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Atul B. Shrivastava
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SA
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Advocates & Consultants

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TO WHOM SO EVER IT MAY CONCERN

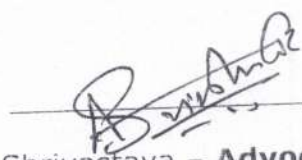
I hereby solemnly declare that, I have experience of more than 10 years in land matters relating to title of land with its search report and issuance of no/nil encumbrance certificate of land in which the owner of the land has right / title/ interest in the property. I also have 24 years experience in land matters in accordance to GUJ RERA RULES.

THE ABOVE CONTENTS ARE TRUE AND CORRECT AND NOTHING IS CONCEALED THERE FROM.

VADODARA

DATE 21/07/2018




Atul B Shrivastava - **Advocate**
Enrolment No - GJ/774/1993
Bar Council of Gujarat

Vasna Patel

Atul B. Shrivastava

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LEGAL OPINION CUM TITLE SEARCH REPORT

Our Ref : Legal/TSR/TAR/195/07/2018

Date: 21/07/2018

To,
Smt Varshaben Sanjaybhai Patel,
Vadodara.

SUB: Opinion as to Title in respect of the Immovable Property/s being (1) **City Survey No. 1545**, admeasuring about **185.00 Sq. Mtrs** and (2) **City Survey No. 1546**, admeasuring about, **108.00 Sq. Mtrs** (3) **City Survey No. 1547**, admeasuring about **108.00 Sq. Mtrs** and (4) **City Survey No. 1548**, admeasuring about **168.00 Sq. Mtrs** of Village **Moje Vadsar** Registration District Sub District Vadodara Presently owned by Smt Varshaben Sanjaybhai Patel.

Dear Sir,

With reference to the above referred subject, I state that your office has handed over the documents in respect of the above referred immovable property for obtaining Title Clearance Certificate. As desired by you we have verified the records of the Office of Sub Registrar of Assurance Vadodara from the period from 1989 till date and as per that some pages are not available and on the basis of the records available I have got the search done and this report is being issued. I have also persuaded the documents in respect of the captioned property which are mentioned in this report.

1-NAME OF THE TITLE HOLDER

Smt Varshaben Sanjaybhai Patel

2- LIST OF DOCUMENTS PERSUADED

- (1) Copies of Ruled Property Card and Sanad (Schedule H)
- (2) Copies of Succession Tree (Talati Pedhi Namu).
- (3) Copy of Registered Sale Deed Sr No 4873 dated 11/05/2011 (04/05/2011) for C S No 1545.
- (4) Copy of Registered Sale Deed Sr No 4879 dated 11/05/2011 (04/05/2011) for C S No 1546.
- (5) Copy of Registered Sale Deed Sr No 4874 dated 11/05/2011 (04/05/2011) for C S No 1547.
- (6) Copy of Registered Sale Deed Sr No 4890 dated 11/05/2011 (04/05/2011) for C S No 1548.
- (7) Copy of S I Case of C S No 1545 (M E No 9166) including Affidavit of Succession and copies of Death Certificate of Mathurbhai, Mangalbhai and Shantaben.

3- FLOW OF TITLE

That on the basis of documents produced we have carefully scrutinized the documents of title produced before me in respect of said properties more particularly described in **SCHEDULE** hereunder.

We hereby submit our legal opinion cum Title Search Report as under :

City Survey No. 1545

That The land bearing **City Survey No. 1545**, admeasuring about **185.00 Sq. Mt.**, in the Village moje **VADSAR** was originally owned by Mathurbhai Dhulabhai Patel, Mangalbhai Dhulabhai Patel and Motibhai Dhulabhai Patel since 1980 there names were duly mutated in the City Survey Records in 1980.

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Vasna Road, Vadodara - 390 007



VARSHABEN S. PATEL
Vasna S. Patel
PROPRIETOR

That, Mathurbhai Dhulabhai Patel was unmarried and he expired on 06/02/1986 and Mangalabhai Dhulabhai Patel was expired on 16/06/2003 and thereafter Shantaben wife of Mangalabhai Dhulabhai Patel also expired on 20/01/2010. Thus the names of Sureshbhai Mangalabhai Patel and Kapilaben Mangalabhai Patel were duly mutated in the city survey records. (S I Case is enclosed with this report).

That, the above said Lands owners Sureshbhai. Mangalabhai Patel, Kapilaben Mangalabhai Patel and Motibhai Dhulabhai Patel had sold the said property in favour of Varshaben Sanjaybhai Patel by way of Sale Deed which is presented in the Office of Sub - Registrar Assurance, Vadodara on 04/05/2011 vide Sr. No. 4873 and duly registered on 11/05/2011 and entered in the Book No. 1 in the said office. Thus, Varshaben Sanjaybhai Patel became the absolute owner and occupier of the above said lands, her name is duly mutated in the city survey records vide M E No 9408 certified on 15/12/2011.

