

Javid A. Pir

B. Com. L.L.B.

Advocate, Gujarat High Court

Advocate Sanad Regi. No.G/1139/2008

Resi.: 26, Zaid residency, Near Hirabag Society, Jalaram Chokdi, Nava Bazar, KARJAN,
Ta Karjan, Dist. Vadodara (Gujarat State) Pin. 391 240.

Date : 06 /02/2023

TITLE CLEARANCE CERTIFICATE

To
Mr Hasmukhbhai Jethabhai Patel
R/o, 45, Yogin Nagar Society,
Nava Bazar, Karjan,
Ta. Karjan, Dist. Vadodara.
Pin. 391 240.

In response to your request to me to issue Title Clearance Certificate of the below mentioned property, wherein construction scheme in the name of "JAYSHREE AVENUE" has to be carried out, my finding and opinion are as follows.

(A) Description of the Immovable Property :

The immovable property being Non. Agri. Plot No. 13,14,17 to 20 for Residential/Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE" admeasuring 3654.50 Sq. Meters Assessment Rs. 351.45 situated in Non-Agricultural land bearing Revenue survey No. 1206/1/B, City Survey No. NA 1206/1/B, Sheet No. NA99, Card No. 5288 of village Karjan, Taluka Karjan, District Vadodara, in the Registration District Vadodara, Sub-District Karjan.

For the purpose, I have been provided with the original/certified copies of the following documents:

1.	Abstract of village for No. 6 of Entry No.617 which is for Gambhirsinh Laxmansinh Chavda as a legal heir of deceased Laxmansinh Kalyansinh in Agri. land Rev. Survey No. 1010, 1014, 1144, 1160, 1201, 1206, 1268, 1226 of village Karjan (Sim).	21/12/1954
2.	Abstract of village for No. 6 of Entry No.863 shows that with a condition to pay Kirayu every year, Government had permanently given the New and undivided condition Government Padtar land Survey No. 243 of village Karjan to Bachubhai @ Shivshankar Someshwar. This entry is not applicable for R.S.No 1206/1/B.	Not Mentioned
3.	Abstract of village for No. 6 of Entry No.977 shows that under the Inami Jamin Abolition Act, under No. 1600/55, dt. 4/10/55, the Agri. land Rev. Survey No. 1206/1 of village Karjan (Sim) entered in revenue record as a Government property.	11/11/1955
4.	Abstract of village for No. 6 of Entry No.1000 is for the land R.S.No. 1206 declared as fraction.	10/03/1956
5.	Abstract of village for No. 6 of Entry No.1467/28 by which the name of Gambhirsinh Laxmansinh Chavda entered in revenue record in land R.S. No. 1206.shows that	04/04/1961
6.	Abstract of village for No. 6 of Entry No.1484/7 shows that as per correction statement No 12, the name of Gambhirsinh Laxmansinh entered in R.S. No. 1206/1/B.	02/10/1961
7.	Abstract of village for No. 6 of Entry No.2274 by which that the name of Jaswantsinh Gambhirsinh and Kesrisinh Gambhirsinh entered in revenue record in Agri. land Rev. Survey No.1206/1/B as a legal heirs of deceased Gambhirsinh Laxmansinh.	05/09/1968



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8.	Abstract of village for No. 6 of Entry No.2474/2 by which the name of Kesrisinh Gambhirsinh entered in R.S.No. 1206/1 Area 4957 Sq, Mtrs. as a owner.	24/09/1970
9.	Abstract of village for No. 6 of Entry No.3945 shows that Kesrisinh Gambhirsinh sold the R.S.No. 1206/1/B to Narpatsinh Mohansinh.	25/08/1982
10.	Photo copy of N.A. Permission order No. L.N.D./S.R./147-81-82/2731, dt. 22/7/1982 in respect of land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 of village Karjan as per approval of plan issued by the office of District Panchayat, Land Revenue Vadodara for construct a shed for industrial purpose noted in revenue record vide entry No. 3980.	29/08/1982
11.	Regd. Sale-deed No.767/1988, dt. 25/3/1988 executed by Mr.Jaswantsinh Mohansinh Chavda in respect of N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 admeasuring East-West 42.60 Meters X North-South 105 Meters (Total 4473 Sq. Meters) of village Karjan to (1) Mr. Hasmukhbhai Jethabhai Patel & Rajendrakumar Jethabhai Patel noted in revenue record vide entry No. 5180/4	24/06/1988
12.	Index -II of Regd. Sale-deed No.767/1988, dt. 25/3/1988	25/03/1988
13.	Certified copy of village form No. 7/12 pertaining to the Agri. land Rev. Survey No. 1206/1/B issued by the office of Mamlatdar, Karjan, for the year 1951-52 to 1979-80.	Nil
14.	Certified copy of village form No. 7/12 pertaining to the N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 issued by the office of Karjan (Kasba) Village Panchayat for the year 1988-89 to 2003-04 in the name of Mr. Hasmukhbhai Jethabhai Patel	
15.	Certified copy of village form No. 6 (Rights of Records).	
16.	Certified copy of Property Card of City Survey No.NA1206/1/B,Sheet No.NA99,Card No. 5288 issued by the office of City Survey, Dabhoi At : Karjan,	14/06/2022
17.	Opinion in respect of N.A. land Block/Survey No. 1206/1 paiki Plot No 13,14 for Residential & Commercial purpose as per approval of Lay-out Building Plan given by Dy. Executive Engineer District (Road and Building) Sub Division No.1 Vadodara vide their office Outward No.PB/1698/2022	10/08/2022

