

TUHHN K SHAH

'MAA' 50, MARUTI DHAM,

B.Com. (Hons) LL.B.

NEAR FIRE STATION,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

PHONE (R) : 8780523454

B/H INDU CHACHA HOUSE,

MOBILE: 98250 36882. T.P.13, Vadodara - 24

E MAIL: tuhinkumarshah161@gmail.com

FILE NO.

DATE: 03/06/2019

TO WHOME SO EVER IT MAY CONCERN

Dear Sir,

SUB: TITLE OPINION REPORT CERTIFYING NON
ENCUMBRANCE OF THE PROPERTY OF SHREE DEVELOPERS
SITUATED AT WADI-GAJRAWADI, VADODARA BELONGING TO
SHREE DEVELOPERS THROUGH IT'S PARTNER SHRI CHIRAG
ASHOKBHAI DESAI

I refer TO your letter dated requesting me to furnish non-
encumbrances and certify and submit the Title cum opinion Report
about the clear marketable title to the above property to be
mortgaged for securing the credit facilities granted/proposed to
be granted to SHREE DEVELOPERS & IT'S PARTNER SHRI CHIRAG
ASHOKBHAI DESAI RESIDING AT: A/8, ASHOK VATIKA-1, VIP ROAD,
BEHIND BRIGHT SCHOOL, KARELIBAUG, VADODARA

**[1] DESCRIPTION & AREA OF THE PROPERTY PROPOSED TO BE MORTGAGED
SPECIFIC NUMBER(S) AND ADDRESS OF PROPERTY ALONG WITH BOUNDRIES
& MEASUREMENTS:**

DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE: WADI-GAJRAWADI,
VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.56,
ADMEASURING 66.89.04 SQ.MT VADODARA-KASBA, VIBHAG-A, TIKA NO.
32/2, BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT &
VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K,
ADMEASURING 49.80.75 SQ.MT TOTAL ADMEASURING 185.04.36 SQ.MT
PAIKEE DEVELOP BUILDING PAIKEE ALLOTTED FLAT TO INDIVIDUALS
BOUNDED ARE AS UNDER:

EAST: LAGU PROPERTY OF C.S.NO.55

WEST: ROAD & LAGU PROPERTY OF C.S.NO.54/B

NORTH: ROAD & LAGU PROPERTY OF C.S.NO.56, 54/A & 54/B

SOUTH: LAGU PROPERTY OF C.S.NO.54, 54/K & 51 TO 53

**[2] NATURE OF PROPERTY (WHETHER AGRICULTURE, NON AGRICULTURE,
COMMERCIAL, RESIDENTIAL OR INDUSTRIAL, IF NON AGRICULTURE, THE
REFERENCE & DATE OF CONVERSION ORDER FROM THE COMPETENT
AUTHORITY SHOULD ALSO BE MENTIONED**

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PROPERTY IN GANTAL CITY AREA

[3] NAME OF THE MORTGAGOR/OWNER AND STATUS IN THE ACCOUNT

i.e. BORROWER OR GUARANTOR AND WHETHER INDIVIDUAL, SOLE PROPRIETOR, PARTNER, DIRECTOR, KARTA OR TRUSTEE, IN CASE THE MORTGAGOR IS PARTNER/DIRECTOR/TRUSTEE WHO IS MORTGAGED THE PROPERTY ON BE HALF OF PARTNERSHIP, COMPANY/TRUST, WHETHER HE/SHE HAS THE AUTHORITY, COPY OF THE RESOLUTION/MEMORUNDUM & ARTICLE OF ASSOCIATION/TRUST DEED ETC WHETHER EXAMINED & VARIFIED

NAME AND ADDRESS OF THE MORTGAGOR /TITLE HOLDER:

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INDIVIDUALS

[4] WHETHER ANY MINOR LUNATIC OR UN-DISCHARGED INSOLVENT IS INVOLVED, CONFIRMED THAT THE MORTGAGOR HAS SUFFICIENT CAPACITY TO CONTRACT PRECAUTIONARY STEPS TO BE TAKEN

