

TITLE CLEARNCE CERTIFICATE



Niles M. Kapadia

Advocate ENROLLMENT NO. G/856/1990

Office: 221, Silver Square, 2nd Floor Opp. HDFC Bank, Link Road, BHARUCH

Email: adv.nileshkapadia@yahoo.com Mo: 98250 29466

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Advocate

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Date : 29-07-2020

TO WHOM SO EVER IT MAY CONSERN
TITLE CLEARNCE CERTIFICATE

Dear Sir,

Ref.:- Title opinion on the Property situated City Survey ward no. 1, City Survey No.701, adm.238.65 Sq. Mtrs, open land and City Survey ward no. 1, City Survey No.704, adm.167.17 Sq. Mtrs, land and on Construction adm.19.76 sq. mts & First Floor adm.19.76 sq. mts old Construction, Dholikui Area in Village Bharuch Ta. & Dist. Bharuch.

1. **NAME OF THE TITLE HOLDER**

Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat.

2. **DISCRIPTION OF THE PROPERTY**

The real estate under my consideration and juridical appraisal is City Survey ward no. 1, City Survey No.701, adm.238.65Sq. Mtrs, open land and City Survey ward no. 1, City Survey No.704, adm.167.17 Sq. Mtrs, land and on Construction adm.19.76 sq. mts & First Floor adm.19.76 sq. mts old Construction, Dholikui Area in Village Bharuch Ta. & Dist. Bharuch..



Boundary of City Survey No.701

East : Adj. City S. No.702, 703, 704

West : Adj. City S. no. 700, 705, 706, 707

North : Adj. City S.no.708

South : Adj. Govt. Road

Boundary of City Survey No.704

East : Adj. Govt. Road

West : Adj. City S. no. 701

North : Adj. City S.no.708 & 710

South : Adj. City S. No.703

3. DOCUMENTS STUDIED

- 1) Reg. Sale deed No.8240 dt.24-10-2019 & its reg. receipt by Jitendra Ambalal Mehta & Bharatkumar Ambalal Mehta in favour of Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat.
- 2) Index-II of Reg. Sale deed No. 8240 dt.24-10-2019.
- 3) Copy of partnership Deed
- 4) Certified Copy of Property Card of City Survey office Bahruch dt.19-08-2019
- 5) Reg. Sale deed No.4736 dt.15-06-2019 & its reg. receipt by Nagbaiben Jamnadas Gandhi & others in favour of Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat.
- 6) Index-II of Reg. Sale deed No. 4736 dt.15-06-2019.
- 7) Certified Copy of Property Card of City Survey office Bahruch dt.19-08-2019
- 8) Copy of Construction Permission of BAUDA Bharuch dt.23-07-2020

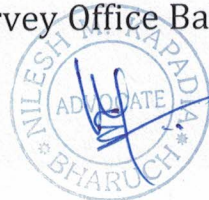


9) Copy of Layout Plan

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 :-

1. That originally the Property bearing City Survey ward no. 1, City Survey No.701, adm.238.65Sq. Mtrs, open land Dholikui Area in Village Bharuch Ta. & Dist. Bharuch was registered name of Shri Ambalal Nathubhai Modi since the period a lead of the last 30 years before 2020 under scrutiny. This fact mention in property card of City Survey Office Bahruch. After Shri Ambalal Nathubhai Modi died their legal heirs name Manjulaben w/o Ambalal Nathibhai Mehta, Jitendra Ambalal Mehta, Bharatkumar Ambalal Mehta and Tarunaben Ambalal Mehta entered into the revenue record of the said Property. This fact mention in proeperty card of City Survey Office Bahruch dt. 15-07-1979 and 26-09-1979. Then after Tarunaben Ambalal Mehta reliquinised their rights into the said property in favour of Manjulaben w/o Ambalal Nathibhai Mehta, Jitendra Ambalal Mehta, Bharatkumar Ambalal Mehta This fact mention in proeperty card of City Survey Office Bahruch dt.12-09-1988.



