

KALPESH SONI & ASSOCIATES

B/203, Shreeji Sanidhya Residency,
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KALPESH SONI

B.Com., LL.B.
Advocate Gujarat High Court

To,
VISION INC.
Priyank R patel
Vadodara

Title Clearance certificate

Investigation of title in respect of N A land situated at mouje vadsar bearing R S No 92 Admeasuring 3136 sq mit & Land bearing R.S. No 93/1, 93/2, admeasuring 911 sq. mit. & 3136 sq mit. Respectively, which are merged in draft T.P. Scheme no. 31 & has been given final plot no 92, admeasuring 7209 sq miters paiki Northern side land admeasuring 509 sq. mit. Bearing city survey no 238 & 239.

You request me to investigate the title of above mention property and produce certain document before me and I have made a search frame the sub registrar vadodara for last 30 years available record and found as under

1.

Originally the land of R.S. No 92 belongs to NARSINHBHAI TRIKAMBHAI and after the death of NARSINHBHAI TRIKAMBHAI The above mention property transfer in the name of HEERABHAI NARSINHBHAI and mutation entry to that effect had effected in revenue record vide entry no 355

2.

It transpires from the record that on the basis of oral partition the above mention property transferred in the name of BECHARBHAI KALABHAI HARIJAN and mutation entry to that effect had effected in the revenue record vide entry no 874 dated 01-04-1965 certified on 05-07-1965

3.

It transpires from record that BECHARBHAI KALABHAI was died on 19-11-1966 and than after the name of AMBALAL BECHARBHAI was entered in revenue record and mutation entry to that effect had Effected in revenue record vide entry no 1569 dated 25-9-1982 certified on dated 05-01-1983

4.

It transpires from record that DY COLLECTOR & DY SECRETARY revenue department had granted an exemption U\S (1) of U.L.C Act. And mutation entry to that effect had effected in revenue record vide entry no 1564/2 dated 1-9-1982 certified on dated 05-01-1983

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5. It transpires from revenue record that AMBALAL BECHERBHAI MAKVANA had executed register sale deed on dated 29-6-2007 vide serial no 6083 in favor of VIDHYABEN JASHBHAI PATEL for the above mention property and mutation entry to that effect had effected in revenue record vide no 3307 dated 24-8-2007 certified on dated 26-10-2007
6. It transpires from record that VIDHYABEN JASHBHAI PATEL had executed register sale deed in favor of (1) PATEL PARESH SHANTILAL (2) PATEL SNJAY CHIMANBHAI (3) PATEL BHARATBHAI BABUBHAI (4) PATEL JAYESHBHGILAL for the above mention property vide no 4777 on dated 3-4-2008 and mutation entry to that effect had effected in revenue record vide entry no 3388 on dated 22-4-08 certified n dated 27-5-0
7. It transpires from the record that N.A order issued by COLLECTOR VADODARA for the above mention property vide no N.A/S.R/169/08-09 NO LAND/D/SEC. 65/VASHI/769/2009 and mutation entry to that effect had effected in revenue record vide entry no 3469 dated 30-5-09 certified on dated 2-7-09 & for the above N.A order entered in to property card of city survey department vide entry no 6218 on dated 1-1-10 & certified on dated 11-2-10
8. It transpires from record that (1) PATEL PARESH SHANTILAL (2) PATEL SNJAY CHIMANBHAI (3) PATEL BHARATBHAI BABUBHAI (4) PATEL JAYESHBHGILAL no 1 personally and no 2 to 4 through their P.A. holder PARESH SHANTILAL PATEL have executed register agreement to sale for the above mention property in favor of SHREEJI DEVELOPERS a partnership firm through its administrative partner RAJESH BABUBHAI PATEL register before sub reg vadodara at serial no 3615 dated 1-4-2013
9. It transpires from record that (1) PATEL PARESH SHANTILAL (2) PATEL SNJAY CHIMANBHAI (3) PATEL BHARATBHAI BABUBHAI (4) PATEL JAYESHBHGILAL no 1 personally and no 2 to 4 through their P.A. holder PARESH SHANTILAL PATEL have executed Notarized development agreement for the above mention property in favor of SHREEJI DEVELOPERS a partnership firm through its administrative partner RAJESH BABUBHAI PATEL register on dated 28-3-2013
11. DHURABHAI DABHAI had exchanged his R.S.NO 178 with TRIKAMBHAI BHAIJIBHAI'S R.S.NO 93/1 , 93/2, 341/4, on dated 31-3-1942 and mutation entry to that effect had effected in revenue record vide entry 138, land of R.S. No. 93/1, 93/2 belongs to DHARUBHAI DABHAI

