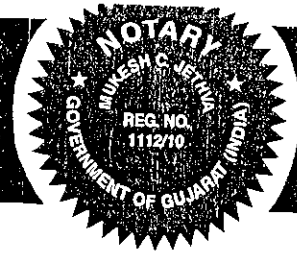


MUKESH C. JETHVA

B.Com, LL.B., D.T.P.

Advocate - Notary



TO WHOM SO EVER IT MAY BE CONCERNED
TITLE CERTIFICATE

Applicant :- SADHYABEN CHHOTABHAI PATEL

Resi.

At. Po. Anand, Ta. Dist. Anand

Subject :- Investigation report in respect of immovable property called Non Agriculture land bearing Block/Survey No. 1202/Paiki admeasuring area Hec. 0-33-05 are of Village Anand, Ta. Dist. Anand.

With reference to above & pursuant to your instruction, conveyed through the above said party, We have to state that, We have investigated the title to the Property in question more particularly described in the Schedule here under written and submit our report on title cum title clearance Certificate thereon to you as under :-

That from the Search the documents which has been provided by my client/present applicant along with village form no. 7/12 and village form no. 6.

Details of the Documents

- (1) Copy of Village Form No. 7
- (2) Copy of Village form no. 6-A
- (3) Copy of N.A. Order



....P.T.O.....

**Office : Ekta Chambers, Nr. Railway Godl,
ANAND-388001.
Mobile : +91 98252 72804, +91 94286 59190**

**Resi.: 9, Priya Park, Nr. Akshar Farm,
Gopi - V.V. Nagar Road, ANAND.**

MUKESH C. JETHVA

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.....2.....

(4) Original Search Receipt no. 2017037018876

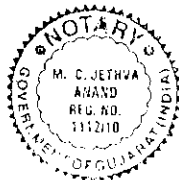
Shor History of Block/Survey No. 1202/Paiki admeasuring area Hec. 0-33-05 are of Village Anand, Ta. Dist. Anand.

That the land bearing Block/Survey No. 1202 was originally belonging to Main Account holder PUJABHAI DHORIBHAI, who has been passed away on dtd. 25/07/13, and based on his WILL, beneficiary GOHEL PUNAMBHAI PUNJABHAI, THAKORBHAI PUNJABHAI became the owner of the subjected land and few other. Said facts reveals by mutation entry no. 20216.

Thenafter said GOHEL PUNAMBHAI PUNJABHAI and THAKORBHAI PUNJABHAI made partition deed in respect of the land bearing Block/Survey no. 1202 and few others, and said PUNAMBHAI PUNJABHAI got the land bearing Block/Survey No. 1202 in his share. Said facts reveals by mutation entry no. 31109.

Thenafter Said PUNAMBHAI PUNJABHAI has been passed away on dtd. 27/02/94, and his legal heirs CHANDABEN widow of PUNAMBHAI PUNJABHAI GOHEL and MANIBEN widow of PUNAMBHAI PUNJABHAI GOHEL, SHANTABEN PUNAMBHAI GOHEL, PRAKASHBHAI PUNAMBHAI GOHEL entered into revenue record. Said facts reveals by mutation entry no. 50982.

Thenafter said CHANDABEN widow of PUNJABHAI GOHEL, MANIBEN widow of PUNAMBHAI PUNJABHAI GOHEL, SHANTABEN PUNAMBHAI



....P.T.O.....

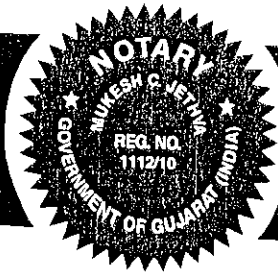
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.....3.....

GOHEL, PRAKASHBHAI PUNAMBHAI GOHEL, through their POA HITESHKUMAR JAYANTIBHAI PATEL, sold the subjected land to DINKARBHAI HARIBHAI PATEL, BHASHKARBHAI HARIBHAI PATEL, CHANDRAKANTBHAI CHIMANLAL TRIVEDI through Registered Sale Deed NHo. 3376, dtd. 19/08/95 for the consideration of Rs. 1,50,000/- Rupees One Lac Fifty Thousand only. Said facts reveals by mutation entry no. 58096.