After Manjulaben w/o Ambalal Nathibhai Mehta died on 20-05-1993 their legal heirs names Jitendra Ambalal Mehta, Bharatkumar Ambalal Mehta, Tarunaben D/o Ambalal Mehta and w/o Jayantibhai and Geetaben D/o Ambalal Mehta and w/o Shankarbhai entered into the revenue record of the said Property. This fact mention in proeperty card of City Survey Office Bahruch dt.17-05-2019. Then after Tarunaben D/o Ambalal Mehta and w/o Jayantibhai and Geetaben D/o Ambalal Mehta and w/o Shankarbhai reliquinised their rights into the said property in favour of Jitendra Ambalal Mehta and Bharatkumar Ambalal Mehta by Will Dt.30-04-1993. This fact mention in proeperty card of City Survey Office Bahruch dt.11-07-2019.

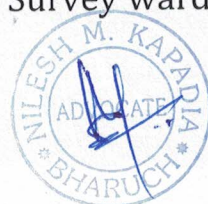
2. Than after Jitendra Ambalal Mehta and Bharatkumar Ambalal Mehta sold to the City Survey ward no. 1, City Survey No.701, adm.238.65Sq. Mtrs, open land Dholikui Area in Village Bharuch Ta. & Dist. Bharuch to Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat. by Reg. Sale deed No. 8240 dt.24-10-2019. This fact mention in proeperty card of City Survey Office Bahruch dt.24-10-2019.
3. That originally the Property bearing City Survey ward no. 1, City Survey No.704, adm.167.17 Sq. Mtrs, land and on Construction adm.19.76 sq. mts & First Floor adm.19.76 sq. mts old Constuction, Dholikui Area in Village Bharuch Ta. & Dist. Bharuch was registered name of Jamnadas Chaganbhai



Gandhi since the period a lead of the last 30 years before 2020 under scrutiny. This fact mention in proeprerty card of City Survey Office Bahruch. After Jamnadas Chaganbhai Gandhi died on 12-02-1994 their legal heirs name Nagbaiben Jamnadas Gandhi, Bipinchandra Jamnadas Gandhi and Rameshchandra Jamnadas Gandhi entered into the revenue record of the said Property. This fact mention in proeprerty card of City Survey Office Bahruch dt. 29-08-1995.

4. Than after Nagbaiben Jamnadas Gandhi, Bipinchandra Jamnadas Gandhi and Rameshchandra Jamnadas Gandhi sold to the City Survey ward no. 1, City Survey No.704, adm.167.17 Sq. Mtrs, land and on Construction adm.19.76 sq. mts & First Floor adm.19.76 sq. mts old Construction, Dholikui Area in Village Bharuch Ta. & Dist. Bharuch to Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat. by Reg. Sale deed No.4736 dt.15-06-2019. This fact mention in property card of City Survey Office Bahruch dt.20-06-2019.
5. Then after Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat. Obtained the Construction Permission of BAUDA Bharuch dt.23-07-2020 for the said property.

On going through all the papers and the revenue record of Sub Registrar, Bharuch, I am of the opinion that, property bearing City Survey ward no. 1, City Survey No.701, adm.238.65Sq. Mtrs, open land , City Survey ward no. 1, City



the Construction Permission of BAUDA Bharuch dt.23-07-2020 for the said property.

On going through all the papers and the revenue record of Sub Registrar, Bharuch, I am of the opinion that, property bearing City Survey ward no. 1, City Survey No.701, adm.238.65Sq. Mtrs, open land , City Survey ward no. 1, City Survey No.704, adm.167.17 Sq. Mtrs, land and on Construction adm.19.76 sq. mts & First Floor adm.19.76 sq. mts old Construction, Dholikui Area in Village Bharuch Ta. & Dist. Bharuch is the ownership and possession of Shri Sanjaybhai Manjibhai Jetani Adm Partner of Sahajanand Enterprise Partnership Firm., Surat.

6. OTHER PROVISIONS

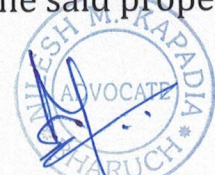
- 1 Whether provisions of Urban Land Ceiling Act are applicable? : NO
- 2 Whether property to be given as security is subject to any minor's claim/share? : NO

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: 29-07-2020



(NILESH KAPADIA)

Advocate.

ENROLLMENT NO. G/856/1990