

ઈલેશ હીરાચંદ શાહ

જી.એસ.સી, એલએલ.બી. એડવોકેટ
મો. : ૯૮૨૫૦ ૫૮૮૯૯

ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૬૬૧૨૫,
જી.વલસાડ.

રસ : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, ને.હી.નં.-૪૮.
કિલ્લા-પારડી ૩૬૬૧૨૫ જી.વલસાડ



ILESH HIRACHAND SHAH

B.Sc., LL.B. Advocate
Mo.: 9825058899

Off. : Parsi Street, KILLA-PARDI 396 125,
Dist. Valsad.

Resi. : Vardhman Trader's Compound,
N.H. 48, KILLA-PARDI, Dist. Valsad.

Date : 19/01/2022

REF. NO. SAI MANI-UMBERGAON / TITLE CERTIFICATE

- : TITLE CLEARANCE CERTIFICATE :-

To,

MR. NIKHIL ANILBHAI MISTRY.

at-Bapuji Sadan Bunglow, Costal Highway,

UMBERGAON, Taluka-Umbergaon, District-Valsad.

Sub. :- Title Clearance Certificate in respect

to the property at **UMBERGAON**,
Taluka-Umbergaon, New Survey No.
1547 (Old Survey No. Pardi No. 53) of
Mr. Nikhil Anilbhai Mistry Proprietor of
Sai Mani Infrastructure.

Sir,

As per oral request made by Mr. Nikhil Anilbhai Mistry, residing at-Bapuji Sadan Bunglow, Costal Highway, UMBERGAON, Taluka-Umbergaon, District-Valsad, for making investigation of title with regard to the captioned property which is more particularly described in the schedule below; I am submitting as under :-

- (1) Originally the land bearing Pardi No. 53, admeasuring-A. 0=11 !!! G. was owned & possessed by Shri Balubhai Bhagwanji Mistry.
- (2) That, (1) Maniben Balubhai Mitsry & (2) Sushilaben Mohanlal Mistry had purchased the said land from Shri Balubhai Bhagwanji Mistry by a registered Sale Deed dated-07/10/1973. And by virtue of Sale Deed Mutation Entry No. 3736, dated-21/10/1986 effected in revenue records.
- (3) That, Maniben Balubhai Mistry died intestate on 30/11/2013 leaving behind her Two Sons namely (1) Anilbhai & (2) Ranjitbhai and Two Daughters namely (1) Hansaben & (2) Ilaben as a legal heirs entitled to the land belongst to the deceased. And the names of the said heirs have been entered in revenue records by Mutation Entry No. 11111, dated-10/07/2014.
- (4) That, (1) Sushilaben Mohanlal Mistry (2) Hansaben Balubhai Mistry & (3) Ilaben Balubhai Mistry had relinquished their right, title & interest from the said property in favour of (1) Shri Anilbhai

For SAI MANI INFRASTRUCTURE

[Signature]
Proprietor

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(2)

Balubhai Mistry & (2) Shri Ranjitbhai Balubhai Mistry. And Sushilaben Mohanlal Mistry had execute Release Deed on 01/01/2015. And the said Release Deed is registered in the Office of Sub-Registrar Umbergaon at Serial No. 4, dated-01/01/2015. And (1) Hansaben Balubhai Mistry & (2) Ilaben Balubhai Mistry had execute Release Deed on 18/02/2015. And the said Release Deed is registered in the Office of Sub-Registrar Umbergaon at Serial No. 577, dated-18/02/2015. And by virtue of Release Deeds Mutation Entry No. 11262, dated-18/03/2015 effected in revenue records.

(5) That, Government had promulgated the revenue record and Survey No. Pardi No. 53 is given New Block / Survey No. 1547. And for which Mutation Entry No. 11768, dated-31/05/2018 effected in revenue record.

(6) That, Shri Anil Balubhai Mistry & Others had made an application before Collector Valsad for N.A. permission of the land bearing Survey No. 1547 and Collector Valsad gave N.A. permission for Multipurpose use vide its Order No. 96/25/05/050/2019, dated-17/05/2019 and by virtue of the Order Mutation Entry No. 11939, dated-20/05/2019 effected in revenue records.

(7) That, Mr. Nikhil Anilbhai Mistry Proprietor of Sai Mani Infrastructure had purchased the said land from Shri Anil Balubhai Mistry & Others by a registered Sale Deed dated-28/10/2021. And the said Sale Deed is registered in the Office of Sub-Registrar Umbergaon at Serial No. 4103, dated-28/10/2021. And by virtue of the Sale Deed Mutation Entry No. 12373, dated-16/11/2021 effected in revenue records.

(8) That, Shri Anil Balubhai Mistry & Others had prepared building plan to construct Residential cum Commercial Complex on the said land and made an application and submitted the plan to Municipality Umbergaon and Municipality Umbergaon had sanctioned the plan submitted by Shri Anil Balubhai Mistry & Others and gave Construction permission vide its No. UADA / 27-02-2020 / 999260 / 01 / 000043, dated-27/02/2020. And the said complex to be constructed on the said Land shall be known as " MANI VILLA ".

For SAI MANI INFRASTRUCTURE

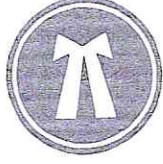
Proprietor

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રેસીડેન્સ : વર્ધમાન ટ્રેડર્સ કમ્પાઉન્ડ, ને.હા.નં.-૪૮,
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(3)

And according the said plan Municipality Umbergaon had sanctioned 3 Shops on Ground Floor and from First Floor to Fifth Floor 5 Flats on each floor and the said complex to be constructed on the said Land shall be known as " MANI VILLA " .

(9) I have taken search in the office of Sub-Registrar Pardi from the year 2003 to 2010 and in the office of Sub-Registrar Umbergaon from the year 2010 to 2022 and have been satisfied that there have no encumbrance on the property.

(10) Thus, going through the above sequences and the papers and the documents produced before me, I am of the opinion that the Title of The said property is clear and marketable and free from any reasonable doubts whatsoever.

Hope all general requisition of title are covered as per your request.

:: SCHEDULE OF THE PROPERTY ::

ALL THAT piece or parcels of Non-Agricultural land or ground lying and being at **UMBERGAON** within Municipality limits, in the Sub-District Umbergaon, District-Valsad bearing New Survey No. 1547 (Old Survey No. Pardi No. 53), admeasuring- H. 0 = 11 are = 54 Sq. Mtrs..

Yours Faithfully,



(Ilesh H. Shah)

Advocate.

Sanad No. G / 414 / 1987.

encls. : Two Search Receipts .

For SAI MANI INFRASTRUCTURE

(Signature)
Proprietor