

અશોક વી. પટેલ

Vakil Ashok V. Patel.

બી.એ.એલ.બી.એડવોકેટ(ગુજ.હાઈકોર્ટ)
રે.ઓ.૩૦,મારુતી નગર સોસાયટી,
પાતાળીયા હનુમાન રોડ,પાદરા.
તા.પાદરા, જી.વડોદરા-૩૯૧૪૪૦.
મોબા.૯૮૯૮૦૬૭૬૯૯.
૮૭૩૩૯૪૮૬૨૫.

B.A, L.L.B.Advocate (Guj.High Court)
R/O. 30,Maruti Nagar Society,
Pataliya Hanuman Road, Padra.
Ta.Padra, Di.Vadodara-391440.
Mo.9898067699
8733948625

Advocate W F No.VDR/PDR/25814
Enrollment No. G / 906 / 1995

TITLE CLEARANCE CERTIFICATE.

Re :- Investigation of title to the non Agricultural land situated in the sim of village Padra, Ta. Padra, Di.Vadodara bearing survey No. 584/2, H.A. 4162 Sq.mts Paik, admeasuring area H.A. 2400 Sq.mts. i.e. 1200 Sq.mts. towards east-west, south direction and 1200 Sq.mts. from east to west, north direction. Which is known as 'PRAMUKH THE HUB'. In the 'PRAMUKH THE HUB' the developers name is "SHAKTI DEVELOPERS. The non agriculture land in the name of Shakti Developers partnership firm partner Kaushalbhai Muljibhai Patel. residing at : Padra, Ta. Di.Vadodara.

TO WHOM SO EVER IT MAY CONCERN.

That my client has asked for the Title Clearance Certificate and he has produce the following documents before me.

This is to certify that I have caused the necessary searches to be taken with the revenue records and the records of the sub Registrar, Padra for the period of last 30 years. I have investigated the title to the above land situated laying and bearing at village Padra Kasba, Ta. Padra, Di. Vadodara Survey No. 584 / 2, H.A. 4162 Sq.mts, Paik H.A. 2400 Sq.mts i.e. 1200 Sq.mts. towards east-west, south direction and 1200 Sq.mts. from east to west, north direction or there about and more particularly describe in the schedule here under written. I have found that Original land owner Jadaben Hargovinddas Patel Etc. 11 has take a some of earnest money from 1. Ghanshyambhai Bhailalbhair Patel Etc. 6 Residing at. Bahyli, Ta. Di. Vadodara and same



[Signature]

Banakhat karar was Notaries in the office of the Notary Sheri P.R.Patel, Padra on: 11/11/2010 by vide registered no.5547. Then after Survey No. 584/2, H.A. 0-41-62 Paik, H.A. 2400 Sq.mts, i.e. 1200 Sq.mts. towards east-west, south direction and 1200 Sq.mts. from east to west, north direction, non agriculture Land purchase from his owner Jadaben Hargovinddas Patel Etc. 11, Then after Ghanshyam bhai Bhailalbhai Patel Etc. 6, Residing at. Bahyli, Ta. Di. Vadodara has made a two different sale deed, dated on 2/6/2014, Registration No. 934, 935 in Sub registrar, Padra from the same persons.

Then after the said land survey No. 584/2 Paik, H.A. 4162 Sq.mts, Paik, admeasuring area H.A. 2400 Sq.mts. Paik i.e. 1200 Sq.mts. towards east-west, south direction and is purchased Shakti Developers partnership firm partner Kaushalbhai Muljibhai Patel by His real owner 1. Axay Ghanshyambhai Patel power of attorney holder of Ghanshyambhai Bhailalbhai Patel. 2. Axay Ghanshyambhai Patel power of attorney holder of Dharmisthaben Ghanshyambhai Patel, 3. Hemantbhai Bhogilalbhai Patel, 4. Hemantbhai Bhogilalbhai Patel power of attorney holder of Shitalben Jayantilal Patel and 5. Amit Ghanshyambhai Patel and 6. Amit Ghanshyambhai Patel power of attorney holder of Radhaben Jayantilal Patel by registered sale deed no. 1184, dated 10/04/2018.

Then after the said land survey No. 584/2, H.A. 4162 Sq.mts, Paik, admeasuring area H.A. 2400 Sq.mts. Paik 1200 Sq.mts. from east to west, north direction, and is purchased Shakti Developers partnership firm partner Kaushalbhai Muljibhai Patel by His real owner 1. Axay Ghanshyambhai Patel power of attorney holder of Ghanshyambhai Bhailalbhai Patel. 2. Bhogilal Bhailalbhai Patel and 3. Dharmisthaben Bhogilal Patel by registered sale deed no. 1185, dated 10/04/2018.

The above mentioned non agricultural commercial land is clear and marketable title and free from all doubts. I further state the lands above referred are free from Ganotiya (Tenant).



Description of the property

The non Agricultural land bearing survey No. 584/2, H.A. 4162 Sq.mts Paike, admeasuring area H.A. 2400 Sq.mts., situated at Village Padra, Ta.Padra, Di.Vadodara, admeasuring area 2400 Sq. Meters. i.e. 1200 Sq.mts. towards east-west, south direction and 1200 Sq.mts. from east to west, north direction.

CERTIFICATE

This is to certify that the aforesaid non Agricultural land i.e. Survey No. 584/2, H.A. 4162 Sq.mts, Paike total admeasuring area 2400 Sq.mts i.e. 1200 Sq.mts. towards east-west, south direction and 1200 Sq.mts. from east to west, north direction. situated at village Padra, Ta.Padra, Di. Vadodara are absolute clear and marketable title, free from encumbrance, charge or lien and interest.

Date :- 20 / 04 / 2021.

Place : Padra.



ADVOCATE AND NOTARY
(A.V.PATEL)

ASHOKKUMAR V. PATEL
ADVOCATE & NOTARY
Reg. No. 18049
30, Marutnagar Society,
Patallya Hanuman Road,
Padra, Ta. Padra, Dist. Vadodara.