

DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora

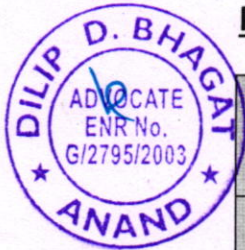
Gharghanti, Nr. Jilla Seva Sadan, Anand

LEGAL OPINION OF TITLE SEARCH AND SCRUTINY & TITLE CLEARANCE CERTIFICATE

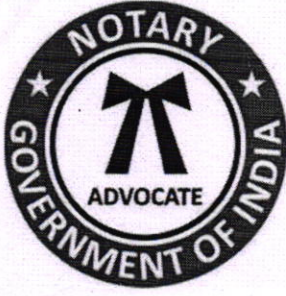
That, I, the undersigned **Mr. DILIPKUMAR D. BHAGAT, Advocate & Notary Public, Anand** do hereby issue this Title Clearance Certificate as under :-

That **Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN**, residing at : 23-Karm Bunglow, Nr. Jalaram Lohana Girls Hostel, Mahivas Road, Bakrol, Ta.Dist. Anand have produced the documents regarding the Property bearing **R.S.No. 288/1+2/paikee17, Khata No.353, Hec. 0.04.86** Are i.e. **486.00 sq.m.** N.A. Property situated within the limits of village **KARAMSAD**, Ta. & Dist. Anand.

Particulars of the documents scrutinized :-



SR.No.	DETAILS OF DOCUMENTS	Date
1	Registered Sale Deed No. 4668 in favour of Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN executed at Sub Registrar Office, Anand	24/04/2015
2	Registered Sale Deed No. 3299 in favour of (1) AMIN GUNESHBHAI SHANTILAL & (2) Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN executed at Sub Registrar Office, Anand	17/07/1992
3	Computerized Extract copy of Form No. 7/12	18/12/2019
4	Extract copy of Form No. 7/12 with necessary mutation entries	18/12/2019
	Old Record of 7/12	18/12/2019
5	N.A. Permission	08/11/1974
6	Lay-out Plan approved & Construction	19/03/2020



DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora

Gharghanti, Nr. Jilla Seva Sadan, Anand

	Permission given by AVKUDA, Anand vide no. : AVKUDA/LAY.OUT/V.P./VASHI/341	
7	Approved Map	19/03/2020
8	search receipt & report no. 2020037010005 issued by Sub Registrar Office, Anand	29/06/2020

That **Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** became the owner and occupant of the said property by virtue of sale deed and she has requested me to issue the Title Clearance Certificate in her favour regarding the said property. That I have gone through the documents produced by her and scrutinized the same for the purpose of search and the details of search is narrated here-in-below :-

- 1) As per the record given by Present Applicant, the property situated at **KARAMSAD bearing R.S.No. 288/1+2/paikee17, Hec. 0.04.86 Are N.A.** Property was belongs to **GIRISHBHAI CHIMANBHAI**.

That **GIRISHBHAI CHIMANBHAI** through POA holder **PURSHOTTAMBHAI SOMABHAI PATEL** sold the said property i.e. **R.S.No. 288/1+2/paikee17, Hec. 0.04.86 Are N.A.** Property TO **KALPANABEN YOGESHKUMAR PATEL** by Registered Sale Deed No. **6133** executed on 15/10/1985 for the consideration of Rs.18,000/- and the said transaction was recorded in the record of said property by **Mutation Entry No. 20048** on 12/12/1985 which was certified by authorized officer.

Hence **KALPANABEN YOGESHKUMAR PATEL** became the owner & occupant the said property by virtue of sale deed.

- 3) That **KALPANABEN YOGESHKUMAR PATEL** sold the said property i.e. **R.S.No. 288/1+2/paikee17, Khata No.353, Hec. 0.04.86 Are N.A.** Property TO (1) **AMIN GUNESHBHAI SHANTILAL & (2) Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** by Registered Sale Deed No. **3299** executed on 17/07/1992





DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora

Gharghanti, Nr. Jilla Seva Sadan, Anand

for the consideration of Rs.60,000/- and the said transaction was recorded in the record of said property by **Mutation Entry No. 23776** on 22/07/1992 which was cancelled by authorized officer.

After that the said transaction was again recorded with due correction by **Mutation Entry No. 24076** on 02/01/1993 which was certified by authorized officer.

Hence (1) **AMIN GUNESHBHAI SHANTILAL** & (2) **Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** became the owner & occupant the said property by virtue of sale deed.

- 4) That **AMIN GUNESHBHAI SHANTILAL** sold his unshared 1/2 portion of the said property i.e. **R.S.No. 288/1+2/paikee17, Khata No.353, Hec. 0.04.86 Are i.e. 486.00 sq.m. N.A.** Property with constructed property thereon having G.F. & F.F. construction area adm.185.80 sq.m. paikee unshared 1/2 portion i.e. 243.00 sq.m. land area and 92.75 sq.m. construction area TO **Co-Owner - Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** by Registered Sale Deed No.4668 executed on 24/04/2015 and the said transaction was recorded in the record of said property by **Mutation Entry No. 45847** on 08/05/2015 which was certified by authorized officer.