On perusal of abovenamed documents it appears that in revenue record village form No. 6, the Agri. land Rev. Survey No. 1010, 1014, 1144, 1160, 1201, 1206, 1268, 1226 of village Karjan (Sim) stood in the name of Laxmansinh Kalyansinh and after his death, the above said land has been inherited by his heir/successor Gambhirsinh Laxmansinh Chavda. Necessary Entry No.617 Dt. 31/12/54 has been mutated in the village form No. 6.

That, in with a condition to pay Kirayu every year, Government had permanently given the New and undivided condition Government Padtar land Survey No. 243 of village Karjan to Bachubhai @ Shivshankar Someshwar. Necessary Entry No.863 dt. has been mutated in the village form No. 6 (Entry No. 863 entered in revenue record village form No. 7/12 for the year 1988-89 ti 2004-05). This entry is not for Agri. land Rev. Survey No. 1206/1/B of village Karjan (Sim) and hence not applicable.

That, as per Inami Jamin Abolition Act, under No. 1600/55, dt. 4/10/55, the Agri. land Rev. Survey No. 1206/1 of village Karjan (Sim) entered in revenue record as a Government property. Necessary entry No.977 Dt.11/11/1951 has been mutated in the village form No. 6.



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That as per notification No. 2355 passed by the Mumbai Government, under the fregmentation act the Agri. land Revenue Survey No.334,344,625,1121,962,961,336/3, 951, 1068, 1084, 1017/3, 948, 1123/Paiki, 1010, 1014, 1144,1160, 1201, 1206, 1268, 1277, 1284, 1242,1185, 1011/1 of village Karjan (Sim) declared as fraction. The above said land noted in revenue record in the name of Gambhirsinh Laxmansinh. Necessary Entry No. 1000/48 Dt. 10/03/56 has been mutated in the village form No. 6.

That, as Miscellaneous Alienated Abolition Act was in force, entry No. 977, dt.11/11/55 was ordered to rejected and with a condition to pay full assessment, the name of Mr. Gambhirsinh Laxmansinh Chavda was entered in revenue record in the Agri. land Revenue Survey No.1010,1014,1144,1160, 1201, 1206, 1226, 1268, 1276, 1277, 40, 1185, 1284,39,1242,1011/1,998/1 of village Karjan (Sim) as a possessor/occupier. Necessary entry No. 1467/28 Dt. 04/04/61 were mutated in the village form No. 6. This entry has been sanctioned by the Dy. Mamlatdar, Karjan.

Then, as per portion measurement prepared by City Survey Mamlatdar, Kheda, the name of Mr. Gambhirsinh Laxmansinh Chavda was entered in revenue record in the Agri. land Rev. Survey No. 1206/1/B Acre 1-09 Guntha Assessment Rs.07. 37, Rev. Survey No. 40/1 Acre 0-22 Guntha Assessment Rs.3.31, Rev. Survey No.336/3 Acre 0-38 Guntha Assessment Rs.5.56, Rev.Survey No.344/1 Acre 1-30 Guntha Assessment Rs.11.56, Rev. Survey No.1268/2 Acre 1-05 Guntha Assessment Rs.6.62, Rev. Survey No.1201/3 Acre 1-18 Guntha Assessment Rs.8.81 and Rev. Survey No.1284/1 Acre 0-17 Guntha Assessment Rs.2.88 of village Karjan (Sim) as a occupier. Necessary entry No.1484/7 Dt.2/8/61 has been sanctioned by the compentent authority of the office of Mamlatdar, Karjan.

