

ઈલેશ હીરાચંદ શાહ

બી.એસસી., એલ.એલ.બી. એડવોકેટ
મો. : ૯૮૨૫૦ ૫૮૮૯૯

ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૯૬૧૨૫,
જી. વલસાડ.

ઘર : વર્ધમાન ટ્રેડર્સ કમ્પાઉન્ડ, ને.હા.નં.-૮,
કિલ્લા-પારડી ૩૯૬૧૨૫, જી. વલસાડ.



ILESH HIRACHAND SHAH

B.Sc., LL.B. Advocate
Mo. : 98250 58899

Off. : Parsi Street, KILLA-PARDI 396 125,
Dist. Valsad.

Resi. : Vardhman Trader's Compound,
N.H. 8, KILLA-PARDI, Dist. Valsad.

Date : 23/07/2020

FILE NAME : FORTUNE NEST / TITLE CERTIFICATE

- : TITLE CLEARANCE CERTIFICATE :-

To,

FORTUNE DREAM CON PVT. LTD..

at-Plot No. C-1 / 165, GIDC VAPI,

Taluka-Vapi, District-Valsad.

Sub. :- Title Clearance Certificate in respect to the property situated at TIGHRA, Taluka-Pardi bearing Survey No. 45 / 2 / paikie 2, 45 / 3 & 46 / paikie 2 (New Block / Survey No. 191, 192 & 194), City Survey No. NA 45 / 2 / paikie 2, 45 / 3 & 46 / paikie 2 / 1 to NA 45 / 2 / paikie 2, 45 / 3 & 46 / paikie 2 / 78 of Mr. Jinesh Jayantilal Shah.

Sir,

As per oral request made by you for making investigation of title with regard to the captioned property which is more particularly described in the schedule below; I am submitting as under: -

- (1) Originally the land bearing Survey No. 45 / 2 / paikie 2, 45 / 3 & 46 / paikie 2 (New Block / Survey No. 191, 192 & 194) was owned & possessed by Shri Bhagwanji Dahyabhai Desai.
- (2) That, Shri Bhagwanji Dahyabhai Desai had made a partition of the said land with other land amongst his two sons namely (1) Shri Naranji Bhagwanji Desai & (2) Shri Haribhai Bhagwanji Desai on 17/12/1957. And by virtue of the partition said land with other land fallen in the share of Shri Haribhai Bhagwanji Desai. And by virtue of the partition Mutation Entry No. 778, dated-25/02/1970 effected in revenue records.

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(2)

- (3) That, Shri Haribhai Bhagwanji Desai died intestated on 22/10/1995 leaving behind him (1) Pratibhaben Haribhai Desai (2) Rekhaben Haribhai Desai (3) Shri Kantibhai Haribhai Desai (4) Shri Mahendrabhai Haribhai Desai (5) Shri Dineshbhai Haribhai Desai & (6) Shri Yogeshbhai Haribhai Desai as a legal heirs entitled to the land belongst to the deceased. And the names of the said heirs have been entered in revenue records by Mutation Entry No. 1863, dated-23/06/2011.
- (4) That, one of the Co-owner Shri Dineshbhai Haribhai Desai died intestated on 18/02/2013 leaving behind him (1) Vishakhaben Dineshbhai Desai (2) Shri Niraj Dineshbhai Desai (3) Neha Dineshbhai Desai & (4) Dayena Dineshbhai Desai as a legal heirs entitled to the land belongst to the deceased. And the names of the said heirs have been entered in revenue records by Mutation Entry No. 1985, dated-27/06/2013.
- (5) That, (1) Pratibhaben Haribhai Desai (2) Rekhaben Haribhai Desai (3) Shri Kantibhai Haribhai Desai (4) Shri Mahendrabhai Haribhai Desai (5) Shri Yogeshbhai Haribhai (6) Vishakhaben Dineshbhai Desai (7) Shri Niraj Dineshbhai Desai (7) Neha Dineshbhai Desai & (9) Dayena Dineshbhai Desai made a partition of the said land with other land on 17/10/2014 and for which Partition Deed was also executed by and between them. And the said Partition Deed is registered in the Office Of Sub-Registrar Pardi at Serial No. 1701, dated-17/10/2014. And Pratibhaben Haribhai Desai and Rekhaben Haribhai Desai had relinquished their right, title and interest from the said property in favour of (1) Shri Kantibhai Haribhai Desai (2) Shri Mahendrabhai Haribhai Desai (3) Shri Yogeshbhai Haribhai

Shah

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(3)

(4) Vishakhaben Dineshbhai Desai (5) Shri Niral Dineshbhai Desai (6) Neha Dineshbhai Desai & (7) Dayena Dineshbhai Desai. And by virtue of the said partition the said land fallen in the share of (1) Vishakhaben Dineshbhai Desai (2) Shri Niral Dineshbhai Desai (3) Neha Dineshbhai Desai & (4) Dayena Dineshbhai Desai. And by virtue of the partition deed Mutation Entry No. 2215, dated-02/03/2015 effected in revenue record.