NOT FOUND/NOT APPLICABLE

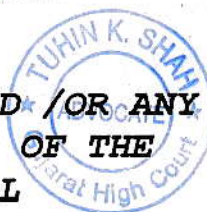
[5] WHETHER THE PROPERTY IS FREEHOLD LEASE HOLD, IF LEASE HOLD THEN PERIOD OF LEASE, AND IF FREE HOLD WHETHER URBAN LAND CEILING ACT APPLIES AND PERMISSION TO BE OBTAINED

PROPERTY IN GANTAL CITY AREA

[6] SOURCE OF PROPERTY i.e. SELF ACQUIRED OR ANCESTRAL, IF ANCESTRAL THEN MODE OF SUCCESSION AND WHETHER ORIGINAL WILL/PROBATE IS AVAILABILITY

PROPERTY IS SELF ACQUIRED BY SHREE DEVELOPERS THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI VIDE RELEASE DEED DATED 01/06/2019 VIDE NO.4597

[7] WHETHER THE MORTGAGOR IS CO-OWNER/ JOINT OWNER AND/OR ANY PARTITION OF THE PROPERTY IS MADE BETWEEN THE MEMBERS OF THE FAMILY THROUGH PARTITION DEED, IF YES WHETHER ORIGINAL REGISTERED PARTITION DEED IS AVAILABLE OR IT IS ONLY A FAMILY SETTLEMENT



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THE MORGAGOR IS ABSOLUTE OWNER OF ABOVE PROPERTY

[8] WHETHER THE MORTGAGOR IS IN EXCLUSIVE POSSESSION OF THE PROPERTY OR IT IS LEASED/RENTED OUT TO THIRD PARTY

THE MORTGAGOR DERIVES EXCLUSIVE POSSESSION OF THE PROPERTY ON EXECUTION OF SALE DEED WITH SHREE DEVELOPERS THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI

[9] WHETHER THE PROPERTY IS MUTATED IN MUNICIPAL/REVENUE RECORDS AND MORTGAGOR'S NAME IS REFLECTING AND IF NOT THE REASON THEREOF

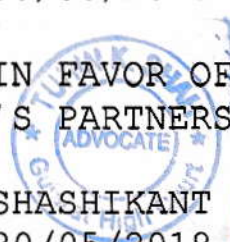
THAT VENDOR NAMES MUTATED IN RULE CARD VIDE ENTRY NO.9190 ON 11/05/2016 & ENTRY CERTIFIED ON 29/06/2016

[10] WHETHER ANY RESTRICTION FOR CREATION OF MORTGAGE IS IMPOSED UNDER CENTRAL/STATE/LOCAL LAWS, IF YES, THEN SPECIFY WHOSE CONSENT OR PERMISSION WOULD BE REQUIRED FOR CREATION OF MORTGAGE

FOR CREATION OF MORTGAGE NO RESTRICTION FOR CREATION OF MORTGAGE IS IMPOSED UNDER CENTRAL/STATE/LOCAL LAWS

[11] WHETHER ALL THE ORIGINAL TITLE DEEDS INCLUDING ANTECEDENT TITLE DEEDS AND OTHER RELEVANT DOCUMENTS ARE AVAILABLE, PLEASE GIVE DETAIL LIST

1. COPY OF RULE CARD OF C.S.NO.56, 54/A & 54/K OF TIKA NO.32/2 VIBHAG-A, WADI
2. COPY OF SALE DEED DATED 20/04/18 VIDE NO.3874 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH MADHUBEN SHASHIKANT PATEL AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018
3. COPY OF SALE DEED DATED 20/04/18 VIDE NO.3873 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH PARESH SHASHIKANT PATEL AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018



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4. COPY OF SALE DEED DATED 21/04/18 VIDE NO.3889 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH SHRI RAMESHCHANDRA NATVARLAL DABGAR, NAVINBHAI NATVARLAL DABGAR, HANSABEN KIRITBHAI DABGAR THROUGH IT'S POA SHRI NAVINBHAI NATVARLAL DABGAR, JAYSHREEBEN NARESHBHAI DABGAR, CHETANBHAI NARESHBHAI DABGAR & SHITALBEN KETANKUMAR DABGAR THROUGH IT'S POA SHRI CHETANBHAI NARESHBHAI DABGAR AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018