That, as new and permanent resolution was in force from 1962, changing of assessment in Agri. land Rev. Survey No. 1 to 1356 of village Karjan (Sim). Necessary Entry No. 1970, dt. 6/10/66 has been sanctioned by the Circle Officer, Karjan.

Then, due to death of Gambhirsinh Laxmansinh Chavda on dated 31/8/68, his name was deleted in revenue record and the name of Jaswantsinh Gambhirsinh and Kesrisinh Gambhirsinh Chavda were entered in revenue record in the Agri. land Rev. Survey No. 39, 334, 336/3, 429, 625, 948, 951, 967/Paiki,1010,1011/1/Paiki,1014,1017/Paiki,1024, 998/Paiki, 1116, 1121/Paiki,1144/Paiki, 1160/Paiki, 1185/Paiki, 1206/1/B, 1226/Paiki, 1242/Paiki, 1216, 1277, 1284/10, 1088, 344/1, 1201/Paiki/2 of village Karjan (Sim) as a legal heirs of deceased Gambhirsinh Laxmansinh Chavda. Necessary Entry No.2274 Dt.5/9/68 has been sanctioned by the Dy. Mamlatdar, Karjan.

Then, as per family distribution deed made between Jaswantsinh Gambhirsinh and Kesrisinh Gambhirsinh Chavda, Agri. land Rev. survey No. 1206/1 admeasuring Hec. Ra. Sq. Mtrs. 0-49-57 Assessment Rs. 6.12 of village Karjan (Sim) entered in revenue record in the name of Kesrisinh Gambhirsinh Chavda. Necessary Entry No.2474/2, dt. 24/9/70 has been sanctioned by the Circle Officer, Karjan on dated 26/10/70. The name Kesrisinh Gambhirsinh Chavda also entered of City Survey Record in City Survey No.NA1206/1/B, Sheet No.NA99 Card No. 6288 as a possessor/occupier.

That as per no due certificate of The Juni Jithardi Group Multipurpose Co. Op. Society Ltd. the encumbrance/charge of the said society entered in revenue record in second rights were deleted in the Agri. land Rev. Survey No. 12065/1/B Acre 1-09 Guntha of village Karjan (Sim).For that effect, necessary Entry No.3783 Dt.20/5/82 has been sanctioned by the Circle Officer, Karjan on dated 28/06/1982.



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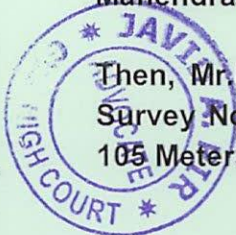
Then, Kesrisinh Gambhirsinh Chavda had sold out the Agri. land Rev. Survey No. 1206/1/B admeasuring Hec.Ra.Sq.Mtrs. 0-49-57 of village Karjan (Sim) by Registered sale-deed No.846/932/200 dt. 9/2/82 for the consideration of sale amount of Rs. 29500/- to Natvarsinh Mohansinh Chavda and as per the above deed, the name of Kesrisinh Gabhirsinh Chavda was deleted and the name of Natvarsinh Mohansinh Chavda had been entered in the said property as a owner & occupier. Necessary Entry No.3945, dt. 28/8/82 has been sanctioned by the Circle Officer, Karjan. The name of Narpatsinh Mohansinh Chavda also entered in Property Card of City Survey record in City Survey No. NA 1206/ 1/B, Sheet No.NA99 Card No. 6288 as a possessor/occupier on dated 4/4/2022. For that effect, necessary entry No. 431, dt. 4/4/2022 has been certified by Mahendra A Prajapati, Shirestdar of the office of City Survey, Dabhoi At: Karjan on dated 31/5/2022.

