



Date : 29/6/2019

To Whom It May Concern

TITLE CLEARANCE CERTIFICATE

Re. : Investigation of Title of the property bearing **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet** out of **Final Plot No. 165** of T.P. Scheme No. 2, land R. S. No. 83/1 – 2 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, belongs to ownership of **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)'s Director & Authorized Person Aniruddh Todi.**

I have scrutinized the following documents/papers/copies entrusted to me to verify the title of aforesaid subject property.

I have thoroughly verified the following documents/papers/copies produced before me and my observations are as under:

1. I have seen Xerox copy of Property Card of Final Plot No. 165, Sq. Mtrs. 2961, T.P. Scheme No. 2 of Moje Gorwa, in the year 1975 was in the name of Shanabhai Ambalal, on the basis of Order of T.P.O. dtd. 10/12/75, C.S. No. 3313 and 3314. Therein recorded on dtd. 7/12/09 - Non Agriculture Note – On the basis of application submitted, the Ho. Collector Saheb of Vadodara vide his Order No. N.A.S.R. No. 8/82-83 Serial Land/A/Vashi-3216/82 dtd. 12/10/82, Total Sq. Mtrs. 2961, under the terms to be paid Addi. Tax, has recorded Order of Non-Agri., Name has entered as per 7/12 wherein Possessor has shown Dahyabhai Shanabhai Bhoi. Said entry was certified by the competent authority on 22/12./06.

2. I have found that construction permission in respect of land F. Plot No. 165, T.P. Scheme No. 2 of Moje Gorwa, District Vadodara, issued vide No. L-8/86-87 dtd. 15-4-86 by the Vadodara Municipal Corporation. Therein Old Permission Number 282/82-83 dtd. 30/08/82 was recorded.

3. I have seen Xerox copy of **Sale Deed** duly registered in the Office of Sub-Registrar, Vadodara, vide Registration No. **386 dated 22/1/1982**, executed by (1) Dahyabhai Shanabhai Bhoi, (2) Rameshbhai Dahyabhai Bhoi and (3) Manubhai Dahyabhai Bhoi, all through their P.O.A. Holder Parikh Bharat Navnitlal in respect of property bearing **Sub-Plot No. 11** whose **Area 557.62 Sq. Mtrs. (6,000 Sq. Feet)**, out of **Final Plot No. 165** of T.P. Scheme No. 2, land R. S. No. 83/1 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, in favour of **Purchaser Navnitlal Trikambhai Parikh.**

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4. I have seen Xerox copy of Index No. 2 for **386 dated 22/1/1982**, executed by (1) Dahyabhai Shanabhai Bhoi, (2) Rameshbhai Dahyabhai Bhoi and (3) Manubhai Dahyabhai Bhoi, all through their P.O.A. Holder Parikh Bharat Navnitlal in respect of property bearing **Sub-Plot No. 11 whose Area 557.62 Sq. Mtrs. (6,000 Sq. Feet), out of Final Plot No. 165 of T.P. Scheme No. 2, land R. S. No. 83/1 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, in favour of Purchaser Navnitlal Trikambhai Parikh.**

5. I have seen Xerox copy of **Sale Deed** duly registered in the Office of Sub-Registrar, Vadodara, vide Registration (Old) No. **7582/1986** dated 14/August/1982, Registration (New) No. 10535/88 dated 10 August, 1988, executed by Shri Navnitlal Trikambhai Parikh in respect of property bearing **Sub-Plot No. 11 whose Total Area 6,000 Sq. Feet (557.62 Sq. Mtrs.) Construction : 2200 Sq. Feet, out of Final Plot No. 165 of T.P. Scheme No. 2, land R. S. No. 83/1 - 2 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, in favour of Purchaser Ushaben Narendrabhai Sanghvi.**

6. I have seen Xerox copy of Index No. 2 for Registration (Old) No. **7582/1986** dated 14/August/1982, Registration (New) No. 10535/88 dated 10 August, 1988, executed by Shri Navnitlal Trikambhai Parikh in respect of property bearing **Sub-Plot No. 11 whose Total Area 6,000 Sq. Feet (557.62 Sq. Mtrs.) Construction : 2200 Sq. Feet, out of Final Plot No. 165 of T.P. Scheme No. 2, land R. S. No. 83/1 - 2 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, in favour of Purchaser Ushaben Narendrabhai Sanghvi.**