Thenafter Mr. CHANDRAKANTBHAI CHIMANLAL TRIVEDI has sold the piece and parcel admeasuring area Hec.0-16-45 are throug his POA AMIT GANPATBHAI TRIVEDI in favour of PATEL RAKESHKUMAR RAMESHBHAI vide Regd. Sale ded no. 2700, dtd. 21/05/04 for the consideration of Rs. 2,14,800/- Rupees Two Lac Fourteen Thousand Eight Hundred only. Said facts reveals by mutation entry no. 76961.

Thenafter said rest owner DINKAR HARIBHAI PATEL, BHASKARBHAI HARIBHAI PATEL sold subjected land admeasuring rea Hec. 0-33-00 are to SHARDABEN CHHOTABHAI PATEL through Registered Sale deed no. 4475, Dtd. 28/05/2008 for the consideration Rs. 4,80,000/-. Said facts reveals by mutation entry no. 89490.

Thenafter Subjected land has been convert into Non Agriculture by Land lord Shardaben Chhotabhai Ranchhodbhai vide Order of Hon. Collect. Anand vide Order No. LND-1/N.A./S.R./65/159/2014-15/VASHI 6247 dtd. 30/05/15. Said facts reveals by mutation entry no. A-11402.

....P.T.O.....

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MUKESH C. JETHVA

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Advocate - Notary



.....4.....

Thenafter said SHARDABEN CHHOTABHAI PATEL has been passed away on dtd. 31/12/2015 and her legal heirs (1) SHILABEN daughter of CHHOTABHAI (2) SUDHABEN daughter of CHHOTABHAI (3) SANDHYABEN daughter of CHHOTABHAI (4) GIRISHBHAI CHHOTABHAI (5) KAILASHBEN NAVNITBHAI PATEL (6) HIREN NAVNITBHAI PATEL (7) AMRISH NAVNITBHAI PATEL (8) KRISHNA NAVNITBHAI PATEL entered into revenue record. Said facts reveals by mutation entry no. A-12960.

That the said land were belonging to KRISHNA NAVNITBHAI PATEL and SANDHYABEN CHHOTABHAI PATEL, however amongst them KRISHNA NAVNITBHAI PATEL through her POA AMRISH NAVNITBHAI PATEL has waived her rights from the subjected land in favour of **SANDHYABEN CHHOTABHAI PATEL**, through Rights Waive Agreement before Notary Public, Anand vide no. 26907 Dtd. 19/12/016. Said facts reveals by mutation entry no. A-15270.

That the said land were belonging to KAILASHBEN NAVNITBHAI PATEL and SANDHYABEN CHHOTABHAI PATEL, however amongst them KAILASHBEN NAVNITBHAI PATEL through her POA AMRISH NAVNITBHAI PATEL has waived her rights from the subjected land in favour of **SANDHYABEN CHHOTABHAI PATEL**, through Rights Waive Agreement before Notary Public, Anand vide no. 26908 Dtd. 19/12/016. Said facts reveals by mutation entry no. A-15271



....P.T.O.....

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Gopi - V.V. Nagar Road, ANAND.



.....5.....