5. TRUE COPY OF RAJACHITHI ISSUED BY VMCS DATED 19/06/18

6. COPY OF SALE DEED DATED 01/06/19 VIDE NO.4597 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI AS A PURCHASER WITH SHRI HARSH SHAILESHKUMAR SHAH AS A VENDOR

[12] WHETHER THE ADVOCATE HAS PERSONALLY VISITED THE SUB REGISTER/REVENUE/MUNCIPAL OFFICE AND EXAMINED THE RECORD

YES, I VISITED SUB REGISTER OFFICE AT VADODARA

[13] WHETHER THE SEARCH IS BEING MADE FOR THE PERIOED OF 30 YEARS, IF NO, REASON THEREOF

YES, SEARCH IS BEING MADE FOR LAST 30 YEARS

**[14] DETALE OF THE DOUCMENT EXAMINED/ SCRUTINIZED
(THIS SHOULD BE IN CHRONOLOGICAL ORDER WITH SR.NO./TYPE
/NATURE OF DOCUMENT, DATE OF EXECUTION/PARTIES/DATE OF
REGISTRATION DETAILS INCLUDING THE DETAILS OF REVENUE/ SOCIETY
RECORDS ETC.,**

DETAILS /DESCRIPTION OF THE DOCUMENT SCRUTINISED:

SR.NO.	NAME OF DOCUMENTS	WHETHER/ ORIGINAL/ CERTIFIED/ TRUE COPY / ZEROX



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AS PER PARA-11 OF THIS REPORT

[15] TRACING OF CHAIN OF TITLE IN FAVOR OF THE MORTGAGOR OWNER STARTING FROM THE EARLIEST DOCUMENT AVAILABLE, THE NATURE OF DOCUMENT/ DEED CONVEYING THE TITLE SHOULD BE MENTIONED WITH DESCRIPTION OF PARTIES ALONG WITH THE TYPE OF RIGHT IT CREATES;

On a Search being taken in Sub-Registrar Office at Vadodara for last 30 Years, and from the Documents Produced it is found that:

(1) Earlier the above property in DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.56, ADMEASURING 66.89.04 SQ.MT VADODARA-KASBA, VIBHAG-A, TIKA NO. 32/2, BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT & VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT TOTAL ADMEASURING 185.04.36 SQ.MT PRESENTLY BELONG TO SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI

(2) THAT LAND BEARING MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.56, ADMEASURING 66.89.04 SQ.MT & MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT ORIGINALLY BELONGS TO Maganbhai Bhaijibhai & expired on 06/11/1968 & by virtue of Will dated 23/10/1968 name of Bai Parsan Wd/o Maganbhai Bhaijibhai name Mutated in Rule card on 22/04/1969

(3) That said Parsan Wd/o Maganbhai Bhaijibhai expired on 23/05/82 & name of Jayantilal Maganlal, Kantilal Maganlal & Madhuben Wd/o Shashikant Maganlal Mutated in Rule Card on 10/03/86

(4) That said Parsan Wd/o Maganbhai Bhaijibhai before expired executed a Will Wherein said Parsanben for his property in favor of Madhuben Wd/o Shashikant Maganlal & Mutated in Rule card on 06/10/2017 Vide Entry NO.8820 & Entry certified on 10/01/17

(5) Thereafter said Madhuben Wd/o Shashikant Maganlal decide to sold PROPERTY BEARING C.S.No.56, ADMEASURING 66.89.04 SQ.MT to SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNERS 1. SHRI

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CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH FOR RS.4,05,000/- & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ON 20/04/2018 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.3874 ON 30/05/2018 & also Mutated in Rule Card as Joint owner of the Property Vide Entry NO.9433 on 20/06/2018 & Entry certified on 07/09/18

(6) Thereafter said Madhuben Wd/o Shashikant Maganlal decide to sold PROPERTY **BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT** DECIDE TO SOLD TO SHRI PARESH SHASHIKANT PATEL FOR RS.150,000/- & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ONN 07/08/96 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.4064 also Mutated in Rule Card Vide Entry NO.7370 on 30/12/2015 & Entry certified on 06/02/16

(7) Thereafter said SHRI PARESH SHASHIKANT PATEL decide to sold PROPERTY **BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT** to SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH FOR RS.4,06,000/- & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ON 20/04/2018 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.3873 ON 30/05/2018 & also Mutated in Rule Card as Joint owner of the Property Vide Entry NO.9485 on 29/06/2018 & Entry certified on 07/09/18

