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Date : 04-12-2018

TO WHOM SO EVER IT MAY CONSERN
TITLE CLEARNCE CERTIFICATE

Dear Sir,

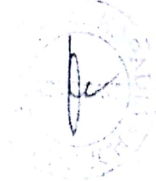
Ref:- Title opinion on the Property situated Dist. Bharuch Sub-Dist. Bharuch Village Zadeshwer Block/Survey No.172/1+7 paiki Plot No.1 to 10 adm. 11000.00 sq. mts. Paiki Plot No. 9+10 (K. J. P.) New Bolck No. 172/1-7 paiki 9+10 adm. 1886.02 Sq. Mts. & New Bolck No. 172/1+7 paiki Plot No. 6+7+8 and 1 adm. 4612.43 sq. mts. And New Bolck No. 172/1+7 paiki Plot No.2 to 5 adm. 4501.55 sq. mts. Total adm. 11000.00 sq. mts land paiki Revised Sub-plot No.1 to 4 paiki Sub-plot No.1 adm.3229.00 sq. mts and undivided Share of land adm.1106.28 sq. mts..

1. NAME OF THE TITLE HOLDER

Shri Hiteshbhai Bhikhabhai Sutariya Adm Partner of
Sahajanand Corporation Partnership Firm., Surat.

2. DISCRIPTION OF THE PROPERTY

The real estate under my consideration and juridical appraisal are the Property situated Dist. Bharuch Sub-Dist. Bharuch Village Zadeshwer Block/Survey No.172/1+7 paiki Plot No.1 to 10 adm. 11000.00 sq. mts. Paiki Plot No. 9+10 (K. J. P.) New



10 adm. 11000.00 sq. mts. Paiki Plot No. 9+10 (K. J. P.) New Bolck No. 172/1-7 paiki 9+10 adm. 1886.02 Sq. Mts. & New Bolck No. 172/1+7 paiki Plot No. 6+7+8 and 1 adm. 4612.43 sq. mts. And New Bolck No. 172/1+7 paiki Plot No.2 to 5 adm. 4501.55 sq. mts. Total adm. 11000.00 sq. mts land paiki Revised Sub-plot No.1 to 4 paiki Sub-plot No.1 adm.3229.00 sq. mts and undivided Share of land adm.1106.28 sq. mts.

3. DOCUMENTS STUDIED

- 1) Reg. Sale deed No.8180 dt.02-11-2018 & its reg. receipt by Gaurangbhai Naginbhai Amin & others in favour of Shri Hiteshbhai Bhikhabhai Sutariya Adm Partner of Sahajanand Corporation Partnership Firm., Surat.
- 2) Index-II of Reg. Sale deed No. 8180 dt.02-11-2018.
- 3) Certified Copy of 7 & 12, Form no. 6 of Gam Panchayat
- 4) Copy of Power of Attorney dt.28-07-2016
- 5) Copy of Construction Permission No. kramank/Consolidate/Subdiv./Vashi/4354 dt.01-11-2018 of BAUDA Bharuch
- 6) Copy of order of Collector Bharuch dt.18-08-2018.
- 7) Copy of Layout Plan

4. TRACING OF TITLE FOR 30 YEARS NEXT BEFORE SCRUTINY

I have verified the relevant records of Talati office and scrutinized the abovementioned documents submitted to us. I have also caused the search of the available records at the Sub-Registrar, Bharuch for the down 30 years. On scrutiny of the search conducted by me and from the verification of the above mentioned documents produced before me, I submit my report as under :-

1. That originally the land bearing Bolck/Sur. No. 172/1+7 paiki adm. 11000.00 sq. mts land in Village ZAdeshwer Sub-Dist.



years before 2018 under scrutiny. They Purchased to the said land by by Two Reg. Sale deed No.4303 dt.08-11-1999 and No.4304 dt.08-11-1999. This fact mention in Mutation entry No.7876 & 7877 dt.12-11-1999. Than after they taken the N A permission Kramank: TP/ Bhumi/Vashi/N A/111/96-97 dt.20-09-1997 issued from TDO Bharuch.

