

“શ્રી હરિ”

YOGESH C.DABHI
B.com. D.L.P.L.L.B
ADVOCATE

M: 9998107479

RESI: 104, Sneh Flat,
Near Sapan Flat,
B/H. Mother's School,
Gotri Road, Vadodara
Date : 19/05/2018

TITLE CLEARANCE CERTIFI CATE

To,

Partner of S.P. Associates, A partnership Firm

Shri Udaykumar Mahendrabhi Patel

And Shri Mineshkumar Mahendrsbhai Patel

Station Road, At & Po. Bhadran

Ta. Anand

Dear Sir,

On request and desired to issue a Title Clearance Certificate and Non encumbrances Certificate in respect of the following detailed property, and placed relevant various document before me, I have pursued the said documents and search obtain before Sub-registrar office at Vadodara, hence, I Yogesh C. Dabhi, Advocate, do hereby give my opinion as to Title of the property as underneath.

DETAILS OF THE PROPERTY

Property Bearing Plot No.47/A (East side) admeasuring 644.58 Sq mtr and admeasuring is 209.03 Sq. mtr along with the construction and 47/ B (West side) admeasuring 644.58 Sq mtr admeasuring is 209.03 Sq. mtr along with the construction in the Name of Partner of S.P.Associates a Partmership Firm, Shri Udaykumar Mahendra bhai Patel and in the name of The Partner of S. P. Associates a Partmership Firm, Shri Mineshkumar Mahendra bhai Patel of The Friends Co. Op. Housing Society, Ltd. Alkapuri situated in R.S.No. 984/40 City Survey No. 2471 to 2475 Tikka No.2 of Mouje Vadodara Kasba in the Registration District Vadodara, Sub District Vadodara.



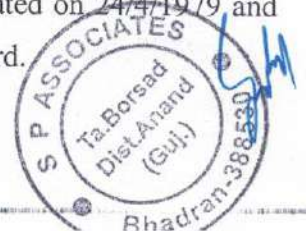
INVESTIGATION OF DOCUMENTS



1. Zerox copy of 7/12 of 1975-76
2. Zerox copy of Share Certificate No. 2201 to 2250, B-2551 to B- 2600
3. Zerox copy of Sale Agreement Dated 18/12/1980
4. Zerox copy of Property card.
5. Zerox copy of consent letter of Jasindarkaur Pritamsingh Randhwa.
6. Zerox copy of Release Deed of Equitable Mortgage of above referred proerty.
7. Search Investigation Report made by Advocate Jayantilal V. Chavda. Before Sub Registrar Vadodara from Year 1985 to 2014 vide search Receipt No. 2014014025758 Dated 22/10/2014 But the Index of the Year 2010, 2011 2012. 2013 and 2014 in the zone are not available.

Looking to the above referred documents and after verifying the revenue records its transpires as under :

1. That the above referred bearing Plot No. 47 was originally belonged to Shrimati Diwaliben Dahyabhai Patel and Navinbhai Dahyabhai Patel jointly and the name of the same was given in revenue record of 7/12.
2. That the above referred bearing Plot No. 47 was originally belonged to Shrimati Diwaliben Dahyabhai Patel and Navinbhai Dahyabhai Patel jointly and the name of the same was given in city survey record.
3. The name of the Shrimati Diwaliben Dahyabhai Patel and Navinbhai Dahyabhai Patel is entered in the share Certificate of The Friends Co. Op. Housing.Society Ltd Vide its resolution No. 7, Dated 18/3/1967 and Resolution No-10, Dated 03/01/1968.
4. The Diwaliben Dahyabhai Patel has executed a will in favour of Navinbhai Dahyabhai Patel, which is registered at serial No.335 in the office of the sub registrar, Vadodara Dated on 27/01/1969 and the name of the Navinbhai Dahyabhai Patel is entered in the share certificate and sanad of The Friends co.op. Housing Society Ltd. by vide its resolution No. 6 Dated 15/05/1972.
5. The Name of Navinbhai Dahyabhai Patel is entered in the city survey record (Property Card) by revenue record of entry No. 7719, dated 03/03/1975 of the village Kasba and application Dated on 24/4/1979 and the effect of the same is given in the city survey record.