(8) THAT LAND BEARING **MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT** ORIGINALLY BELONGS TO Maganbhai Bhaijibhai & expired on 06/11/1968 & HIS LEGAL HEIRS DECIDE TO PARTITION AMONG THEM AND ON THE BASIS OF APPLICATION DATED 19/06/86 NAME OF JAYANTILAL MAGANLAL PATEL MUTATED IN RULE CARD ON 03/07/86

(9) That said JAYANTILAL MAGANLAL PATEL decide to sold above property to Kundanben Nathalal Prajapati & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ON 10/10/1986 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.8958 & Mutated in Rule Card

(10) Thereafter said Kundanben Nathalal Prajapati decide to sold PROPERTY **BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT** DECIDE TO SOLD TO SHRI NATVARLAL BHAGVANDAS DABGAR FOR RS.30,000/- & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ON

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12/02/87 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.1346 & Mutated in Rule Card 25/02/1987 & Entry certified

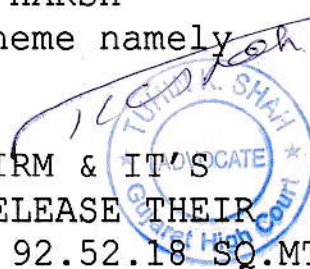
(11) That said SHRI NATVARLAL BHAGVANDAS DABGAR EXPIRED ON 27/03/08, SHANTABEN EXPIRED ON 07/01/13, NARESHBHAI EXPIRED ON 16/06/15 AND LEGAL HEIRS ARE RAMESHCHANDRA NATVARLAL DABGAR, NAVINBHAI NATVARLAL DABGAR & HANSABEN NATVARLAL DABGAR AND JAYSHREEBEN NARESHBHAI DABGAR, CHETANBHAI NARESHBHAI DABGAR & SHITALBEN NARESHBHAI DABGAR NAME MUTATED IN RULE CARD ON 31/12/15

(12) That said LEGAL HEIRS OF SHRI NATVARLAL BHAGVANDAS DABGAR DECIDE TO SOLD PROEPRTY **MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT** TO SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH FOR RS.2,74,000/- & EXECUTED SALE DEED BEFORE SUB REGISTER VADODARA ON 21/04/2018 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.3889 ON 30/05/2018 & Mutated in Rule Card as Joint owner of the Property Vide Entry NO.9486 on 29/06/2018 & Entry certified on 07/09/18

(13) That said THAT SAID SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH decide to develop a scheme for that they have get Rajachithi from VMCS through SAI ENTERPRISE THROUGH IT'S PROPRIETOR SHRI SHAILESH NAVNITLAL SHAH on 19/06/2018 VIDE NO.WARD/3/93/18-19

(14) That said SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNERS 1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH further decide to develop a Scheme namely called as SHREE GOVERDHAN FLAT'

(15) That SAID SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNER SHRI HARSH SHAILESHKUMAR SHAH DECIDE TO RELEASE THEIR PART FROM ABOVE PROEPRTY PAIKI 1/2 PART I.E.50% = 92.52.18 SQ.MT IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI FOR RS.5,00,000/- & EXECUTED RELEASE DEED OF HIS PART AREA ADMEASURING 92.52.18 SQ.MT BEFORE SUB REGISTER VADODARA ON 01/06/2019 WHICH IS MUTAED IN INDEX NO.II



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VIDE SR.NO.4597 SO NOW SAID SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI BECAME ABSOLUTE OWNER OF THE TOTAL PROPERTY AREA ADMEASURING 185.04.36 SQ.MT