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12. It transpires from the record that DHURABHAI DABHAIBHAI died on dated 13-9-1959 name their legal heirs MATHURBHAI DHURBHAI, MANGALBHAI DHURABHAI, MOTIBHAI DHURABHAI, were entered in revenue record and mutation entry to that effect had effected in revenue record vide entry no 559 on dated 29-5-1960 certified on dated 15-03-1962.
13. It transpires from the record that the partition was effected between MATHURBHAI DHURBHAI, MANGALBHAI DHURABHAI, MOTIBHAI DHURABHAI, and according to said partition R.S.NO 93/1 93/2 were mutated in the name of MOTIBHAI DHURABHAI and Mutation entry to that effect had effected in to revenue record vide entry no 845 on dated 28-9-1964 and certified on dated 04-12-1964.
14. MOTIBHAI BHURABHAI had executed a register sale deed for the above mention property in favor of LAXMIDAS VERIBHAI and the name of LAXMIDAS VERIBHAI entered in to revenue record for the above mention property and mutation entry to that effect had effected in the revenue record vide entry no 1083 on dated 13-01-67 certified on dated 01-02-68.
15. It transpires from the record that as per oral partition the above mention property transfer in the name of FAKIRBHAI LAXMIDAS and mutation entry to that effect had effected in the revenue record vide entry no 1135 dated 30-10-68 certified on dated 21-11-1969.
16. Charge of BANK OF BARODA VADSAR BRANCH was entered in to revenue record for rupees 5000/- vide entry number 1466 dated 01/06/1979 and certified on dated 17/07/1979 and said charge was deleted from the revenue record vide entry number 3296 dated 08/05/2007 and certified on dated 03/07/2007.
17. it transpires from the record that after the death FAKIRBHAI LAXMIDAS the name of is legal heirs 1. RAJUBHAI FAKIRBHAI PATEL 2. PANKAJBHAI FAKIRBHAI PATEL 3.NILESHBHAI FAKIRBHAI PATEL 4.JYOTSANABEN FAKIRBHAI PATEL were entered in revenue record and mutation entry to that effect had affected in revenue record vide entry number 2618 dated 25/06/1997 and certified on dated 20/08/1997.
18. it transpires from the record that 1. RAJUBHAI FAKIRBHAI PATEL 2. PANKAJBHAI FAKIRBHAI PATEL 3.NILESHBHAI FAKIRBHAI PATEL 4.JYOTSANABEN FAKIRBHAI PATEL had jointly executed registered sale deed for the revenue R.S no. 93/1 Admeasuring 911 sq.mit vide registration no. 6663 on dated 05/08/2006 and also executed registered sale deed for the revenue R.S no. 93/2 admeasuring 3136 sq.mit vide registration no. 6665 on dated 05/08/2006 in favor of JASHBHAI PUJABHAI PATEL,

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19. it transpires from the record that the name of JASHBHAI PUJABHAI PATEL was entered in to revenue recorded and mutation entry to that effect had affected in revenue record vide entry number 3298 dated 04-07-2007, certified on dated 23-1-2008 & entry no 3299 dated 04-07-2007, certified on dated 23-01-2008.
20. it transpires from the record that JASHBHAI PUJABHAI PATEL was executed register sale deed for the R.S.NO 93/1 admeasuring 911 sq mit in favour of (1) NIMESH GOVINDBHAI PATEL (2) VIPUL PARSHOTTAMBHAI THAKKAR (3) YOGIN ASHOKKUMAR PATEL (4) JASHBHAI TRIBHOVANDAS PATEL vide registration number 1447 dated 15-02-2007.
21. it transpires from the record that JASHBHAI PUJABHAI PATEL was executed register sale deed for the R.S.NO 93/2 admeasuring 3136 in favour of (1) NIMESH GOVINDBHAI PATEL (2) VIPUL PARSHOTTAMBHAI THAKKAR (3) YOGIN ASHOKKUMAR PATEL (4) JASHBHAI TRIBHOVANBHAI PATEL vide registration number 1449 on dated 15-02-2007.
22. it transpires from the record that the name of (1) NIMESH GOVINDBHAI PATEL (2) VIPUL PARSHOTTAMBHAI THAKKAR (3) YOGIN ASHOKKUMAR PATEL (4) JASHBHAI TRIBHOVANDAS PATEL were entered in the revenue record and mutation entry to that effect had affected in to revenue record vide entry no 3386 dated 13-02-2008.
23. it transpires from the record that VIPUL PARSHOTTAMBHAI THAKKAR had executed register sale deed for the R.S.NO 93/1 for his undivided share in favour of NIMESH GOVINDBHAI PATEL, YOGIN ASHOKKUMAR PATEL, JASHBHAI TRIBHOVANBHAI PATEL vide register sale deed no 9751 dated 26-10-2010 and the name of VIPUL PARSHOTTAMBHAI THAKKAR was deleted from the revenue record and mutation entry to that effect had affected in to record vide entry no 3370 dated 13-02-2008 and certified on dated 08-05-2008.
24. it transpires from the record that VIPUL PARSHOTTAMBHAI THAKKAR executed register sale deed for the R.S.NO 93/2 for his undivided share in favour of NIMESH GOVINDBHAI PATEL, YOGIN ASHOKKUMAR PATEL, JASHBHAI TRIBHOVANBHAI PATEL vide register sale deed no 9752 dated 26-10-2010 and the name of VIPUL PARSHOTTAMBHAI THAKKAR was deleted from the revenue record and mutation entry to that effect had affected in to record vide entry no 3371 dated 13-02-2008 and certified on dated 08-05-2008.



