

Snehal K. Shah

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Advocate & Notary

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Title No.: **TCC22080-SKS-GEN-11-001**

Date : 01/11/2022

TITLE CLEARANCE CERTIFICATE

To,

Fortune Spaces

Vadodara

Dear Sir,

On request and desired to issue a *Title Clearance Certificate and Non-encumbrances Certificate* in respect of following detailed property, and placed relevant various document before me, whereas I have perused the said documents and search obtain before Sub-Registrar office at Vadodara, hence I, **Snehal K. Shah, Advocate**, do hereby give my opinion as to Title of the property as underneath.

DETAILS OF THE PROPERTY

Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-24 Sq. Mtrs. (approx. 8567 sq. fts.) non agricultural open plot & alongwith construction building known as "Fortune" of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Revenue record i.e. abstract form no. 7/12 year 1951-52 upto 2000-2001
2. Revenue record i.e. abstract form no. 6 - entry no. 1/88, 1243, 3275, 4375,
3. Revenue record i.e. abstract form no. 8-A
4. Property Card- entry no. 217, 299
5. Reg. Sale Deed dtd. 7/3/1962

6. N. A. Order dtd. 9/6/1964
7. General Power Attorney dtd. 24/3/1976
8. Order of City Survey Superitendant dtd. 24/9/2014
9. VUDA Zone Certificate dtd. 17/11/2014
10. Title Clearance Certificate dtd.30/12/2014 given by me.
11. Reg. Agreement to Sale (without possession) no.14735
dtd.10/12/2014
12. Reg. Sale Deed no.7524 dtd.(27/05/2015) 28/05/2015
13. Raja Chitthi dtd. 18/09/2015
14. N.A. Order dtd.27/01/2016
15. Reg. Lease Deed no.20374 dtd.17/12/2018
16. Search Investigation obtain for a period of 2014 to 2022 vide Search
fee Receipt no.202201600038348 dtd.20/10/2022

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

1. That the land bearing R. S. No. 562 of mouje : Jetalpur was originally owned by Indumati Maganlal Patel & after her death name of her son Indukumar Maganlal Patel was entered in the revenue record by heirship. Effect to that entry no. 1/88 was posted & certified accordingly.
2. That in the land bearing R. S. No. 562 of mouje : Jetalpur name of Jayantkumar Mangalbhai through his natural guardian Maganbhai Vallabhbhai Patel was entered in the revenue record as per order no. RTS/443/22-4-57. Effect to that entry no. 1243 was posted on 29/4/1957. Which was certified accordingly.
3. That the owner of the land bearing R. S. No. 562/2, Apporxi. 10010 sq. fts. i.e. Acer 0-9-23 Guntha of mouje : Jetalpur i.e. Maganbhai Vallabhbhai Patel has executed Reg. Sale Deed no. 761 dtd. 7/3/1962 in favour of Manibhai Shivabhai Patel. Effect to that entry no. 3275 was posted on 14/3/1962. Which was certified on accordingly.
4. That the owner of the land bearing R. S. No. 562/2, of mouje : Jetalpur i.e. Manibhai Shivabhai Patel was died on 22/3/1964. So after his death name



of his legal heir Kashiben Manibhai Patel was entered in the revenue record by heirship. Effect to that entry no. 4375 was posted on 1/5/1964. Which was certified accordingly.

5. That Chitnish Office Samaharta Vadodara had issued N. A. Order/Construction Permission no. LNDSR/108/64 dtd. 9/6/1964 for R. S. No. 562/2, Acer 0-9 Guntha in favour of Smt. Kashiben Manibhai Patel. And as per order Kashiben Manibhai Patel had constructed a building and made a different 7 flats.
6. That the owner of the land bearing R. S. No. 562/2, of mouje : Jetalpur (old Vadodara Kasba) i.e. Kashiben Manibhai Patel had executed a Reg. Will dtd. 11/11/1994. And she was died on 31/1/1995. And as per her Will (1) Flat no. 1 & 4 entered in the name of Bimal Vasantbhai Patel (2) Flat no. 5, 6 & 7 entered in the name of Sudhirbhai Manibhai Patel & (3) Flat no. 2 & 3 entered in the name of Vasantbhai Manibhai Patel. Effect to that entry no. 217 was posted in City Survey Property Card on 1/5/1998. Which was certified on 6/6/1998.
7. That the owner of the Flat no. 2 & 3 of mouje : Jetalpur i.e. Vasantbhai Manibhai Patel was died on 30/10/1998. So after his death name of his legal heir Vibhaben Vasantbhai Patel was entered in the City Survey Property Card as per Will & Pedegree. Effect to that entry no. 299 was posted on 5/4/1999. Which was certified on 10/5/1999.
8. That Sudhirkumar Manibhai Patel owner of Flat no. 5,6 & 7 have executed General Power of Attorney in favour of Vibhaben Vasantbhai Patel & Bimal Vasantkumar Patel. Which was notarised by Advocate M. H. Daymakumar dtd. 23/11/1998.
9. That City Survey Supretendant no. 1 & Addi. Mamlatdar Vadodara had issued order no. CTS/Ward/01/Remand/Case no. _/2014 dtd. 24/09/2014 for property bearing 562 of Vadodara Kasba and Old City survey no. 2214. And as per order revised City Survey no. 2262 And Seat no. 14 of mouje : Jetalpur Ta. Dist. Vadodara was allotted to the said property instead of Old City Survey no. 2214 of mouje : Vadodara Kasba.

