

Date :

TITLE CLEARANCE CERTIFICATE

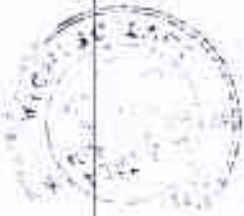
To:

Jayvijaysinh Kishoresinh Chauhan
Arth Bungalow, Akshar Chawk,
Old Padra Road, Vadodara.

The following documents & papers are placed before me for the purpose of investigation of title of the property.

1. Copy of GIFT-DEED
2. Copy of Index II
3. Village form no. 7/12
4. Search Report.
5. Affidavit of Owner.

Title Clearance Certificate/Report in respect of, Immovable Property old tenure agriculture Land bearing Revenue Survey No. 360/1 admeasuring area about 8398 Sq. mtr. which is situated in the registration District Vadodara, Sub-district Vadodara at Mouje Village: TANDALJA bearing T. P. No. 23, Final Plot No. 20/1/1 admeasuring about 5410 sq. mtr and Final Plot No. 20/1/2 admeasuring about



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* બી-૫-૧૧-૧૯, સિદ્ધાર્થ પટેલ સ્ક્વેર,
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1378 sq. mtr aggregating total area 6788 sq. mtr. which is belonging to Mr. Jayvijaysinh Kishoresinh Chauhan & Mr. Brijeshsinh Kishoresinh Chauhan.

Agreement of sale was executed between late Somabhai Trikamabhai Parmar and his heirs Amarsinh Somabhai parmar, Chandubhai somabhai parmar, Raysinh Somabhai parmar, Manibhai Somabhai parmar owner of the land and between Bachubha Maluji Chauhan a purchaser which was registered before sub register of Vadodara bearing registration no. 18747 on dated 06/06/1991.

In special suit no 308/96 consent agreement is executed before civil judge between land owner and Bachubha Maluji Chauhan and land owner have waived their rights in favour of Bachubha Maluji Chauhan and Hon. Civil Court passed consent decree on date 25/09/1996.

Bachubha Maluji Chauhan became an owner of the said land by virtue of sale-deed executed between him and (1) Ravjibhai Somabhai parmar, (2) Amarsinh Somabhai parmar (3) Raysinh Somabhai parmar, (4) Manilal



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Somabhai parmar (5) Chandubhai Somabhai Parmar and (6) Ramanbhai Somabhai Parmar which was registered before Sub-registrar- Vadodara bearing registered Sale-deed No. 1475 dated: 13/04/2005.

Land owner have challenge entry no. 3950 which was made in favour of Bachubha Maluji Chauhan in R.T.S Case No 93/10 which was decided on date 21/03/2011 by deputy mamlatdar of vadodara and confirm entry no 3950 in favorer of 'Bachbha Maluji Chauhan.

Order passed by the Competent Authority and Additional Collector, Vadodara bearing no. ULC/U-4/Tandalja/3912/87 dated: 30-06-1987.

A copy of the Zone certificate given by the Deputy Town Planner of the VUDA dated: 03/01/1992 and the said land is under the residential zone.

By virtue of the order no Land/Vasi/9480/92 of the Hon. collector of vadodara above mentioned property become non agriculture land on dated 2/6/1992.



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Vadodara Municipal Corporation had given a permission for construction by virtue of Rajachiththi No. L/110/88-89.

GIFT-DEED

Gift-deed of the above mentioned property old tenure agriculture land is executed between (1) Mr. Jayvijaysinh Kishoresinh Chauhan & (2) Brijeshsinh Kishoresinh Chauhan (The Acceptor) AND Bachubha Maluji Chauhan (The EXECUTOR) through his power of attorney holder Mr. Pankajbhai Manibhai Patel, the said gift-deed was registered before Sub-Registrar of Vadodara-3 (Akota) bearing registration no. 2084 dated: 18/02/2011 against the consideration amount of Rs. 5,09,10,000/- (Rupees Five Crore Nine Lacs Ten Thousand Only) and by virtue of this gift-deed Mr. Jayvijaysinh Kishoresinh Chauhan & Brijeshsinh Kishoresinh Chauhan become an owner of the above mentioned property.