Then, with a condition to pay all Government Taxes from 1981-82 till further order, District Development Officer, Vadodara had granted the Non Agricultural Permission for the purpose of construct a Industrial Shed in plot No. 13 to 20 situated in Agri. land Rev. Survey No. 1206/1/B admeasuring Hec.Ra.Sq. Mtrs. 0-49-57 (4957 Sq. Mtrs.) paiki East West 42.60 Meters x North-West 105.00 Meters by vide order No.L.N.D./ S.R./147-81-82//2731 on dated 22/7/1982 as per approval of plan. Necessary Entry No.3980, dt.28/9/1982 has been sanctioned by the Circle Officer, Karjan on dated 26/4/83. The facts of the above said order of Dist. Development Officer, Vadodara also mutated in Property Card of City Survey record in City Survey No. NA 1206/ 1/B, Sheet No.NA99 Card No. 6288 on dated 27/01/2022. For that effect, necessary entry No. 1, dt. 27/01/2022 has been certified by Mr. Ashokkumar Jivaji Nada on dated 27/1/2022.

Then, Mr.Jaswantsinh Mohansinh Chavda had sold out the N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 admeasuring East-West 42.60 Meters X North-South 105 Meters (Total 4473 Sq. Meters) of village Karjan by Regd. Sale-deed No.767/1988, dt. 25/3/1988 for the consideration of sale amount of Rs. 41,000/- to (1) Mr. Hasmukhbhai Jethabhai Patel & Rajendrakumar Jethabhai Patel and as per the above deed, and as per letter No. Land/1177/88 of Mamlatdar, Karjan, dt. 16/4/88, the name of Jaswantsinh Mohnsinh Chavda was deleted and the name of (1) Mr. Hasmukhbhai Jethabhai Patel & Rajendrakumar Jethabhai Patel have been entered in revenue record in the above said property as a co-owners. Necessary Entry No. 5180/4, dt. 24/06/1988 has been sanctioned by the Dy. Mamlatdar, Karjan on dated 02/08/1988. The name of (1) Mr.Hasmukhbhai Jethabhai Patel & (2) Mr. Rajendrakumar Jethabhai Patel also entered in Property Card of City Survey record in City Survey No. NA 1206/1/B, Sheet No.NA99 Card No. 6288 in the immovable property being N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 admeasuring East-West 42.60 Meters X North-South 105 Meters as a co-possessors/occupiers on dated 4/4/2022. For that effect, necessary entry No. 432, dt. 4/4/2022 has been certified by Mahendra A Prajapati,Shirestdar of the office of City Survey, Dabhoi At: Karjan on dated 31/5/2022.

Then, as Mr. Rajendrakumar Jethabhai Patel had relinquished his rights from the N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 of village Karjan (Sim) in favour of Hasmukhbhai Jethabhai Patel, his name was deleted in revenue record in the above said property. Necessary Entry No.6362, dt.30/10/95 has been certified by the Dy. Mamlatdar, Karjan on dated 30/11/95. (In revenue record village form No. 7/12 entry No. 6418 wrongly mentioned). The name of Rajendrakumar Jethabhai Patel was deleted in Property Card of City Survey No. NA 1206/1/B, Sheet No.NA99 Card No. 6288 on dated The said entry No. dt. has been certified by Mahendra A Prajapati,Shirestdar of the office of City Survey, Dabhoi At: Karjan on dated.

Then, Mr.Hasmukhbhai Jethabhai Patel had sold out the N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 admeasuring East-West 42.60 Meters X North-South 105 Meters (Total 4473 Sq. Meters) paiki N.A. Plot No. 15 Plot Area 479.25 Sq.Mtrs.of village Karjan



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by Regd. Sale-deed dt. 05/01/1995 for the consideration of sale amount of Rs. 97975/- to Mr.S.R.Somaiya on behalf of Mark Flair Private Limited and as per the above deed, the name of Mr. Hasmukhbhai Jethabhai Patel was deleted and the name of Mr.S.R.Somaiya on behalf of Mark Flair Private Limited has been entered in revenue record in the above said property as a owner. Necessary Entry No. 6392, dt. 06/01/1996 has been certified by the Circle Officer, Karjan on dated 23/2/1996.

Then, Mr.Hasmukhbhai Jethabhai Patel had sold out the N.A. for industrial purpose land Rev. Survey No. 1206/1/B paiki Plot No. 13 to 20 admeasuring East-West 42.60 Meters X North-South 105 Meters (Total 4473 Sq. Meters) paiki N.A. Plot No. 16 Plot Area 479.25 Sq. Mtrs. of village Karjan by Regd. Sale-deed No.1140/1995, dt.18/12/95 for the consideration of sale amount of Rs. 51,000/- to Mr.Hemang Rajendra Joshi, Sheetal Sunil Joshi and Yog Girishchandra Joshi as a partners of Up Industrial Co. and as per the above deed, the name of Mr. Hasmukhbhai Jethabhai Patel was deleted and the name of Hemang Rajendra Joshi, Sheetal Sunil Joshi and Yog Girishchandra Joshi as a partners of Up Industrial Co. have been entered in revenue record in the above said property as a co-owners. Necessary Entry No. 6406/8, dt. 07/02/1996 has been certified by the Circle Officer, Karjan on dated 23/2/1996.

