

વડીલ મીતેશ આર. પટેલ

(બી.એ., એલ.એલ.બી. ડી.એલ.પી.)

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Ph. : (02667) 222259
Mo. : 94263 22759

Ref.No.:

Date :

WHOME SO EVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more then ten years in land related matters, in which land title search report, issuing of "no encumbrance" certificate on the land including right Title, Interest or name of any party in or over land, and my experience 19 years in land relating matters accordance to GUJ RERA RULES.

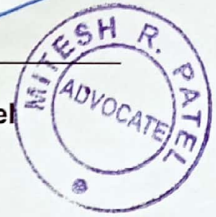
The contents of above are true and correct and nothing material has been concealed by me there from.

Date: 17/06/2020

Place: Vadodara.

Advocate Sign.:

Advocate Name: Mitesh R. Patel



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TITLE CLEARANCE CERTIFICATE

The **TITLE CLEARANCE CERTIFICATE** and **INVESTIGATION REPORT** in the matter of **SHUBH DEVELOPERS A PARTNERSHIP FIRM .** for their Non-Agriculture property for commercial use situated In the Registration District: Vadodara, Sub -District and Taluka: Vadodara of Village Moje: **SAMA** being R. Survey no.- **366** admeasuring **5161 sq.mtrs., T.P. Scheme no.: 2 Dumad-savli-vemali and F. Plot no.: 165, admeasuring 4209 sq.mtrs.**

I have verified the following documents produced to me for the above mentioned properties.

DOCUMENTS:-

- (1) Copy of Village Form no. : 7 and 12
- (2) Copy of Village Form no.: 8/A.
- (3) Copy of Village Form no.: 6.
- (4) A copy of N.A. permission vide its no.: N.A. /S.R./143/2008-2009, Jamin/D/Ss.-65/Vashi/890/2009 dated 18/3/2009.
- (5) A copy of Title Clearance certificate given by Advocate Shri. Thakorbbhai D. Patel dated 25/11/2009.
- (6) A copy of Registered sale deed vide its no.-6948 dated 6/7/2010

(Handwritten signature)



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- (7) A copy of Development agreement dated 24/5/2014.
- (8) A copy of Power of attorney dated 11/7/2016.
- (9) A copy of Power of attorney dated 11/7/2016
- (10) A copy of Building permission issued by VUDA vide its no.: UDA/Plan-2/pemission/239/2015.
- (11) Search Receipt no.: 2018014012998,20180150069952018317004987.

DESCRIPTION AND MEASUREMENT OF PROPERTY.

In the Registration District: Vadodara, Sub -District and Taluka: Vadodara of Village Moje: **Sama** being R. Survey no.- **366** admeasuring **5161 sq.mtrs., T.P. Scheme no.: 2 Dumad-savli-vemali and F. Plot no.: 165, admeasuring 4209 sq.mtrs.**

I have made search in Vadodara Sub-Registrar Office for last 30 years and invited objection from public at large by publishing "PUBLIC NOTICE" in vernacular news paper "SANDESH " but nobody had raised any objection.

On going through the land registry and papers in my hand given by the applicant, I have concluded following material observation for the title clearance certificate.

M.R. Patel



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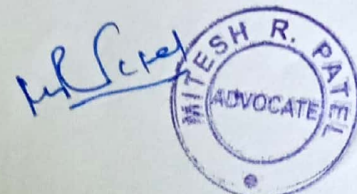
Date :

I found that the original owner of the said property was Patel Parsottambhai Kashibhai. He was died and after his death the names of his heirs namely (1) Shantaben parsottambhai Patel (2) Maniben Parsottambhai Patel (3) Natubhai Parsottambhai Patel (4) Jayantibhai P. Patel and (5) Rasikbhai Parsottambhai Patel were mutated in record of rights by virtue of succession and its effect is given in record of rights by mutation of Entry no.: 7481 and the same is certified with due process of law by revenue authority.