7. I have seen Xerox copy of **Sale Deed** duly registered in the Office of Sub-Registrar, Vadodara, vide Registration (Old) No. **7492** dated 04/July/1989, Registration (New) No. 1002 dated 22 January, 1993, executed by Smt. Ushaben Narendrabhai Sanghvi in respect of incomplete construction as having in the position up to slab of property bearing **Sub-Plot No. 11 whose Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet out of Final Plot No. 165 of T.P. Scheme No. 2, land R. S. No. 83/1 - 2 of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, in favour of Purchaser M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL).**

8. I have seen Xerox copy of Index No. 2 for Registration (Old) No. **7492** dated 04/July/1989, Registration (New) No. 1002 dated 22 January, 1993, executed by Smt. Ushaben Narendrabhai Sanghvi in

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respect of incomplete construction as having in the position up to slab of property bearing **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet** out of **Final Plot No. 165** of T.P. Scheme No. 2, **land R. S. No. 83/1 - 2** of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, **in favour of Purchaser M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL).**

9. I have seen Xerox copy of Development Permission/Rajachitthi No. Ward/10 Apartment 52/2019-2020 for the T.P. No. 2, F.P. No. 165, R.S. No. 83/1 for Revised G.F. (Parking) + F. F. to Fifth F. (3 x 5 = 15) Flats + Stair Cabin + Lift Machine Room only to be made construction as per shown in the approved map, applied by M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL), permission issued by Deputy Town Development Officer, VMSS Dated 29/05/2019 under the terms and conditions as laid down therein.

10. I have seen Xerox copy of Property Card (Supplementary Card No. 13) F. Plot No. 165, T. P. No. 2, therein recorded as Ushaben Narendrabhai Sanghvi has sold for Rs. 3,60,000/- vide Registered Document No. 1002 dated 22/1/93, to the Holder (Possessor/Purchaser) **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL).**

* In the beginning, in the said Property Card recorded that Dahyabhai Shanabhai Bhoi and Ors. POA Parikh Bharat, sold vide Regd. Docu. No. 386 dtd. 22/1/82 to the Holder/Purchaser Navnitlal Trikam Lal Parikh.

* Thereafter said Navnitlal Trikam Lal Parikh has sold vide Regd. Docu. No. 10535 dtd. 10/08/88 to the Holder / Purchaser Ushaben Narendrabhai Sanghvi.

* Thereafter said Ushaben Narendrabhai Sanghvi has sold Sub-Plot No. 11, Area 557.62 vide Regd. Docu. No. 1002 dated 22/1/1993 to the Holder/Purchaser **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL).**

11. I have seen Xerox copy of Abstract of Village Form No. 6 Record of Right vide Entry No. 9342 dated 17-12-2004 - Non-Agriculture Plot Sell - It reveals that R. S. No. 83/1-2, T.P. No. 2, F.Plot No. 165 Paiki Sub-Plot No. 11, Area 6,000 Sq. Feet, 557.62 Sq.Mtrs., the said land property owner Smt. Ushaben Narendrabhai Sanghvi has sold on dtd. 22-1-93 for Rs. 3,60,000/- to the Purchaser **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)** Said entry was certified by the competent authority on 18-1-2005.

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12. I have seen Xerox copy of Abstract of Village Form No. 8 A of Moje Gorwa, vide Entry Nos. 3447, 5514, 9342, S.No. 83/1 Pai., 83/2 Pai.- Non-Agriculture Final Plot No. 165, Admeasuring 557.62 Sq. Mtrs., Plot No. 11 having in the name of **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)**

13. I have published a public notice in respect of subject title property in the daily news paper "Gujarat Samachar" dated 14/06/2019 and invited objection, right, title, interest, share, relation etc. on the subject title property, but till the prescribed time limit even till date I have not received any objection, right, title, interest, share, relation etc. on the subject title property.