(6) That, Shri Jinesh Jayantilal Shah had purchased the said land from (1) Vishakhaben Dineshbhai Desai (2) Shri Niral Dineshbhai Desai (3) Neha Dineshbhai Desai & (4) Dayena Dineshbhai Desai by a registered Sale Deed dated-26/03/2018. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergam at Serial No. 584 on 26/03/2018. And by virtue of the Sale Deed Mutation Entry No. 2256, dated-02/04/2018 effected in revenue records. And same has been certified by the certifying officer.

(7) That, the government had promulgated the revenue record and land bearing Survey No. 45 / 2 / paikee 2 is given new Block / Survey No. 191 and Survey No. 45 / 3 is given new Block / Survey No. 192 and Survey No. 46 / paikee 2 is given new Block / Survey No. 194. And for which Mutation Entry No. 2271, dated-13/08/2018 effected in revenue record.

(8) That, Shri Jinesh Jayantilal Shah prepared lay out plan showing 75 plots for residential use and made an application before District Development Officer Valsad for Non-agricultural permission for residential use. And District Development Officer Valsad gave NA permission for residential use vide its Order No. DP / NA / regi. 104 / 17-18 / vashi / 2857-68 / 2018,

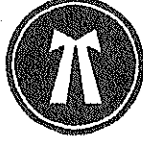
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(4)

dated-29/09/2018. And Town Planning Officer Valsad had sanctioned the plan vide its No. BP / Tighra / Pardi / 863 to 864, dated-09/07/2018.

(9) That, Shri Jinesh Jayantilal Shah and Fortune Dream-Con Pvt. Ltd. has decided to develop the said property on 01/01/2019 and for which Development Agreement was also executed by and between them on 04/06/2019. And the said Development Agreement is registered in the office of Sub-Registrar Pardi at Serial No. 1249, dated-04/06/2019.

(10) That, Supritendent Land Records Cum Ektrikaran had prepared the property card of the said land bearing Survey No. 45 / 2 / paikee 2, 45 / 3 & 46 / paikee 2 (New Block / Survey No. 191, 192 & 194). And for which Mutation Entry No. 1, dated-20/12/2018 effected in revenue records. And City Survey Supritendent had prepared various property card for Internal Road, Common Plot and Plots. And City Survey No. NA 45 / 2 / paikee 2, 45 / 3 & 46 / paikee 2 / 1 to NA 45 / 2 / paikee 2, 45 / 3 & 46 / paikee 2 / 78 is given to the said land.

(11) I have taken search in the office of Sub-Registrar Pardi from the year 1991 to 2020 and in the office of Sub-Registrar Pardi. And have been satisfied that there have no encumbrance on the property.

(12) Thus, going through the above sequences and the papers and the documents produced before me by you, I am of the opinion that the Title of The said property is clear and marketable.

Hope all general requisition of title are covered as per your request.



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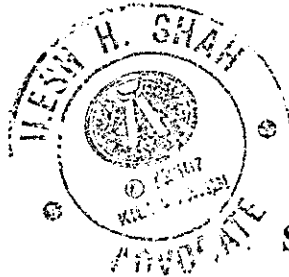
:: SCHEDULE OF THE PROPERTY ::

ALL THAT piece or parcels of Non-Agricultural land for Residential purpose with the permanent rights of access/accessibilities connected thereto situated lying and being at **Village-TIGHRA**, Taluka-Pardi, District-Valsad within the registration District Valsad Sub District Pardi bearing ...

<u>Block / Survey No.</u>	<u>Old Survey No.</u>	<u>H.Are.</u>	<u>Assessment</u>
191	45 / 2 / paikiee 2	0=14=43	1=05
192	45 / 3	0=42=51	0=35
194	46 / paikiee 2	0=69=27	1=25
		1=26=21	

And the said plots are given City Survey No. NA 45 / 2 / paikiee 2, 45 / 3 & 46 / paikiee 2 / 1 to NA 45 / 2 / paikiee 2, 45 / 3 & 46 / paikiee 2 / 78 in City Survey records.

Yours Faithfully,



Ilesh H. Shah
(Shri Ilesh H. Shah)
Advocate.

Sanad No. G / 414 / 1987.

encls. :

Search receipts & NEC Certificate.