

Date: - 28-09-2021

TO WHOME EVER IT MAY BE CONCERNED

Ref:- Title Investigation of **Shivganga Construction, a Partnership Firm (For Shivganga Parisar Scheme)** over their property bearing **Revenue Survey No. 12/004 (Old Survey No. 1770)**, which is situated in **Mehsana sim, Ta. & Dist. Mehsana.**

Sub:- For RERA Purpose

Owner: Shivganga Construction, a Partnership Firm.

Respected Sir,

- [1] The above named owners have approached me and requested for Title Clearance Certificate in respect of the property which is described in the schedule. To ascertain acts and encumbrances on the property, I have taken search from the Sub-Registrar office, **Mehsana** for last 31 years from **1991 to 2021** vide receipt No. **2021099024063** dated **28 - 09-2021**.
- [2] **Shivganga Construction, a Partnership Firm** is owner of property bearing **Revenue Survey No. 12/004 (Old Survey No. 1770)**, which is situated in **Mehsana sim, Ta. & Dist. Mehsana**, admeasuring **8562.00 Sq. Mtrs.**
- [3] To ascertain acts and encumbrance to the property, I have taken a search from Sub- Registrar Office, **Mehsana** for last 13 years from **1991 to 2021** vide receipt No. **2021099024063** dated **28 -09-2021**.
- [4] The applicant had produced the documents before me as follows:
 1. Village form No. 7-12.
 2. Village form No. 6.
 3. Copy of Sale deed executed by Sale deed executed by **Dineshchandra Mafatlal Shah, Premilaben Dineshchandra Shah and Amar Dineshchandra Shah** in favour of **Shivganga Construction, a Partnership Firm** dated **06-01-2021** by Sr.No. **252**.
Copy of copy of Index II of above sale deed dated **06-01-2021**.

S. P. SHAH
Advocate

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5. Copy of Registration Receipt of above sale deed dated 06-01-2021.

[5] As a result search and inquiry of the aforesaid documents, I have arrived the following observation and findings.

Shivganga Construction, a Partnership Firm (For Shivganga Parisar Scheme) is owner of Revenue Survey No. 12/004 (Old Survey No. 1770) , which is situated in Mehsana sim, Ta. & Dist. Mehsana.

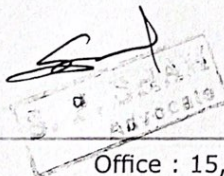
The said Revenue Survey No. 12/004 is converted from (Old S. No. 1770) is originally belonged to Khodaji Hiraji Thakor in 1965. The entry to this effect was made and certified in the record of right by entry No. 2930.

After the death of to Khodaji Hiraji Thakor on 27-07-2003, his heirs to Tikaben Alias Amratben Khodaji Thakor and Vanaben Alias Cheharben Khodaji Thakor became co-owners of the property. The entry to this effect was made and certified in the record of right by entry No. 26607.

Thereafter Tikaben Alias Amratben Khodaji Thakor and Vanaben Alias Cheharben Khodaji Thakor have sold said property to Shilpaben Vadilal Sheth W/o Sandip Kumudchandra Sheth and Girishbhai Raysangbhai Rajgor by regd. sale deed dated 19-10-2011 by Sr. No. 9253. The entry to this effect was made and certified in the record of right by entry No. 32937.

Thereafter Shilpaben Vadilal Sheth W/o Sandip Kumudchandra Sheth and Girishbhai Raysangbhai Rajgor have sold said part land of Survey No. 1770 admeasuring 4281.00 Sq. Mtrs. to Somabhai Prahladdas Patel and Babubhai Mulchandbhai Patel by regd. sale deed dated 04-12-2013 by Sr. No. 11146. The entry to this effect was made and certified in the record of right by entry No. 36915.

Thereafter Shilpaben Vadilal Sheth W/o Sandip Kumudchandra Sheth through her confirming party Babubhai Mulchandbhai Patel has sold said part land of Survey No. 1770 admeasuring 4281.00 Sq. Mtrs. to Somabhai Prahladdas Patel by regd. sale deed dated 19-08-2014 by Sr. No. 7641. The entry to this effect was made and certified in the record of right by entry No. 38149.