City Survey No. 1546

That, the land bearing **City Survey No. 1546**, admeasuring **108.00 Sq. Mt.**, in the village moje **VADSAR**, was originally owned by Maganbhai Trikambhai Patel and after his death the said land was mutated in the names of Manjulaben Maganbhai Patel, Kailasben Maganbhai Patel, Vishnubhai Maganbhai Patel, Bharatkumar Maganbhai Patel and Jyotsnaben Maganbhai Patel and Rakeshbhai Maganbhai Patel thus the their names were mutated in the City Survey Record which was duly certified by competent Authority.

That, the above said Lands owners Manjulaben Maganbhai Patel, Kailasben Maganbhai Patel, Vishnubhai Maganbhai Patel, Bharatkumar Maganbhai Patel and Jyotsnaben Maganbhai Patel and Rakeshbhai Maganbhai Patel had sold the said properties in favour of Varshaben Sanjaybhai Patel by way of Sale Deed which is presented in the Office of Sub - Registrar Assurance, Vadodara on 04/05/2011 vide Sr. No. 4879 and duly registered on 11/05/2011 and entered in the Book No. 1 in the said office. Thus, Varshaben Sanjaybhai Patel became the absolute owner and occupier of the above said lands. her name is duly mutated in the city survey records vide M E No 9409 certified on 15/12/2011.

City Survey No. 1547

That as per the city survey records land bearing **City Survey No. 1547**, admeasuring about **108.00 Sq. Mt.**, in the Village moje **VADSAR** was originally owned by Jayantibhai Trikambhai Patel sold the said property in favour of Varshaben Sanjaybhai Patel by way of Sale Deed which is presented in the Office of Sub - Registrar Assurance, Vadodara on 04/05/2011 vide Sr. No. 4874 and duly registered on 11/05/2011 and entered in the Book No. 1 in the said office. Thus, Varshaben Sanjaybhai Patel became the absolute owner and occupier of the above said lands. her name is duly mutated in the city survey records vide M E No 850 certified on 18/07/2011.

City Survey No. 1548

That The land bearing **City Survey No. 1548**, admeasuring about **168.00 Sq. Mtrs**, in the Village moje **VADSAR** was originally owned by Purshottamdas Ishwarbhai Patel, the said land was taken by Government and as the said owner has filed Appeal Vide No CTS/Appeal/10/1991 dated 26/03/1991 against the Government and the case was remanded back by Dy Collector to the City survey Office and as per the order No Remand/2/91 dated 01/07/1991 by City Survey Supdt. the said land was ordered to be mutated in the name of Dinesbhai Parshottambhai Patel (said S I case was not available in the city survey records) .

Varshaben S Patel



That, the above said Lands owner Dineshbhai Parshottmabhai Patel had sold the said property in favour of Varshaben Sanjaybhai Patel by way of Sale Deed which is presented in the Office of Sub - Registrar Assurance, Vadodara on 04/05/2011 vide Sr. No. 4890 and duly registered on 11/05/2011 and entered in the Book No. 1 in the said office. Thus, Varshaben Sanjaybhai Patel became the absolute owner and occupier of the above said lands, her name is duly mutated in the city survey records vide M E No 851 certified on 18/07/2011.

That, we have not published any Public Notice in daily news paper for inviting objections in respect of the said land/s because of present owner are not willingly to give any public notice in local news paper thus this Title Clearance Report is issued on the basis of the search carried out in the SRO from 1989 to 2018 on the basis of the available records and as per Documents provided.

According to the search report, index registers of said village are found in torn conditions and not properly maintained. Similarly, records of Sub - Registrar after computerization are not properly maintained and therefore as per the available records search is being carried out and as per the search report, no adverse entry is found pertaining to this land or any part thereof.

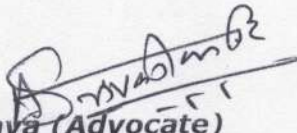
4- ENCUMBRANCES

On the basis of search from the record of the Sub Registrar Office Vadodara through Shri Jayantilal V Chavda (Advocate) and on the basis of the report and record available and search taken from the Registrar Office Vadodara We have not found any adverse entry against the captioned property /lands.

CERTIFICATE

We hereby certify that from the documents referred above which was submitted to me and I have caused a necessary search in the Office of The Sub - Registrar, Vadodara from 1989 to 2018 dated 12/07/2018 and verified the information furnished in the report and during the search and available records we did not find any adverse entry having been registered against the said property/s being Lands being **(1) City Survey No. 1545**, admeasuring about **185.00 Sq. Mt** and **(2) City Survey No. 1546**, admeasuring about, **108.00 Sq. Mtrs** **(3) City Survey No. 1547**, admeasuring about **108.00 Sq. Mt** and **(4) City Survey No. 1548**, admeasuring about **168.00 Sq. Mtrs** of Village Moje Vadsar Registration District Sub District Vadodara more described in **SCHEDULE** and therefore the title to the said property is **CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES**.

Search Receipts Nos 2018014020798 from 1989 to 1994 issued by S R O -1 and Search Receipt No 2018016023623 from 1995 to 2018 issued by SRO -3 both dated 12/07/2018 with EC are enclosed herewith.


Atul B Shrivastava (Advocate)
For Shrivastava Associates



Varshaben Patel