2. Than after Ajaybhai Bharatbhai Shah (HUF) sold to Bolck/Sur. No. 172/1+7 paiki Plot No.9 & 10 land in Village ZAdeshwer Sub-Dist. Bharuch Dist. Bharuch to Gaurangbhai Naginbhai Amin & others by Reg. Sale deed dt.14-07-2003. This fact mention in Mutation entry No.9005 dt.18-06-2004. Than after Ajaybhai Bharatbhai Shah (HUF) sold to Bolck/Sur. No. 172/1+7 paiki Plot No.6, 7, 8 & 1 land in Village ZAdeshwer Sub-Dist. Bharuch Dist. Bharuch to Vinaychandra Chaturbhai Patel by Reg. Sale deed No.1851 dt.08-04-2004. This fact mention in Mutation entry No.8877 dt.10-04-2004. Than after Ajaybhai Bharatbhai Shah (HUF) sold to Bolck/Sur. No. 172/1+7 paiki Plot No.2 & 5 land in Village ZAdeshwer Sub-Dist. Bharuch Dist. Bharuch to Kiritbhai Chaturbhai Patel by Reg. Sale deed No.2348 dt.06-05-2004. This fact mention in Mutation entry No.8926 dt.06-05-2004. Than after Vinaychandra Chaturbhai Patel died on dt.09-03-2018 their legal heirs names Shardaben w/o Vinaychandra Patel, Rajesh Vinaychandra Patel, Priti Vinaychandra Patel and Prushat Vinaychandra Patel entered into the revenue record of the said land by Mutation entry no.12478 dt.06-04-2018. Than after Kirit Chaturbhai Patel died on dt.13-09-2008 their legal heirs names Priyanka Kiritbhai Patel, Sama Kiritbhai Patel, and Shina Kiritbhai Patel entered into the revenue record of the said land by Mutation entry no.11187 dt.10-03-2014. Than after Collector Bharuch Consolidate all plots in New R. S. No./Block NO.172/1+7 paiki Sub Plot No.1 to 4. For purpose residential and Commercial by order dt.18-08-2018. Than after they

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taken No. kramank/Consolidate/Subdiv./Vashi/4354 dt.01-11-2018 of BAUDA Bharuch.

3. Than after Gaurangbhai Naginbhai Amin & others sold to Dist. Bharuch Sub-Dist. Bharuch Village Zadeshwer Block/Survey No.172/1+7 paiki Plot No.1 to 10 adm. 11000.00 sq. mts. Paiki Plot No. 9+10 (K. J. P.) New Bolck No. 172/1-7 paiki 9+10 adm. 1886.02 Sq. Mts. & New Bolck No. 172/1+7 paiki Plot No. 6+7+8 and 1 adm. 4612.43 sq. mts. And New Bolck No. 172/1+7 paiki Plot No.2 to 5 adm. 4501.55 sq. mts. Total adm. 11000.00 sq. mts land paiki Revised Sub-plot No.1 to 4 paiki Sub-plot No.1 adm.3229.00 sq. mts and undivided Share of land adm.1106.28 sq. mts. to Shri Hiteshbhai Bhikhabhai Sutariya Adm Partner of Sahajanand Corporation Partnership Firm., Surat. by Reg. sale deed No. 8180 dt.02-11-2018.

On going through all the papers and the revenue record of Sub Registrar, Bharuch, I am of the opinion that, property bearing Dist. Bharuch Sub-Dist. Bharuch Village Zadeshwer Block/Survey No.172/1+7 paiki Plot No.1 to 10 adm. 11000.00 sq. mts. Paiki Plot No. 9+10 (K. J. P.) New Bolck No. 172/1-7 paiki 9+10 adm. 1886.02 Sq. Mts. & New Bolck No. 172/1+7 paiki Plot No. 6+7+8 and 1 adm. 4612.43 sq. mts. And New Bolck No. 172/1+7 paiki Plot No.2 to 5 adm. 4501.55 sq. mts. Total adm. 11000.00 sq. mts land paiki Revised Sub-plot No.1 to 4 paiki **Sub-plot No.1** adm.3229.00 sq. mts and undivided Share of land adm.1106.28 sq. mts.. is the ownership and possession of Shri Hiteshbhai Bhikhabhai Sutariya Adm Partner of Sahajanand Corporation Partnership Firm., Surat.

4. OTHER PROVISIONS

- 1 Whether provisions of Urban Land Ceiling Act are applicable?

NO

16

2 Whether property to be given as security is subject to any minor's claim/share?

NO

6. FINAL CERTIFICATE

This is to certify that the title to the said property mentioned above is clear and marketable and that there is no charge, right lien or encumbrance over the said property.

Bharuch

Date: 04-12-2018

Search Receipt No. 2018093018298


(NILESH KAPADIA)
Advocate.