

**TITLE CLEARANCE CERTIFICATE
&
INVESTIGATION REPORT**

N.B.KOTHARI

ADVOCATE

B.Com, LL.B.

(M). 94263 38459 / 94266 38459

Email Add. : nileshkothari209@gmail.com

Name of the Borrowers/ Mortgagers :

Partners of Uma Group, Modasa

Praffulkumar Parsottamdas Patel and Others

Residing at : Modasa, Ta. Modasa, Dist. Arvalli

Mobile No. :

Property Location :

Shops on R.S.No. 1327 Paiky 2,

Total Admeasuring 4100.00 Sq. Mtr. Area of Construction, Road, Parking,

Situated at Vaso under Kheda Taluka, Dist. Kheda

Office Address : 5/6, First Floor, Shreeji Arcade, Near S.K. Bank,
Char Rasta, Modasa, Ta. Modasa, Dist. Arvalli,

N. B. Kothari

B.Com., LL.B.

ADVOCATE

(M) : 94263 38459

94266 38459

97730 13932

નિલેશકુમાર બી. કોઠારી

બી.કોમ., એલ.એલ.બી.

એડવોકેટ

ઓફીસ : ૫/૬, પ્રથમ માળ, શ્રીજી આર્કેડ કોમ્પ્લેક્સ, એસ.કે. બેંકની બાજુમાં, ચાર રસ્તા પાસે, મોડાસા-૩૮૩૩૧૫, જી. અરવલ્લી.

Office : 5/6, First Floor, Shreeji Arcade, Nr. S.K. Bank, Nr. Char Rasta, Modasa-383315, Dist. Arvalli.

Date : 04/02/2020

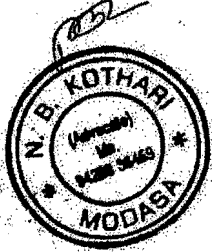
Annexure I

Legal Opinion Report/Title Search Report

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Title Report for the Shops on R.S.No. 1327 Paiky 2, Total Admeasuring 4100.00 Sq. Mtr. Area of Construction, Road, Parking, Situated at Vaso under Kheda Taluka, Dist. Kheda and in Name of Praffulkumar Parsottamdas Patel, Pradipkumar Mohanbhai Patel, Parth Rameshbhai Patel, Jaydipkumar Rameshbhai Patel, Umangkumar Vinodbhai Sendhani, Umangkumar Rajeshbhai Patel, Manishkumaar Manilal Patel Partners of Uma Group, Modasa.

Office address : Modasa, Ta. Modasa, Dist. Arvalli



- 1... Name of the Property Owners : Praffulkumar Parsottamdas Patel,
Pradipkumar Mohanbhai Patel,
Parth Rameshbhai Patel,
Jaydipkumar Rameshbhai Patel,
Umangkumar Vinodbhai Sendhani,
Umangkumar Rajeshbhai Patel,
Manishkumaar Manilal Patel
Partners of Uma Group, Modasa
- 2... Owners constitution : Business

Scanned with CamScanner

- 3... Office Address of the Property Owner : Modasa, Ta. Modasa, Dist. Arvali
- 4... Detailed description of the property (mentioning the area of the property, location, survey no, boundaries etc)

Shops on R.S.No. 1327 Paiky 2, Total Admeasuring 4100.00 Sq. Mtr.
Area of Construction, Road, Parking, Situated at Vaso under Kheda
Taluka, Dist. Kheda

Description of R.S.No. 1327 Paiky 2

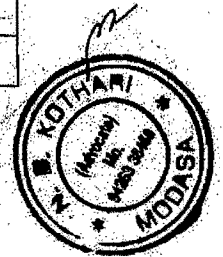
- On or towards East :- Plot No. 31, 33
- On or towards West :- Survey No. 1326
- On or towards North :- Vaso – Alindra State Highway
- On or towards South :- Plot No. 3 to 10