That the said land were belonging to SHILABEN CHHOTABHAI PATEL and SUDHABEN CHHOTABHAI PATEL and SANDHYABEN CHHOTABHAI PATEL, however amongst them SHILABEN CHHOTABHAI PATEL and SUDHABEN CHHOTABHAI PATEL has waived their rights from the subjectd land in favour of **SANDHYABEN CHHOTABHAI PATEL**, through Rights Waive Agreement before Notary Public, Anand vide no. 17170 Dtd. 03/09/16. Said facts reveals by mutation entry no. A-15272

That the said land were belonging to GIRISHBHAI CHHOTABHAI PATEL, HIREN NAVNITBHAI PATEL, and AMRISH NAVNITBHAI PATEL and SANDHYABEN CHHOTABHAI PATEL, however amongst them SHILABEN CHHOTABHAI PATEL has waived her rights from the subjectd land in favour of **SANDHYABEN CHHOTABHAI PATEL**, through Rights Waive Agree-ment before Notary Public, Anand vide no. 15964 Dtd. 23/08/016. Said facts reveals by mutation entry no. A-15273

I have observed all the documents provided by the applicant I hereby state that, the said property is clear and marketable in the name of present owner of the subjected property. Though the concern parties need to have the adequate documents and written statement of the concern party/i.e. my client.

I have taken search in office of Sub register for last 30 years at Anand vide no. 2017037018876, dated 26/09/2017 and have been satisfied that the said property is clear and marketable in the name of present owner.



....P.T.O.....



.....6.....

Though the concern parties need to have the adequate documents and written statement of the concern party/i.e. my client.

-: SCHEDULE :-

Thus the title in respect of immovable property called Non Agriculture land bearing Block/Survey No. 1202/Paiki admeasuring area Hec. 0-33-05 are of Village Anand, Ta. Dist. Anand is clear, Marketable and free from charges, lien etc., and running in the name of present applicant.

Though the concern parties need to have the adequate documents and written statement of the concern party/i.e. my client.

Date :- 26/09/2016

Place :- Anand



Mukesh C. Jethva

MUKESH C. JETHVA

Advocate & Notary - Anand

અરજી પહોંચી

મેલકતનું વર્ણન સ.નં. 1202

Search in : આણંદ/ANAND

પહોંચ નંબર: ૨૦૧૭૦૩૭૦૧૮૮૭૭

અરજી નંબર: ૮૧૩૭

અરજી વર્ષ: ૨૦૧૭

તા: ૨૫

માહે: સપ્ટેમ્બર

સને: ૨૦૧૭

રજુ કરનારનું નામ M C JETHVA [ADV]

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્ફીડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસાની

Year: ૧૯૮૮ ૨૦૧૭

૨૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઇન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૨૬૦

અંકે રૂપીયાબસો સાઘઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

નકલ

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(K D Rathva)

સબ રજીસ્ટ્રાર

આણંદ

IGR-NIC

-5151825113640725838

૨૫/૯/૨૦૧૭

૨:૪૭:૩૩ pm

મિલકત પરના બોજા અંગેનું પત્રક

Search in M C JETHVA [ADV]

ગામ નું નામ : ANAND

અરજી નંબર : ૮૧૩૭

મિલકતનું વર્ણન સ.નં. 1202

દસ્તાવેજની આ શોધ એસ.આર.ઓ - આણંદ મા -10 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતો જ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજની પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
વિકાસ કરાર	રે.સ.નં 1202, ફલ સે હે 0-49-57 આરે. પેકી પુર્વ દીશા તરફની હે 0-33-05 આરે. બીનખેતીલાયક જમીન 3305-05 ચોમી	સંધ્યાબેન છોટાભાઇ પટેલ	નિધી રીયાલ્ટી એ નામના ભાગીદારી પદી અને તેના ભાગીદારો (1)સિધ્ધાર્થ કિશોરભાઇ મહેતા જીતેન વિનુભાઇ કાપાંસી સંજયભાઇ હસમુખભાઇ મહેતા જીતેન્દ્રભાઇ આશાભાઇ પટેલ હાર્દીક જીતેન્દ્રભાઇ પટેલ અનુભભાઇ ડાહ્યાભાઇ પટેલ	૨૧/૦૮/૨૦૧૭	૯૬૨૩	
રી. ૮૯૨૫૦૦૦				૨૧/૦૮/૨૦૧૭		

તારીખ : ૨૫/૦૮/૨૦૧૭

સબ રજીસ્ટ્રાર

એસ આર ઓ - આણંદ