14. I have carried out search in the Office of Sub-Registrar, Vadodara - 1, vide Receipt No. 2019014017252 for the period from 1989 up to 1993 and in the Office Sub-Registrar, Vadodara - 4, Gorwa, Receipt No. 2019017018300 for the period from 1994 up to 2019, both dated 17 June, 2019, wherein found that record of the year 1898 have torn out, record from the year 1990 up to 1994 whatever available / written which can see that record, have seen. Record of the year 1994 up to 2005 have torn out. Record of encumbrance from the year 2005 to 2019 issued from the Office of Sub-Registrar Vadodara, have seen. Therein stated ----- NO DATA AVAILABLE -----.

SCHEDULE OF THE PROPERTY

All the piece and parcel of the property bearing **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet** out of **Final Plot No. 165** of T.P. Scheme No. 2, **land R. S. No. 83/1 - 2** of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara. Four boundary of the said property is as under.

Towards East : Having F. Plot No. 166.
Towards West : Having Sub-Plot Nos. 5 to 8.
Towards North : Having 9 Metres Green Belt Road.
Towards South : Having 9 Metres T.P. Road.

SNEHAL P. SHAH (B.Com., L.L.B.) **ADVOCATE & NOTARY (Guj. High Court)**

Office : SF-207, Vraj Siddhi Tower, Khanderao Market Crossing, Rajmahal Road, Vadodara. Ph.: 2431903 M.: 9824083512
Residence : 17, Mihirpark, Opp. Rajvi Tower, Old Padra, Vadodara. Ph.: 2357878

Ref. No.:

Date :

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OPINION

I may with the aforesaid documents, papers, search, public notice and revenue records entrusted to me, relying on the said documents hereby certify and opine that property bearing **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet out of Final Plot No. 165** of T.P. Scheme No. 2, **land R. S. No. 83/1 – 2** of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, belongs to ownership of **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)'s Director & Authorized Person Aniruddh Todi**, and title of the said property is clear, marketable and free from encumbrances **subject to :**

- (1) Any quarry for non-verify the records in respect of other than the documents entrusted to the undersigned for the subject title property;
- (2) Any quarry for non-verify the records in Sub-Registrar Office Vadodara, in respect of the subject title property.
- (3) Any other applicable prevailing law at the time of sale or transfer of the above referred property.

PLACE : VADODARA.
DATE : 29 / 06 / 2019


(SNEHAL P. SHAH)
ADVOCATE & NOTARY



SNEHAL P. SHAH (B.Com., L.L.B.) **ADVOCATE & NOTARY** (Guj. High Court)

Office : SF-207, Vraj Siddhi Tower, Khanderao Market Crossing, Rajmahal Road, Vadodara. Ph.: 2431903 M.: 9824083512
Residence : 17, Mihirpark, Opp. Rajvi Tower, Old Padra, Vadodara. Ph.: 2357878

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I, the undersigned Advocate practicing since 1992, my enrolment No. G/715/92 is having experience of 27 years in Civil, Criminal as well as in revenue side. In view of that I have issued this Certificate regarding the preparation of title report, which is as under.

It is certify that **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)**, situated at Gorwa, Vadodara had approached me during period of June – 2019 for issuance of Title Clearance Certificate for their **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet out of Final Plot No. 165** of T.P. Scheme No. 2, **land R. S. No. 83/1 – 2** of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara.

That after taking necessary search, public notice, revenue records, property card, sale transaction, previous title report, and other related documents are produced before me by the concern party pertaining to the above referred revenue survey numbers. I have prepared title clearance certificate and title of the said property **Sub-Plot No. 11** whose **Total Area (557.62 Sq. Mtrs.) 6,000 Sq. Feet out of Final Plot No. 165** of T.P. Scheme No. 2, **land R. S. No. 83/1 – 2** of Moje Village Gorwa, within Registration Sub-District Vadodara, District Vadodara, is clear, marketable and free from encumbrances subject to usual declaration by the parties OR Transferee and subject to Related other laws, act & rules.

That **M/s. Sophisticated Transport Services Pvt. Ltd. (STSPL)** has also declared before me, that in between period they have not prepared or obtained any new title report or certificates from any other advocates or associations.

Date : 29/06/2019

Place: Vadodara.

Advocate Sign

Name: Snehal P. Shah

Advocate & Notary