- 5... Complete details of the documents scrutinized by the advocate

S.No.	Date	List of Documents	Original / Copy
1	2/2/2019	Registered Sale Deed No. 75	Copy
2	6/1/2020	N.A. Order No. 30/16/12/103/2020	Copy
3		Layout Plan of N.A. Order	Copy
4	30/1/2020	Rajachitti No. VSADA / 25-11-2019/1327022/01/ 000002	Copy
5		Layout Building Plan	Copy
6		7/12 of R.S.No. 1327/ Paiky 2 in Name of Partners of Uma Group, Modasa	Copy
7		Revenue Record	Copy

- 6... Flow of title of the property at least for the period of last 18 years. In case of need, the flow of title for last 18 years. It should contain how the party acquired the title, details of parent/link documents, etc :

- 1... Somabhai Naranbhai was Owner of R.S.No. 1327.
- 2... As per Revenue entry No. 6133 on Dt. 19/1/71, Somabhai Naranbhai was died on Dt. 29/11/69, So names of his Legal heirs Savitaben Somabhai,



Kanubhai Somabhai, Parmanand Somabhai, Shardaben Somabhai, Suryakant Somabhai, Jagdishbhai Somabhai, Rameshbhai Somabhai, Naginbhai Somabhai, Dineshbhai Jayantibhai, Hiteshbhai Jayantibhai, Shardaben Jayantibhai, Dahiben Somabhai were entered as a Joint Owner of R.S.No. 1327. Entry was Posted and Certified.

3... As per Revenue entry No. 7870 on Dt. 10/9/81, R.S.No. 1327 Paiky, 401 were Mortgage with Vaso Group Seva Sahakari Mandli Ltd. by Dahiben Somabhai Dalvadi. Entry was Posted and Certified.

4... Revenue entry No. 8478 on Dt. 1/1/87 was Cancelled.

5... As per Revenue entry No. 8503 on Dt. 25/4/87, Removal of Charged of R.S.No. 1327 Paiky from Vaso Group Seva Sahakari Mandli Ltd. by Dahiben Somabhai Dalvadi. Entry was Posted and Certified.

6... As per Revenue entry No. 8521 on Dt. 5/6/87, Dahiben Somabhai, Jagdishbhai Somabhai, Rameshbhai Somabhai, Naginbhai Somabhai, Dineshbhai Jayantibhai, Hiteshbhai Jayantibhai, Shardaben Jayantibhai were release their right of R.S.No. 1327 Paiky. Entry was Posted and Certified.

7... As per Revenue entry No. 8601 on Dt. 17/3/88, R.S.No. 1327 was sold by Kanubhai Somabhai, Suryakant Somabhai to Mahendrabhai Chhotabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi by registered sale Deed on Dt. 17/3/88. Entry was Posted and Certified.

8... As per Revenue entry No. 8925 on Dt. 20/6/1990, R.S.No. 1327 was applied for N.A. by Mahendrabhai Chhotabhai Dalvadi and Others

N.A. permission was granted by D.D.O., Himatnagar by their Order No. L.N.D. / N.A. / S.R. / 57 / 1989-90 on dt. 20/1/1990. Entry was Posted and Certified.



Gangadas Patel by Registered sale Deed on Dt. 29/3/2010 bearing Registration No. 1976. Entry was Posted and Certified.

16... As per Revenue entry No. 12729 on Dt. 4/8/2017, R.S.No. 1327 Paiky Plot No. 9 was sold by Mahendrabhai Chhotabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Dineshbhai Umiyashankar Pandya by Registered sale Deed on Dt. 4/7/2017 bearing Registration No. 375. Entry was Posted and Certified.