That Mr.Ramsinh Nagjibhai Chavda had sold out the N.A. Plot No. 41 admeasuring 56 Sq. Mtrs. situated in land Rev. Survey No.998/1 paiki of village Karjan by Regd. Sale-deed for the consideration of sale amount of Rs. 10,000/- to Mr. Arvindbhai Jagjivan Panchal and as per the above deed, the name of Mr. Ramsinh Nagjibhai Chavda was deleted and the name of Arvindbhai Jagjivan Panchal has been entered in revenue record in the above said property as a owner. Necessary Entry No.6418, dt. 21/02/1996 has been certified by the Circle Officer, Karjan on dated 23/3/1996.

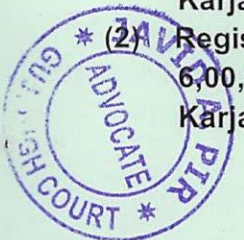
Then, as per Zone Certificate issued by Karjan Nagar Palika in respect of N.A. land Block/survey No. 1206/1 paikiPlot No. 13,14 for Industrial purpose, as the land was converted from Agri. land to Non Agri. for Industrial purpose, according to Resolution No. JPB/1079/2064/K,dt. 17/7/80 of Land Revenue Division of Gujarat Government, Dy. Executive Engineer District (Road and Building) Division No.1, Vadodara has issued Non Objection Certificate in respect of above said property for to use the land Residential & Commercial purpose as per approval of Lay-out Building Plan vide their office Outward No.PB/1698/2022, dt. 10/08/2022.

Looking to the above facts, Mr. Hasmukhbhai Jethabhai Patel became the independent owner of the immovable property being Non. Agri. Plot No. 13,14,17 to 20 for Residential/Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE" admeasuring 3654.50 Sq. Meters Assessment Rs. 351.45 situated in Non-Agricultural land bearing Revenue survey No. 1206/1/B, City Survey No. NA 1206/1/B, Sheet No. NA99, Card No. 5288 of village Karjan,Taluka Karjan, District Vadodara, in the Registration District Vadodara, Sub-District Karjan.

(E). Details of search at Sub-Registrar of Assurance, Karjan, Dist. Vadodara.

That I have made a search in respect of the above referred property for last 30 years i.e. from 1991 to 2023 Search Fees & E. C. Fee paid vide Receipt No. 202311400000674 dated 06/02/2023 in the office of Sub-Registrar, Karjan, wherein, I have found below mentioned deed/documents :

- (1) Registered Mortgage deed No. 1012, dt. 20/6/2013 in respect of subject property for Rs. 10,00,000/- executed by Mr. Hasmukhbhai Jethabhai Patel in favour of State Bank of India, Karjan. Br.
- (2) Registered Mortgage deed No. 745, dt. 14/5/2014 in respect of subject property for Rs. 6,00,000/- executed by Mr. Hasmukhbhai Jethabhai Patel in favour of State Bank of India, Karjan. Br.



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- (3) Regd. Deed for Reserved Records of Rights (Returned back after Three Months) No. 1804, dt. 1/9/2015 for Rs. 4,00,000/- executed by Mr. Manishbhai Hasmukhbhai Jethabhai Patel as a Proprietor of Mahadev Traders in favour of State Bank of India, Miyagam-Karjan Br.
- (4) Regd. Reconveyance Deed for Mortgaged property No. 767, dt. 21/4/2018 executed by State Bank of India, Miyagam Br. through its authorised signature Mr. Chandraprakash Saini in favour of Mr. Hasmukhbhai Jethabhai Patel.
- (5) Regd. Reconveyance Deed for Mortgaged property No. 768, dt. 21/4/2018 executed by State Bank of India, Miyagam Br. through its authorised signature Mr. Chandraprakash Saini in favour of Mr. Manish Hasmukhbhai Patel Proprietor of M/s Mahadev Traders.

Upon perusal of above mentioned documents, at present, no any encumbrance/charge found and I have also not found any entry adverse to the rights in the subject property of the said owner Mr. Hasmukhbhai Chhotabhai Patel.