(16) THAT SEARCH WAS MADE IN THE SUB REGISTER OFFICE FOR 30 YEARS AND THERE IS NO ADVERSE ENTRY PREJUDICIAL OR CONTRARY TO THE RIGHT AND INTERST OF SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI HAVE A VALID CLEAR, MARKETABLE & FREEE FROM ENCUMBRANCE TITLE OVER THE SAID SCHEME NAMELY CALLED AS "SHREE GOVERDHAN FLAT" BUT ON THE APRT OF INVESTIGATION I INVITE OBJCETION FROM GENERAL PUBLIC AT LARGE IN LOCAL NEWS PAPER OF DIVYA BHASKAR ON 30/05/2019 & 31/05/2019 BUT TILL TODAY NOBODY COME FORWARD OR RAISED OBJECTION AGAINST ISSUED OF TCC OF PROPERTY MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.56, ADMEASURING 66.89.04 SQ.MT VADODARA-KASBA, VIBHAG-A, TIKA NO. 32/2, BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT & VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT TOTAL ADMEASURING 185.04.36 SQ.MT & ON EXECUTION OF SALE DEED IN FAVOR OF INDIVIDUALS THEN THEY HAVE ALSO DERIVES A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID FLAT/SCHEME OF SHREE GOVERDHAN FLAT-WADI-PROEPRTY WHATSOEVER BASED AND RESPONDED ON THE DOCUMENTS/PAPERS REFERRED HEREINABOVE AVAILABLE SEARCH AND INFORMATION FURNISHED OF ABOVE SAID PROPERTY

[16] WHETHER THERE IS ANY DOUBT/SUSPICION ABOUT THE GENUINENESS OF THE ORIGINAL DOCUMENTS, IF YES, THEN SPECIFY

NO

[17] THE FINAL CERTIFICATE OF THE ADVOCATE CONFIRMING THAT THE TITLE OF THE PROPERTY(S) TO BE MORTGAGED IS EXAMINED BY HIM AND THE SAME IS/ARE CLEAR & MARKETABLE

I certify that SHREE DEVELOPERS A PARTNERSHIP FIRM & IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI HAVE A VALID CLEAR, MARKETABLE & FREEE FROM ENCUMBRANCE TITLE OVER THE SAID SCHEME NAMELY CALLED AS "SHREE GOVERDHAN FLAT" BUT ON THE APRT OF INVESTIGATION I INVITE OBJCETION FROM GENERAL PUBLIC AT LARGE IN LOCAL NEWS PAPER OF DIVYA BHASKAR ON 30/05/2019 & 31/05/2019 BUT

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TILL TODAY NOBODY COME FORWARD OR RAISED OBJECTION AGAINST ISSUED OF TCC OF PROPERTY MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.56, ADMEASURING 66.89.04 SQ.MT VADODARA-KASBA, VIBHAG-A, TIKA NO. 32/2, BEARING C.S.NO. 54/A, ADMEASURING 68.34.57 SQ.MT & VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT TOTAL ADMEASURING 185.04.36 SQ.MT & ON EXECUTION OF SALE DEED IN FAVOR OF INDIVIDUALS THEN THEY HAVE ALSO DERIVES A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID FLAT/SCHEME OF SHREE GOVERDHAN FLAT-WADI-PROEPRTY

[18] LIST OF DOCUMENTS TO BE DEPOSITED FOR CREATION OF MORTGAGE BY THE MORTGAGOR INCLUDING ANY ADDITIONAL DOCUMENTS REQUIRED IN ADITION TO THE DOCUMENTS AVAILABLE

1. COPY OF RULE CARD OF C.S.NO.56, 54/A & 54/K OF TIKA NO.32/2 VIBHAG-A, WADI
2. ORIGINAL SALE DEED DATED 20/04/18 VIDE NO.3874 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS
1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH MADHUBEN SHASHIKANT PATEL AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018
3. ORIGINAL SALE DEED DATED 20/04/18 VIDE NO.3873 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS
1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH PARESH SHASHIKANT PATEL AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018
4. ORIGINAL SALE DEED DATED 21/04/18 VIDE NO.3889 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNERS
1. SHRI CHIRAG ASHOKBHAI DESAI & 2. SHRI HARSH SHAILESHKUMAR SHAH AS A PURCHASER WITH SHRI RAMESHCHANDRA NATVARLAL DABGAR, NAVINBHAI NATVARLAL DABGAR, HANSABEN KIRITBHAI DABGAR THROUGH IT'S POA SHRI NAVINBHAI NATVARLAL DABGAR, JAYSHREEBEN NARESHBHAI DABGAR, CHETANBHAI NARESHBHAI DABGAR & SHITALBEN KETANKUMAR DABGAR THROUGH IT'S POA SHRI CHETANBHAI NARESHBHAI DABGAR AS A VENDOR & MUTATED IN INDEX NO.II ON 30/05/2018
5. TRUE COPY OF RAJACHITHI ISSUED BY VMCS DATED 19/06/18 WITH LAYOUT PLAN