10. That VUDA had issued Zone Certificate for Residential Zone (R-1) vide no. UDA/Zone Certi/39119/2014 dtd. 17/11/2014 for R. S. No. 562 of mouje : Vadodara Kasba.
11. Earlier I had given Title Clearance Certificate dtd.30/12/2014, after publishing public notice dated. 24/11/2014 in the "Divya Bhaskar" & "Gujarat Samachar" News Paper.
12. That owner of the land bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no.14, admeasuring 796.2124 Sq. Mtrs. (approx. 8567 sq. fts.) non-agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) i.e. 1. Bimal Vasantbhai Patel, 2.Sudhirbhai Manibhai Patel & 3.Vibhaben Vasantbhai Patel have executed Reg. Agreement to Sale (without possession) no.14735 dtd.10/12/2014 in favour of Fortune Spaces, a partnership firm through its partners 1. Rajesh Sumantrao Suryavanshi, 2. Naresh Tulshibhai Patel.
13. That owner of the land bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no.14, admeasuring 796.2124 Sq. Mtrs. (approx. 8567 sq. fts.) non-agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) i.e. 1. Bimal Vasantbhai Patel, 2.Sudhirbhai Manibhai Patel & 3.Vibhaben Vasantbhai Patel have executed Reg. Sale Deed no.7524 dtd.(27/05/2015) 28/05/2015 in favour of Fortune Spaces, a partnership firm through its partners 1. Rajesh Sumantrao Suryavanshi, 2. Naresh Tulshibhai Patel. Effect to that entry no.11845 was posted in property card and certified on 06/08/2015.
14. That, Vadodara Municipal Corporation has issued construction permission vide no. Raja Chitthi no.Ward-10/Commercial/150/2015-2016 on 18/09/2015.
15. That Collector of Vadodara has issued revised N.A. Order for Commercial Purpose vide no.N.A./ Sharatbhang/S.R./90/2015-16, no.Binkheti/K.67/59/2016 dtd.27/01/2016 for the land bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no.14, admeasuring 796.21 Sq. Mtrs. of mouje : Jetalpur (originally Vadodara Kasba).



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16. That owner of the land bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no.14, admeasuring 796.2124 Sq. Mtrs. (approx. 8567 sq. fts.), admeasuring 3632 Sq. Ft. Carpet Area on First Floor of Fortune of mouje : Jetalpur (originally Vadodara Kasba) i.e. Fortune Spaces, a partnership firm through its managing partner Rajesh Sumantrao Suryavanshi had executed Reg. Lease Deed no.20374 dtd.17/12/2018 in favour of Joyalukkas India Pvt Ltd through represented by its authorised signatory and regional manager Sunil P S s/o Sankarankutty.
17. Also for the above detail property I have made a search before Sub Registrar office at Vadodara for a period of 2014 to 2022 vide Search fee Receipt no.202201600038348 dtd.20/10/2022, annexed here with and I have not found any objectionable entries for above detail property.

Legal Opinion :-

From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the property bearing is in the name and ownership of Fortune Spaces, a partnership firm through its partners 1. Rajesh Sumantrao Suryavanshi, 2. Naresh Tulshibhai Patel by virtue of Reg. Sale Deed no.7524 dtd.(27/05/2015) 28/05/2015.

That, Joyalukkas India Pvt Ltd through represented by its authorised signatory and regional manager Sunil P S s/o Sankarankutty have created interest by virtue of Reg. Lease Deed no.20374 dtd.17/12/2018 for property bearing admeasuring 3632 Sq. Ft. Carpet Area on First Floor of Fortune.



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CERTIFICATE :-

THIS IS TO CERTIFY that, Fortune Spaces, a partnership firm through its partners 1. Rajesh Sumantrao Suryavanshi, 2. Naresh Tulshibhai Patel are the owners of the Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-24 Sq. Mtrs. (approx. 8567 sq. fts.) non agricultural open plot & alongwith construction building known as "Fortune" of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara. And title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

That, Joyalukkas India Pvt Ltd through represented by its authorised signatory and regional manager Sunil P S s/o Sankarankutty have created interest by virtue of Reg. Lease Deed no.20374 dtd.17/12/2018 for property bearing admeasuring 3632 Sq. Ft. Carpet Area on First Floor of Fortune.

Date : 01/11/2022

Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)



Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Block/R S No. 562, C S No. 2262, Old No. 2214, Shit No. 14, adm 8570
sq.ft, Moje Jetalpur
Search in : જેતલપુર /JETALPUR

પહોંચ નંબર ૨૦૨૨૦૧૬૦૦૦૩૮૩૪૮

અરજી નંબર

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અરજી વર્ષ

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તારીખ ૨૦

માહે

ઓક્ટોબર

સને

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રજુ કરનારનું નામ Adv Snehal Shah

ટ્રાન્સેક્શન નંબર 20221019834860617

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 2014 થી 2022

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

રૂ. પૈસા

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કુલ એકંદરે રૂ.

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અંકે રૂપિયા બે સો પુરા


jigneshkumar Amrutbhai patel
સબ રજીસ્ટ્રાર
Akota