6. Thereafter The Navinbhai Dahyabhai Patel has executed sale agreement in favour of Pritamsingh Santasingh Randhwa for the above referred Plot No.47 of The Friends Co.Op.Housing.Society Ltd. on Dated- 18/12/1980.
7. The name of the Pritamsingh Santasingh Randhwa is entered in the share Certificate and sanad of The Friends Co.Op.Housing.Society Ltd Vide its resolution No. 5 Dated. 20/2/1982.
8. The Name of Pritamsingh Santasingh Randhwa entered in the city survey record (Property card) by Application dated 29/1/87 and sale agreement and resolution of the The friends Co.op. Housing Society Ltd, and same is certified on on 30/5/1987.
9. Thereafter the Pritamsingh Santasingh Randhwa has given an application to the society for add his wife Jasinder and son Tarlochan in the share certificate on 03/8/2011 and on the basis of application the name of his wife Jasinder & Son Tarlochan are enter in the Share certificate vide its resolution No.7 dated on 30/08/2011.
10. The name of Jasinderkaur Pritamsingh Randhwa has deleted from the Share certificate vide its resolution No.3 Dated 31/10/2014 through Notarized consent letter given by Jasinderkaur Pritamsingh Randhwa dated 13/10/2014.
11. The loan was availed of by Pritamsingh Santasingh Randhawa from Oriental Bank of Commerce, Laheripura New Road, Baroda Branch against the security of above reoffered Plot No.47. But this loan is duly repaid by the Pritamsingh Santasingh Randhawa. And for the same the Oriental Bank of Commerce, Laheripura New Road, Baroda Branch has given a certificate for releasing the above referred property Dated on 01/10/2014.
12. The Power of Attorney holder Tralochansingh Pritamsingh Randhva of Pritamsingh Shantasingh Randhva has executed the sale deed of Plot No. 47/A of "The Friends Co.op. Housing Ltd "Alkapuri, Vadodara in favour of The Partner of S.P.Associates a Partnershp Firm, Shri Udaykumar Mahendra bhai Patel Dated On 05/11/2014 which is registered in the office of the sub-registrar at vadodara at Sr. No.8041.
13. The Power of Attorney holder Tralochansingh Pritamsingh Randhva of Pritamsingh Shantasingh Randhva has executed the sale deed of Plot No. 47/B of "The Friends Co.op. Housing Ltd "Alkapuri, Vadodara in favour



of The Partner of S.P.Associates, a Partnership Firm Shri Mineshkumar Mahendrabhai Patel Dated On 12/11/2014 which is registered in the office of the sub-registrar at vadodara at Sr. No.8188.

14. The Name of the Partner of S.P.Associates a Partnership firm Uday kumar Mahendrabhai Patel entered in the Share certificate No. 6739 to 6788 and 2201 to 2250 and B 2551 to B 2600 and also in sanad of society in Plot No.47/A vide its resolution No.4 Dated 30/6/2015.
15. The Name of the Partner of S.P.Associates a Partnership firm Mineshkumar Mahendrabhai Patel entered in the Share certificate No. 5351 to 5600 and 5501 to 5550 and 5601 to 5655 and also in sanad of society in Plot No.47/B vide its resolution No.4 Dated 30/6/2015.
16. Also for the above detailed property Jayantilal V. Chavda has made search before Sub Registrar office at Vadodara for a period of 1989 to 2018 Original receipt for the payment of search fees vide receipt No. 20180140114700 annexed herewith and he has given search report and he has not found any objectionable entries for above detailed property. He has not found the record of year 2013 to 2018.
17. I have also given Public Notice in "sandesh" News Paper on 12/05/2018 for objection if any from the public at large, but I have not received any objection.

From the above said investigation and examination and all necessary documents pertaining to above detailed property, I am in the opinion that at present the above said Plot No. 47/ A And 47/ B in the name and ownership of (1) The Partner of S.P.Associates a Partnership Firm, Shri Udaykumar Mahendrabhai Patel and (2) Partner of S.P.Associates a Partnership firm Mineshkumar Mahendrabhai Patel and there are no any encumbrances on the said property.

CERTIFICATE

This is to certify that the Plot No. 47/A admeasuring 644.58 Sq mtr and admeasuring is 209.03 Sq. mtr along with the construction is in the name of The Partner of S.P.Associates a Partnership Firm, Shri Udaykumar Mahendra bhai Patel and Plot No.47/ B admeasuring 644.58 Sq mtr and admeasuring



is 209.03 Sq. mtr along with the construction is in the name of The Partner of S.P.Associates a Partnership Firm, Shri Minesh kumar Mahendra bhai Patel of The Friends Co. Op. Housing Society, Ltd. Alkapuri situated in R. S. No. 984/40 City Survey No. 2471 to 2475. Tikka No. 2 of Mouje Vadodara Kasba in the Registration District Vadodara, Sub District Vadodara. And the title of the said property is clear, Marketable and free from reasonable doubt and all encumbrances.

Date: 19/05/2018

Place: Vadodara



YOGESH.C.DABHI

ADVOCATE