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B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R) : 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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6. ORIGINAL MONEY RECEIPT OF SALE DEED, ORIGINAL SALE DEED & INDEX NO. II OF SALE DEED DATED 01/06/19 VIDE NO. 4597 IN FAVOR OF SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI AS A PURCHASER WITH SHRI HARSH SHAILESHKUMAR SHAH AS A VENDOR

[19] WHETHER THE BANK WILL BE ABLE TO ENFORCE SARFAESI ACT, IF REQUIRED AGAINST THE PROEPRTY OFFERED AS SECURITY

YES, THE BANK WILL BE ABLE TO ENFORCE SARFAESI ACT

[20] WHETHER ANY ADITONAL FORMALITIES TO BE COMPLETED BY THE PROPOSED MORTGAGOR, IF YES, STATE SPECIFICALLY IN CASE OF FLAT'S / PROPERTY(S) IN CO-OP SOCIEETIES, WHETHER ALLOTMENT LETTER, POSSESSION LETTER SHARE CERTIFICATE, AFFIDAVIT, POWER OF ATTORNEY ETC IS REQUIRED

1. ORIGINAL MONEY RECEIPT OF MEMORANDUM OF DEPOSIT OF TITLE DEEDS, ORIGINAL MEMORANDUM OF DEPOSIT OF TITLE DEEDS TO BE REGISTERED BEFORE SUB REGISTER VADODARA BY SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI & INDEX NO. II OF MEMORANDUM OF DEPOSIT OF TITLE DEEDS TO BE REGISTERED BEFORE SUB REGISTER VADODARA BY SHREE DEVELOPERS A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI CHIRAG ASHOKBHAI DESAI

PLACE: VADODARA

SIGNATURE OF THE ADVOCATE
WHO HAS SCRUTINISED THE
TITLE DEEDS/DOCUMENTS

DATE: 03/06/19

TUHIN K. SHAH
(ADVOCATE)



TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT.

MOBILE: 98250 36882.

OFFICE: 303, KISHAN RESIDENCY,

BEFORE COW CIRCLE

E MAIL: tuhinkumarshah161@gmail.com

'MAA' 50, MARUTI DHAM,

NEAR FIRE STATION,

OPP: CHHANI JAKAT NAKA,

T.P.13, Vadodara - 2

BESIDE AKOTA SUB REGISTER OFFICE,

AKOTA-VADODARA,

DATE:03/06/2019

TO WHOME SO EVER IT MAY CONCERN

(ADVOCATE EXPIRENCES CERTIFICATE)

I TUHIN K SHAH ADVOCATE SOLEMNLY, DECLARE THAT I HAVE EXPERIENCE OF MORE THAN TEN YEARS IN LAND RELATED MATTERS, IN WHICH LAND TITLE, SEARCH REPORT, ISSUING OF "NO ENCUMBRANCE" CERTIFICATE ON THE LAND INCLUDING RIGHT, TITLE INTEREST IN THE PROPERTY OR NAME OF ANY PARTY IN OR OVER LAND, & I ALSO HAVE 29 YEARS EXPERIENCE IN THE LAND MATTERS ACCORDING TO GUJARAT RERA RULES

THE CONTENTS OF THE ABOVE ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FROM;

PROPERTY REF: DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE: WADI-GAJRAWADI, VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.NO.56, ADMEASURING 66.89.04 SQ.MT VADODARA-KASBA, VIBHAG-A, TIKA NO. 32/2, BEARING C.S.No.54/A, ADMEASURING 68.34.57 SQ.MT & VADODARA-KASBA, VIBHAG-A, TIKA NO.32/2, BEARING C.S.No.54/K, ADMEASURING 49.80.75 SQ.MT TOTAL ADMEASURING 185.04.36 SQ.MT PAIKEE CONSTRUCTION THEREON, GAJRAWADI -VADODARA

DATE: 03/06/2019

SIGN: TUHIN K SHAH

ADVOCATE NAME: TUHIN K SHAH

SANAD NO.G/754/1990