25. It transpires from the record that the of NIMESH GOVINDBHAI PATEL, YOGIN ASHOKKUMAR PATEL, JASHBHAI TRIBHOVANBHAI PATEL had jointly executed register sale deed in favour of PATEL PARESH SHANTILAL, PATEL BHARATBHAI BABUBHAI, PATEL JAYESH BHOGILAL, PATEL VASANTIBEN CHIMANBHAI for the above mention property vide register sale deed no 10092 dated 11-09-08 and the name of the purchaser entered in to the revenue record and mutation entry to that effect had affected in revenue record vide entry no 3411 dated 04-10-08 certified on dated 10-11-08.
26. It transpires from the record that N.A order issued by COLLECTOR VADODARA for the above mention property vide no N.A/S.R/170/08-09 NO LAND/D/SEC. 65/VASHI/666/2009 on dated 4-3-2009 and mutation entry to that effect had effected in revenue record vide entry no 3472 dated 30-5-09 certified on dated 2-7-09 & for the above N.A order entered in to property card of city survey department vide entry no 6746 on dated 12-01-10.
27. It transpires from the record that the PATEL PARESH SHANTILAL, PATEL BHARATBHAI BABUBHAI, PATEL JAYESH BHOGILAL, PATEL VASANTIBEN CHIMANBHAI have jointly executed register agreement to sale dated 26-03-13 register at serial no 3614 register on 1-4-2013 & Notarize development agreement dated 28-3-2013 in favor of SHREEJI DEVELOPERS a partnership firm through its partner RAJESH BABUBHAI PATEL for the above mention property.
28. It transpires from record that (1) PATEL PARESH SHANTILAL (2) PATEL SANJAY CHIMANBHAI (3) PATEL BHARATBHAI BABUBHAI (4) PATEL JAYESH BHOGILAL (5) PATEL VASANTIBEN BABUBHAI, no 1 personally and no 2 to 5 through their P.A. holder PARESH SHANTILAL PATEL and as a confirming party SHREEJI DEVELOPERS a partnership firm and its administrative partner RAJESH BABULAL PATEL have executed Registered sale deed for the above mention property in favor of PRIYANK RAMANBHAI PATEL vide register sale deed no 12022 on dated 04-09-2015.
29. It transpires from record that PRIYANK RAMANBHAI PATEL have executed Registered sale deed for the above mention property in favor of VISION INC a partnership firm and its administrative partner PRIYANK RAMANBHAI PATEL vide register sale deed no 17456 on dated 16-12-2016.
30. For the above mention property search made by jayantilal v chawda from sub registrar vadodara vide search receipt no 8733 & 6171 on dated 12/05/2017. And in the search no any adverse entry find for the above mention property.



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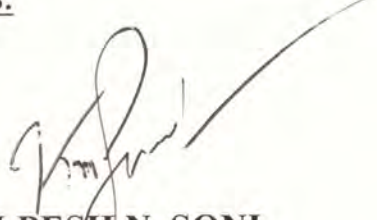
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31.

For the above mention property I have also verify the title clearance certificate issued by the Advocate VIJAY S. GOSWAMI on dated 16/02/15

I have verified revenue record & carried out necessary search from sub-registrar vadodara for last 30 years available record of above mention property and with the help of above mention document I am of the opinion that VISION INC a partnership firm and its administrative partner PRIYANK RAMANBHAI PATEL is the owner of the above mention property and as per my opinion title of the above mention land is clear & marketable and free from all encumbrances.