Previous owner of the said land Bachbha Maluji Chauhan was became an owner of the said land by virtue of sale-deed executed between him and (1) Ravjibhai Somabhai Parmar (2) Amarsinh Somabhai Parmar



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(3) Raysinh Somabhai Parmar (4) Manilal Somabhai Parmar (5) Chandubhai Somabhai Parmar and (6) Ramanbhai Somabhai Parmar which was registered before Sub-registrar-Vadodara bearing registered Sale-deed No. 1475 dated: 13/04/2005.

Further I checked & verified revenue record i.e Abstract 7/12 and I found that name of Mr. Jayvijaysinh Kishoresinh Chauhan and Brijeshsinh Kishoresinh Chauhan entered in the Abstract 7/12 which was issued by Deputy Mamlatdar-Vadodara (Rural).

Further Mr. Jayvijaysinh Kishoresinh Chauhan & Brijeshsinh Kishoresinh Chauhan have declared on oath in their affidavit that the Immovable Property old tenure agriculture Land bearing Revenue Survey No. 360/1 admeasuring area about 8398 Sq.mtr., which is situated in the registration District Vadodara, Sub-district Vadodara at Mouje Village TANDALJA bearing T.P.No. 23, Final Plot No. 20/1/1 admeasuring about 5410 sq.mtr. and Final Plot No. 20/1/2 admeasuring about 1378 sq.mtr aggregating total area 6788 sq.mtr, which is belonging to them only and there is no any dues of the any person, bank or the society



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& also they declare that they had never transferred/mortgaged or not create any charge for the said property to any one or any person & title of the said property is clear and marketable.

Title clearance certificate is given by Advocate Bindukumar M. Shah of the above mention property.

SEARCH

The search of the Index-II register at the Sub-registrar office Vadodara is taken by me for last 3 years and in my search, I confirm that there is only one entry of Gift -Deed in the name Brijeshsinh K. Chauhan and Jayvijaysinh K. Chauhan found there is no other entry and no any charge or encumbrances against this property and title of the said property is clear and marketable and free from any reasonable doubts.

I have published public notice in the daily news paper Gujarat Samachar on date 10/07/2011 and invite objection from the public at large , I have received objection from Mr Shailendersinh Rajendrasinh Thakor through his advocate Mr. Sohil R. Godia claiming that



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he has rights in the above mentioned property by virtue of the agreement of sale which was executed by land owner (1) Ravjibhai Somabhai parmar (2) Amarsinh Somabhai parmar (3) Raysinh Somabhai parmar (4) Manilal Somabhai parmar (5) Chandubhai Somabhai parmar and (6) Ramanbhai Somabhai parmar date 06/06/2011 and at that time said purchaser have seen abstract 7/12 which was in the name of (1) Ravjibhai Somabhai parmar (2) Amarsinh Somabhai parmar (3) Raysinh Somabhai parmar (4) Manilal Somabhai parmar (5) Chandubhai Somabhai parmar and (6) Ramanbhai Somabhai parmar which is not true in fact they are not owner of the said land so they have no right to execute agreement of sale because name of the bachubha maluji chauhan was enter in rights of record by virtue of the entry no 3950 dated 21/03/2011 so question of ownership is arise and who is capable to execute any document for the above mention property i.e only bachubha maluji chauhan also with objection as per my public notice no documentary evidence that is said agreement of sale not submitted so said objection is not tenable for issuing title clearance certificate any single objection verbal or in written



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Taking into consideration all the facts stated above I come to the conclusion that, Immovable Property old tenure agriculture N.A Land bearing Revenue Survey No. 360/1 which is admeasuring about 8398 Sq.mtr., bearing T.P.No. 23, Final Plot No. 20/1/1 which is admeasuring about 5410 sq.mtr. and Final Plot No. 20/1/2 admeasuring about 1378 sq.mtr aggregating total area 6788 sq.mtr., which is situated in the registration District Vadodara, Sub-district Vadodara at Mouje Village TANDALJA bearing , which is belonging to Mr. Jayvijaysinh Kishoresinh Chauhan & Brijeshsinh Kishoresinh Chauhan., which is bounded as below :-

East : Land bearing R.S.No. 362

West : Land bearing R.S.No. 352 & 353

North : Land bearing R.S.No. 351

South : Land bearing R.S.No. 360/2

Place: Vadodara

Date: 25/07/2011

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H.J.ZALA

ADVOCATE & NOTARY