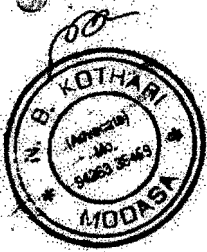
17... As per Revenue entry No. 13147 on Dt. 4/2/2019, R.S.No. 1327 Paiky / paiky 1, Adm. 5041.50 Sq. Mtr. land Paiky 4100.00 Sq. mtr. Land was sold by Mahendrabhai Chhotabhai Dalvadi, Kalpesh Mahendrabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Praffulkumar Parsottamdas Patel, Pradipkumar Mohanbhai Patel, Parth Rameshbhai Patel, Jaydipkumar Rameshbhai Patel, Umangkumar Vinodbhai Sendhani, Umangkumar Rajeshbhai Patel, Manishkumaar Manilal Patel Partners of Uma Group, Modasa by Registered Sale Deed on Dt. 2/2/2019 bearing Registration No. 75. Entry was Posted and Certified.

18... As per Revenue entry No. 13329 on Dt. 26/7/2019, New 7/12 of R.S.No. 1327 Paiky 4100.00 Sq. Mtr. Land and New 7/12 is 1327/ P 2. Entry was Posted and Certified.

19... As per Revenue entry No. 13435 on Dt. 6/1/2020, R.S.No. 1327 Paiky / 2 Adm. 4100.00 Sq. mtr. Land was applied for N.A. by Partners of Uma Group, Modasa

N.A. permission was granted by Collector, Kheda by their Order No. 30/16/12/103/2020 on Dt. 6/1/2020. Entry was Posted and Certified.

20... That Vaso Area Development Authority has granted permission to Construct as per Plan on 4100.00 Sq. Mtr. Land of R.S.No. 1327 Paiky 2 (Old S.No. 1327 P / P 1) in Name of Partners of UMA Group.



21... Search Receipt No. 2020409000060 Sub. Registrar Office, Vaso on Dt. 16/1/2020.

22... No Minor is interested.

7... Nature of title (Freehold / Leasehold / full ownership rights / occupancy / possessory rights or any other tenure) :

Partnership Firm

8... If the property is leasehold property : No

- a. Whether lease deed has been registered as required under the law : No
- b. Residual period of lease : No
- c. Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to effect the lease hold interests offered as security : No
- d. Whether the consent/permission from the lessor is required to mortgage the property. If yes, whether the permission/consent has been obtained : No
- e. Whether the property is granted under Government grant or any other grant. Please specify if any permission is required. If it is whether permission has been obtained : No
- f. Whether any adverse conditions in the grant to be mentioned in detail : No

9... Encumbrances on the properties :

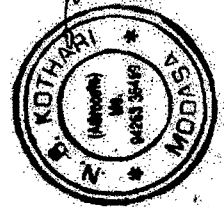
No encumbrance of Property

10... Any litigation pending on the properties : No

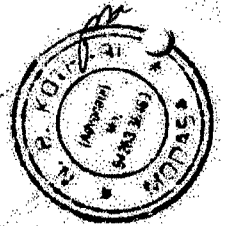
11... In case of Housing Co-operative Societies, whether NOC from Society is available. If in builders possession, whether NOC from builder is available : No

12... Details of the offices (MRO/Tahsildar/SRO etc.) wherein the physical search has been conducted and for what period? (Copy of the search report and receipt of fee paid for conducting the search) :

Search Receipt No. 2020409000060 on Dt. 16/1/2020 Issued by Sub. Register Office, Vaso