(F) In view of the what is stated hereinabove, I am of the Opinion that :-

Relying upon the documents referred in para E of the report, I came to conclusion that, the title of the immovable property being Non. Agri. Plot No. 13,14,17 to 20 for Residential/Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE" admeasuring 3654.50 Sq. Meters Assessment Rs. 351.45 situated in Non-Agricultural land bearing Revenue survey No. 1206/1/B, City Survey No. NA 1206/1/B, Sheet No. NA99, Card No. 5288 of village Karjan, Taluka Karjan, District Vadodara, in the Registration District Vadodara, Sub-District Karjan belonging to the independent ownership of Mr. Hasmukhbhai Jethabhai Patel is good, clear, marketable and free from all encumbrances.

Date:- 06 / 02 / 2023

Place :- Karjan.

Signature of the Advocate

Javid A. Pir

(Javid A. Pir)
Advocate

JAVID A. PIR (ADVOCATE)
RES.: 53-B, ZAID RESIDANCY,
NR. JALARAM CHOWKDI,
NAVA BAZAR, KARJAN.
MOB.: 99781 08205



(M) 9978108205

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Date: 06 /02/2023

NON ENCUMBRANCE CERTIFICATE

This to certify that, I the undersigned has investigated the title of the owner Mr. immovable property described as under, which it owned by Mr. Hasmukhbhai Jethabhai Patel Add: R/o At: 45, Yogin Nagar Society, Nava Bazar, Karjan, Ta. Karjan, Dist. Vadodara Pin-391 240, which hold clear and marketable title free from all the encumbrances and charge and they are constructing Commercial premises under the name & style of "JAYSHREE AVENUE".

Description Of Property

The Immovable property being Non. Agri. Plot No. 13,14,17 to 20 for Residential/Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE" admeasuring 3654.50 Sq. Meters Assessment Rs. 351.45 situated in Non-Agricultural land bearing Revenue survey No. 1206/1/B, City Survey No. NA 1206/1/B, Sheet No. NA99, Card No. 5288 of village Karjan, Taluka Karjan, District Vadodara, in the Registration District Vadodara, Sub-District Karjan.

The abovenamed land owned by Mr. Hasmukhbhai Jethabhai Patel.

Date : 06 /02/2023

Place : Karjan

JAVID A. PIR (ADVOCATE)

RES.: 53-B, ZAID RESIDANCY,

MR. JALARAM CHOWKDI,

NAVA BAZAR, KARJAN.

MOB.: 99781 08205

Javid A. Pir

(Javid A. Pir)
Advocate



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Date: 06/02/2023

TO WHOM SO EVER IT MY CONCERN ADVOCATE EXPERIENCE CERTIFICATE

I, the undersigned, Advocate Javid A. Pir, do hereby declare that I have issued a Title Clearance Certificate dated /01/2023 to my client Mr. Hasmukhbhai Jethabhai Patel, R/o At: 45, Yogin Nagar Society, Nava Bazar, Karjan, Ta. Karjan, Dist. Vadodara. in respect of the immovable property being the Non. Agri. Plot No. 13,14,17 to 20 for Residential/Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE" admeasuring 3654.50 Sq. Meters Assessment Rs. 351.45 situated in Non-Agricultural land bearing Revenue survey No. 1206/1/B, City Survey No. NA 1206/1/B, Sheet No. NA99, Card No. 5288 of village Karjan, Taluka Karjan, District Vadodara, in the Registration District Vadodara, Sub-District Karjan.

Upon abovementioned land, Mr. Hasmukhbhai Jethabhai Patel are constructing Residential/ Commercial purpose for construction of Shops, Office & Showrooms in the name of scheme "JAYSHREE AVENUE".

I, hereby declare that, I have experience of more than Fourteen years in dealing with land related matters relating involving Title Search, issuance of Non Encumbrance Certificate on the land including right, title interest or name of any party in or over the land as required under the GUJ RERA RULES.

The contents mentioned hereinabove are true and correct and I have concealed nothing material has been concealed by me therefrom.

Date:- 06 / 02 / 2023

Place :- Karjan.

Signature of the Advocate

(Javid A. Pir)
Advocate

JAVID A. PIR (ADVOCATE)
RES.: 53-B, ZAID RESIDANCY,
NR. JALARAM CHOWKDI,
NAVA BAZAR, KARJAN.
MOB.: 99781 08205