SUNIL P. SHAH
ADVOCATE

Thereafter Somabhai Pahladdas Patel and Babubhai Mulchandbhai Patel have sold land of Survey No. 1770 admeasuring 8562.00 Sq. Mtrs. to **Dineshchandra Mafatlal Shah, Premilaben Dineshchandra Shah and Amar Dineshchandra Shah** by regd. sale deed dated 18-12-2019 by Sr. No. 13179. The entry to this effect was made and certified in the record of right by entry No. 44792.

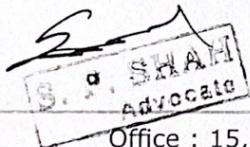
Thereafter said property was ordered for N.A. use by Collector, Mehsana's order No. 433/04/07/112/2020, dated 14-8-2020. The entry to this effect was made and certified in the records of right by entry No. 44981.

Thereafter Dineshchandra Mafatlal Shah, Premilaben Dineshchandra Shah and Amar Dineshchandra Shah have sold **Revenue Survey No. 12/004 (Old Survey No. 1770)** to **Shivganga Construction, a Partnership Firm** by regd. sale deed dated 06-01-2021 by Sr.No. 252. The entry to this effect was made and certified in the records of right by entry No. 45228.

Thus present applicant **Shivganga Construction, a Partnership Firm** became owner of said property.

Thereafter the owners have organized **Shivganga Parisar Scheme** over the said property.

- [6] The property is not subject to any attachment or process of the court, No land acquisition or reacquisition proceedings are pending with respect of the property in any competent court of Law.
- [7] I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage.
- [8] There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1991 to 2021** pertaining to the Immovable Property/(ies) covered by


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above said Certified copies Title Deeds. The property appears to be free from all Encumbrances.

- [9] There is no Minor/(s) and his/ their interest in the property/ (ies) is found over the property.
- [10] As a result of my investigation and inquiry in to the titles of the property, study of documents produced before me by the applicant and search from **Sub Registrar Office, Mehsana**.

I am of the opinion that the titles of the owner to the Property mentioned in para No. 2 of the certificate are clear, Marketable and free from any encumbrances or reasonable doubts what so ever.

- [11] There is no interest of Minor/(s) in the property bearing **Revenue Survey No. 12/004 (Old Survey No. 1770)**, which is situated in **Mehsana Sim, Ta. & Dist. Mehsana**, admeasuring 8562.00 Sq. Mtrs. and bounded as under.

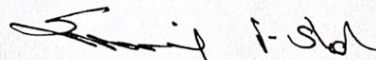
North: Adj. Old Survey No. 1769.
South: Adj. Public Road.
East: Adj. Old Survey No. 1771.
West : Adj. Place for Sewage Water.

SCHEDULE OF THE PROPERTIES

All piece and parcels of bearing **Revenue Survey No. 12/004 (Old Survey No. 1770) of Mehsana sim, Ta. & Dist. Mehsana**, which is situated in **Mehsana sim, Ta. & Dist. Mehsana**, admeasuring 8562.00 Sq. Mtrs. area and bounded as under:-

North: Adj. Old Survey No. 1769.
South: Adj. Public Road.
East: Adj. Old Survey No. 1771.
West : Adj. Place for Sewage Water.

Yours Sincerely,



S. P. SHAH
Advocate

Sunil P. Shah]
Advocate

(Sanad No. G/302/1977)

Date: 28-09-2021
Place: Mehsana

અરજી પહોંચ

મિલકત નું વર્ણન : સ.નં ૧૨/૦૦૪ જુ સ.નં ૧૭૭૦

Search in : મહેસાણા /MAHESANA

પહોંચ નંબર ૨૦૨૧૦૮૮૦૨૪૦૬૩ અરજી નંબર ૧૦૪૫૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૮ માહે સપ્ટેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ એસ પી શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૩૨૦.૦૦

કુલ એકદરે રૂ. ૩૨૦.૦૦

અંકે રૂપીયા ત્રણ સો વીસ મુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Ashokkumar Dhulsing Chauhan
સબ રજીસ્ટ્રાર
મહેસાણા

અંકે રૂ. : 320.00

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સબ રજીસ્ટ્રાર, મહેસાણા