- 9... As per Revenue entry No. 9165 on Dt. 24/2/92, R.S.No. 1327 Paiky Plot No. 5 and 6 were sold by Mahendrabhai Chhotabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Kanubhai Chandubhai Sheth by registered sale Deed on Dt. 17/3/88. Entry was Posted and Certified.
- 10... As per Revenue entry No. 9222 on Dt. 21/1/93, R.S.No. 1327 Paiky was sold by Mahendrabhai Chhotabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Sureshbhai Kesharbhai Harijan by registered sale Deed on Dt. 2/12/92. Entry was Posted and Certified.
- 11... As per Revenue entry No. 9376 on Dt. 14/12/95, R.S.No. 1327 Paiky Plot No. 7 to 30 were sold by Mahendrabhai Chhotabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Girishbhai Ambalai Patel, Jagdishbhai M. Patel by registered sale Deed on Dt. 15/11/95. Entry was Posted and Certified.
- 12... As per Revenue entry No. 10985 on Dt. 16/4/2008, R.S.No. 1327 Paiky Plot No. 7 to 30 were sold by Girishbhai Ambalai Patel, Jagdishbhai Mangalbhai Patel to Mahendrabhai Chhotabhai Dalvadi, Kalpesh Mahendrabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi by Registered sale Deed on Dt. 1/10/2007 bearing Registration No. 3161. Entry was Posted and Certified.
- 13... As per Revenue entry No. 11158 on Dt. 1/5/2009, Order of Computerized Promulgation.
- 14... As per Revenue entry No. 11325 on Dt. 4/4/2010, Removal of Charged of R.S.No. 1327 from The Vaso Co. Op. Bank Ltd. by Mahendrabhai Chhotabhai Dalvadi. Entry was Posted and Certified.
- 15... As per Revenue entry No. 11378 on Dt. 27/8/2010, R.S.No. 1327 Paiky Plot No. 10 was sold by Mahendrabhai Chhotabhai Dalvadi, Kalpesh Mahendrabhai Dalvadi, Pravinbhai Chhotabhai Dalvadi to Vinubhai



- 13... Whether the property is mutated in the name of the person creating mortgage :
Not Applicable
- 14... Whether the property has been notified for acquisition by the Government authorities : No
- 15... Whether up to date paid land revenue/municipal tax receipts have been verified and it is ensured that there are no arrears of land revenue/Municipal taxes, as the case may be, over the property : Not Produce before me.
- 16... Whether minor interest is involved? If yes, steps to be taken for creating effective mortgage and safeguard the Bank interest. : No
- 17... Whether the land holding of the title holder affected by land ceiling legislation in force. If yes remedial measures to safeguard the Bank interest : No
- 18... Whether the possession of the property offered as security is in unhindered possession of the Owner of Property and the period for which he/she is in such possession :

i. Registered Sale Deed No. 75/2019 on Dt. 2/2/2019

- 19... In case of Partition/Settlement deeds whether the original thereof is available for deposit : No
- 20... In case of partition deeds, whether the same is registered under the law for time being in force : No
- 21... Whether the local laws or any other law restricts the creation of the mortgage/sale of the property to be mortgage to the Bank : No
- 22... Whether the occupancy right is inheritable and assignable : Yes
- 23... Whether any restrictive condition is required to be mentioned in the mortgage deed : No
- 24... Opinion on Type of mortgage to be created :

Mortgage can be created by Property Purchaser.

- 25... Complete details of the documents to be deposited for creation of valid Title Deeds.

<u>S.No.</u>	<u>Date</u>	<u>List of Documents</u>	<u>Original / Copy</u>



1	2/2/2019	Registered Sale Deed No. 75	Original
2	6/1/2020	N.A. Order No. 30/16/12/103/2020	Copy
3		Layout Plan of N.A. Order	Copy
4	30/1/2020	Rajachitti No. VSADA / 25-11-2019/1327022/01/ 000002	Copy
5		Layout Building Plan	Copy
6		7/12 of R.S.No. 1327/ Paiky 2 in Name of Partners of Uma Group, Modasa	Copy
7		Revenue Record	Copy
8	16/1/2020	Search Receipt No. 2020409000060 of Sub, Register Office, Vaso	Original

26... The report should clearly state that the title is clear, marketable, valid and binding on the mortgagor and a valid mortgage can be created by the mortgagor in favour of the Bank :

Looking to the Documents of Properties Title is clear, Marketable valid and Free from All encumbrances.

Place : Modasa

Date : 05 / 02 / 2020



N. B. KOTHARI
Advocate

First Floor, Sateji Arcade
Nr. S.K. Bank, Nr. Char Rasta

Modasa Dist. Arvali.

Mo. 9426338436, 9426635439

Remark : Others Entries is not Relevant So their is not mentioned in Title