Then, Shantaben Parsottambhai Patel was died on dated 27/9/90 therefore her name was deleted from record of rights and Maniben Parsottambhai Patel had also relinquished her right in favour of Jayantibhai, Natubhai and Rasikbhai therefore her rights was also deleted and its effect is given in record of rights by mutation of Entry no.: 8207 and the same is certified with due process of law.

Then, Patel Kanubhai Ravjibhai had purchased the said property from (1) Natubhai P. Patel (2) Jayantibhai P. Patel and (3) Rasikbhai P. Patel by registered sale deed vide its no.: 4119 for consideration of Rs. 11,00,000/- and its effect is given in record of rights by mutation of Entry no.: 8489 and the same is certified with due process of law.

Then, Kanubhai Ravjibhai Patel had obtained N. A. permission from Collector, Vadodara vide its permission no.: N.A./S.R./143/2008-2009, No. Jamin/D/Sec.-65/Vashi/890/2009



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dated 19/3/2009 and its effect is given in record of rights by mutation of Entry no.: 9285 dated 26/5/2009 and the same is certified with due process of law.

Then, (1) Patel Somabhai Ishwarbhai (2) Patel Kanubhai Rambhai (3) Patel Arvindbhai Nagarbhai (4) Patel Rameshbhai Trikambhai (5) Patel Mukeshbhai Chelabhai (6) Patel Jashvantbhai Madhavlal and (7) Patel Kalpeshbhai Kashiram had purchased the R. Survey no.: 365, H.: 0-01-01 and R. Survey no.: 366, H.: 0-52-61 paikki 30,000 sq.fts. land from Patel Kanubhai Ravjibhai by registered sale deed vide its no.: 6948 for consideration of Rs. 1,39,50,001/- and its effect is given in record of rights by mutation of Entry no.: 9580.

Then, (1) Patel Kanubhai Ravjibhai (2) Patel Somabhai Ishwarbhai (3) Patel Kanubhai Rambhai (4) Patel Arvindbhai Nagarbhai (5) Patel Rameshbhai Trikambhai (6) Patel Mukeshbhai Chelabhai (7) Patel Jashvantbhai Madhavlal and (8) Patel Kalpeshbhai Kashiram had executed DEVELOPMENT AGREEMENT in favour of SHUBH DEVELOPERS A PARTNERSHIP FIRM for consideration of Rs. 14,73,19,209/-.

Then, SHUBH DEVELOPERS A PARTNERSHIP FIRM through its designative partners Shri Kalpesh Kashiram Patel and others had created charge of Rs. 9,00,00,000/- from State Bank of India Manjusr Branch on dated 28/3/2016.



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Then, Somabhai Ishwarbhai Patel was died on dated 25/2/2019 and after his death the names of his heirs namely (1) Shardaben Somabhai Patel (2) Sunita Somabhai Patel (3) Mayuriben Somabhai Patel and (4) Daxaben Somabhai Patel were mutated in records of rights by mutation of Entry no.: 10963 and the same is certified with due process of law by revenue authority.

I have made further investigation for the Title Clearance certificate of below mentioned property. I had given title Clearance certificate on dated 2/6/2018

The detail search for the abovementioned property has been undertaken for the period from 1991 to 2020 from the record of the office of sub-registrar Vadodara. As per the abovementioned investigation from the office of sub-registrar, Vadodara no any adverse entry has been found subject to above mentioned charge of State Bank of India, Manjusar Branch but some pages are turned off and some pages are not legible of the office of sub-registrar; Vadodara.

CERTIFICATE

On the basis of the above referred documents and detail search taken in the above mentioned property, I am of the opinion that The Title of the property situated In the Registration District: Vadodara, Sub -District and Taluka: Vadodara of Village Moje: Sama being R. Survey no.- 366 admeasuring 5161 sq.mtrs., T.P.



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Scheme no.: 2 Dumad-savli-vemali and F. Plot no.: 165,
admeasuring 4209 sq.mtrs. is clear, good, Marketable and
free from all encumbrances Subject to the Charge for Rs.
9,00,00,000/- from State Bank of India Manjusr Branch
and offices and shops sold by the owners.

Date:-17/06/2020.

Place:-Vadodara.

Mitesh R. Patel
Advocate

