenue record of Sub Registrar, Bharuch, I am of the opinion that, property bearing Dist. Bharuch Sub-Dist. Bharuch Village Umaraj Block No.111, 112 paiki, 123-A & 209 paiki adm. 74820 sq. mts N A land paiki K. J. P. Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2, 111/S/3-D-3, 111/S/4-D-4, 111/S/5-D-5 (Resurvey New Bolck/R. S. No.1257, 1258, 1259, 1260 & 1261) Total adm. 16560.00 sq. mts open land (Bolck/R. S. No. 111/S/1-D-1, 111/S/2-D-2,



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5. OTHER PROVISIONS

1 Whether provisions of Urban Land Ceiling Act are applicable?

NO

2 Whether property to be given as security is subject to any minor's claim/share?

NO

6. FINAL CERTIFICATE

This is to certify that the title to the said property mentioned above is clear and marketable and that there is no charge, right lien or encumbrance over the said property.

Bharuch

Date: 31-08-2019

Search Receipt No. 2019093014179


(NILESH KARADIA)
Advocate.