

Title Clearance Certificate

1. In the matter of city survey no:-102, Seat no:-
B / Tikka no:- 15/5 admeasuring area
approximately 112.0414 sqmts. of Babajipura
area of city- Baroda situated at shiyabaug
Main-Road, shiyabaug, Baroda.

2. On being requisitioned by Indiraben
Ragunadan Patel to Investigate title to the
aforesaid Property, i have Examined property
card and Release deed documents made
available to me by the said Person.

3. Mr.Haribhai Trikambhai patel was owned and
possessed of the aforesaid property. After the
death of Haribhai Trikambhai, the said
property was partitioned amongst successors
and By virtue of the said partitioned, Mr.



Mathurbhai Haribhai patel was became the absolute owner and possessor of the said property. By deed of Conveyance dated 10th july, 1940 Mr. Mathurbhai Haribhai Patel sold the said property to Mr. Mohanbhai Bhagvanbhai Patel and Gordhanbhai Bhagvanbhai Patel by Registered Sale Deed bearing Register no:- 13695. And the said names Mutated into the property card by virtue of the Sale Deed as a joint owners.

4. I have verified copy of Sanad issued by city surveyor officer, Baroda State on dated:- 16/05/1946. it appears from the said documents Mr.Mohanbhai Bhagvanbhai Patel and Mr.Gordhanbhai Bhagvanbhai Patel are the joint Owners of the said Property.

5. Mr.Mohanbhai Bhagvanbhai patel passed away on 11/02/1977 leaving behind him his widow Maniben and his son namely Raghunadan as legal heirs and the name of the said legal heirs entered in to property card

Chirag A. Patel
Advocate



by succession. Thereafter Maniben passed away on 12/06/1978. And Mr.Raghunandan passed away on 19/12/1994 leaving behind his widow namely indiraben and his son namely Hitesh as a legal heirs and the name of the said legal heirs entered in to property card by succession mutated on dated:- 02/01/1995.

6. Mr.Gordhanbhai Bhagvanbhai Patel passed away on dated:- 19/12/2000 leaving behind his daughters Rukshmaniben, Jashodaben, and sons namely Shantibhai, Dineshbhai, Natwarbhai, as a legal heirs and the name of the same legal heirs entered in to the property card by succession. and his wife Gangaben passed away in the year of 1990.

7. Mr.Natwarbhai Gordhanbhai made an application for deleting the name of Rukshmaniben, Shantibhai, Jashodaben, Dineshbhai, as a Co-Owner of the said property from the property card by virtue of 'WILL' executed by deceased Mr.Gordhanbhai Bhagvanbhai Patel in favour of Mr.Natwarbhai



Gordhanbhai Patel. So, therefore The name of the Successor is mutated in the property card on dated:- 15/07/2015.

8. By Release Deed dated:-14/10/2016 Mr.Hiteshbhai Raghunandanbhai Patel and Mr.Natwarbhai Gordhanbhai Patel have released their rights in the said property in favors of Indiraben widow of Ragunandanbhai Patel and the said entry mutated in the property card dated:- 13/06/2017.

9. I have verified the copy of Property tax Assessment bill 2014-2015 issued by Baroda Mahanagar Palika, Baroda. it appears from the said document, Indiraben Ragunandanbhai Patel is occupier and sole owner of the said property.

10. I have caused search to be made at Sub-register, Baroda for the said property for the last 54 years through on dated:-19/06/2018.

11. As part of Investigation I have Published Public Notice in "SANDESH DAILY" for inviting



Chirag A. Patel
[Signature]

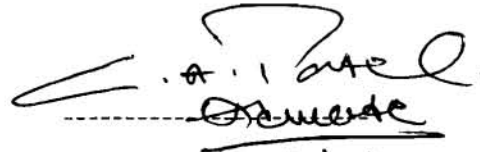
Claim from the public if any, On 20/08/2017.

But I have not Received any Objection So far .

12. Upon Examination of the aforesaid documents and Investigation I Certify that there is no clog on the aforesaid property and encumbrances and certify that the title to aforesaid land is clear and marketable.

Date: 17/11/2018

Baroda.



Chirag Ashokbhai Patel

Advocate



Title Clearance Certificate

1. In the matter of city survey no:-34, Seat no:-B
Tikka no:- 15/5 admeasuring area
approximately 112.0414 sq mtrs. of
Babajipura area of city- Baroda the said
property situated at shiyabaug Main-Road,
shiyabaug Baroda.
2. On being requisitioned by Natwarbhai
shamalbhai Patel to Investigate title to the
Aforesaid Property, I have Examined Revenue
documents made available to me by the said
Person.
3. Mr.shamalbhai Haribhai Patel was owned and
possessed of the aforesaid property. After the
death of Shamalbhai Haribhai Patel on Dated:-
22/05/1987, the said property was succeeded to
his legal heirs namely Natwarbhai, Miraben,
Subhadraben, Jashodaben, Kapilaben, Surajben
respectively and their names mutated in to the
property card on dated:-26/08/1987.
4. By Release Deed dated:-26/08/1987 Miraben,
Subhadraben, Jashodaben, Kapilaben, Surajben
have released their rights in the said property
in favor of Natwarbhai Shamalbhai Patel and



the said entry mutated in the property card dated:-26/08/1987.

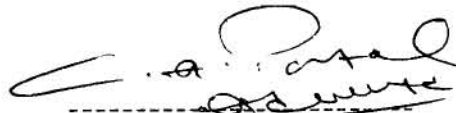
5. I have caused search to be made at Sub-register, Baroda for the said property for the last 48 years through Jayantilal V. Chavla on dated:-19/06/2018.

6. As part of Investigation I have Published Public Notice in "SANDESH DAILY" for inviting Claim from the public if any. On 03/06/2018. But I have not Received any Objection So far .

7. Upon Examination of the aforesaid documents and Investigation I Certify that there is no clog on the aforesaid land and encumbrances and certify that the title to aforesaid land is clear and marketable.

Date:-17/11/2018

Baroda.



Chirag. Ashokbhai. Patel.

Advocate



TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than 10 years in land related matters, in which land title, search report, issuing of “no encumbrances certificate” on the land including right, title, interest, or name of any party in or over land, and I have experience of 18 years in land related matters accordance to GUJ RERA RULES.

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

Date:- 03 / 11 / 2018.

Place:- Baroda. Adv-

sign Chirag A. Patel
Ashokbhai

(Chirag Ashokbhai Patel)