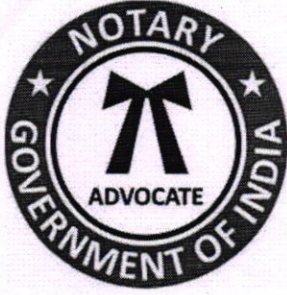


Hence **Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** became the only one owner & occupant the said property by virtue of sale deed.

- 5) That **Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN** applied for Revised Lay Out Permission and construction permission and hence Map Approved and required Lay out Permission and Construction Permission was issued by AVKUDA, Anand vide no. : AVKUDA/LAY.OUT/V.P./VASHI/341 dtd.19/03/2020.

- 6) I have personally visited the Sub Registrar Office, **ANAND** vide search receipt no. **2020037010005 dtd.29/06/2020** which is attached herewith and I have

Developed by



DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora
Gharghanti, Nr. Jilla Seva Sadan, Anand

not found any charge or encumbrances over the said property for the last
Fifteen years.

Date : 29/06/2020
Anand.

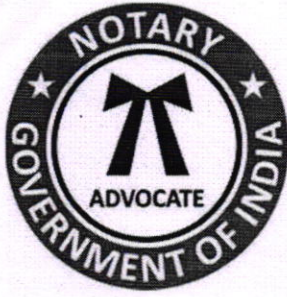


(Dilipkumar D. Bhagat)

Advocate & Notary Public

Enrollment No. G/2795/2003

(Mob. No.9898007142)



DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora

Gharghanti, Nr. Jilla Seva Sadan, Anand

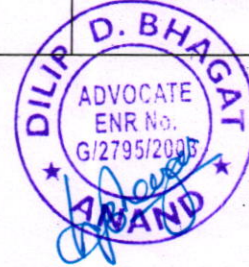
SCHEDULE OF THE PROPERTY(IES)

The Property bearing **R.S.No. 288/1+2/paikee17, Khata No.353, Hec. 0.04.86 Are i.e. 486.00 sq.m. N.A.** Property situated within the limits of village **KARAMSAD**, Ta. & Dist. Anand.

The Boundaries of the said property as per sale deed are as follows :

EAST BY	WEST BY	NORTH BY	SOUTH BY
Road	Property bearing Plot No.24	Public Road	Property bearing Plot No.18

Date : 29/06/2020
Anand.

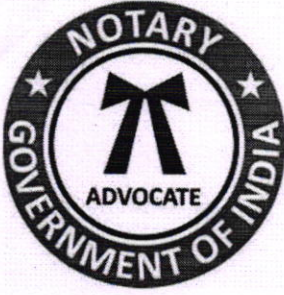


(Dilipkumar D. Bhagat)

Advocate & Notary Public

Enrollment No. G/2795/2003

(Mob. No.9898007142)



DILIPKUMAR D. BHAGAT

(B.Sc., LLB(sp.), PGDHRD, M.B.A.),

ADVOCATE & NOTARY PUBLIC (Govt. of India), ANAND

Enrollment No. : G/2795/2003

Welfare No. KHD/AND/21158

Office -1: B/h C.P.College, Nr. Bhagatsinh Statue, Anand

Office -2: B-2, Second Floor, Nest Cube, Nr. Flora

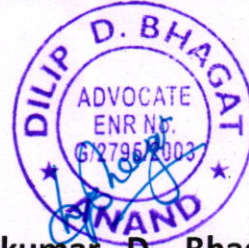
Gharghanti, Nr. Jilla Seva Sadan, Anand

TITLE CLEARANCE CERTIFICATE

That Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN is the present owner and occupant of the property bearing **R.S.No. 288/1+2/paikee17, Khata No.353, Hec. 0.04.86 Are i.e. 486.00 sq.m.** N.A. Property situated within the limits of village **KARAMSAD**, Ta. & Dist. Anand, and she has neither transferred the said property by any means to anybody nor she has created any charge or encumbrances over the said properties.

That I have gone through the documents produced by Ku. ANJANABEN D/O SHANTILAL HIRABHAI AMIN thoroughly and said property is not affected by the Companies Act and no consolidation or acquisition proceedings are pending in any government authority and there is no charge or encumbrance was/were pending over the said property and hence I issue the Title Clearance Certificate and the present applicant is the only owner & occupant of the said property and has a valid, clear and marketable Title.

Date : 29/06/2020
Anand.



(Dilipkumar D. Bhagat)

Advocate & Notary Public

Enrollment No. G/2795/2003

(Mob. No.9898007142)