Date:22-05-2017
Place :VADODARA


KALPESH N. SONI
(ADVOCATE)



To,
VISION INC,
Priyank R Patel,
Vadodara

TITLE CLEARANCE CERTIFICATE

**Investigation of title in respect of N.A land bearing
R. S. NO 91/2, admeasuring 1315, include in T.P.
Scheme no. 31(VADSAR, MANJALPUR,
NAGARVADA) F.P. No.91 admeasuring 789 sq mtrs**

You request me to investigate the title of above mention land and produce certain document before me and I have made a search from the sub registrar vadodara and found as under

1. It transpires from the record that originally the above mention property was belongs to AMBALAL DAYARAM and after the death of AMBALAL DAYARAM the above mention property was transfer in the name of BAI MANI W/O AMBALAL DYARAM and the name of BAI MANI W/O AMBALAL DYARAM entered in to the revenue record and mutation entry to that effect had effected in to revenue record vide entry no 218.
2. It transpires from the record that entry of tukda was entered in to the revenue record and mutation entry to that effect had effected in to revenue record vide entry no 412.
3. It transpires from the record that after the name of LALLUBHAI KALYANBHAI as a tenant deleted from the above mention property and mutation entry to that effect had effected in to revenue record vide ntry no 862.
4. It transpires from record that the above mention property was mortgaged in the bank for rupees 9400/- by MANIBEN AMBALAL and mutation entry to that effect had effected in to revenue record vide entry no 1403.
5. It transpires from the record that MANIBEN AMBALAL was expired on dated 06/05/1978. The name of (1) MAHENDRAPRASAD PARSHOTTAMBHAI BHATT and (2) DAVE SHANKAR PARSHOTTAMBHAI BHATT was entered in to the revenue record on the basis of registered and mutation entry to that effect had effected in to revenue record vide entry no 1443 and certified on dated 29/06/1978.



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6. It transpires from the record that the proceeding of section 32(1) of tenancy act was closed according to order of mamlatdar court and the mutation entry to that affect in to revenue record vide entry no 1474.
7. It transpires from the record that entry of tukda was entered in to the revenue record and mutation entry to that effect had effected in to revenue record vide entry no 1500.
8. It transpires from record that the all the dues of the bank was paid and on the basis of no due certificate of the bank entry of mortgage released was enter in to the revenue record and mutation entry to that effect had effected in to revenue record vide entry no 1532
9. It transpires from the record that the proceeding for the RTS No 506/90 was initiated by Dy Collector for the entry no 1443 and entry no 1443 was allowed by Dy collector and mutation entry to that effect had effected in to revenue record vide entry no 2149 dated 08/04/1991 and certified on dated 21/06/1991.
10. It transpires from the record that the MAHENDRABHAI PARSHOTTAMBHAI BHATT was expired on dated 28/08/2001 and his wife namely LEELABEN MAHENDRABHAI BHATT was expired on dated 14/12/1987. The name of their legal heirs (1) KISHOREBHAI MAHENDRABHAI BHATT (2) KUMUDBEN MAHENDRABHAI BHATT (3) SURESHBHAI MAHENDRABHAI BHATT (4) JAYANDRABHAI MAHENDRABHAI BHATT was enter in the revenue record and mutation entry to that effect had effected in revenue record vide entry no 2965 dated 05/08/2002.
11. It transpires from the record that the DAVSHANKAR PARSHOTTAMBHAI BHATT was expired on dated 14/04/2004. The name of their legal heirs (1) MADHUBEN DAVSHANKAR BHATT (2) BHANUBEN DAVSHANKAR BHATT (3) USHABEN DAVSHANKAR BHATT (4) RASHIKBHAI DAVSHANKAR BHATT (5) ARVINDBHAI DAVSHANKAR BHATT (6) UPENDRABHAI DAVSHANKAR BHATT was enter in the revenue record and mutation entry to that effect had effected in revenue record vide entry no 3120 dated 03/07/2004.
12. It transpires from the record that the (1) BHANUBEN DAVSHANKAR BHATT (2) USHABEN DAVSHANKAR BHATT was relinquish their rights from the above mention property so their name was deleted from the revenue record and mutation entry to that effect had effected in revenue record vide entry no 3222 dated 21/01/2006.



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13. It transpires from the record that the entry of promulgation was entered in to the revenue record mutation entry to that effect had effected in revenue record vide entry no 3224 dated 11/01/2008.
14. It transpires from the record that the Agreement of sale was executed by ARVINDBHAI DAVSHANKARR BHATT and others in favour of BHIKHABHAI RAMJIBHAI BHALIYA and CHUNILAL RAMJIBHAI BHALIYA for the above mention property and agreement of sale executed before notary Advocate ANIL M KALE vide registration no 1190 dated 06/04/2015.
15. It transpires from the record that the Registered sale deed was executed by ARVINDBHAI DAVSHANKARR BHATT and others and as a confirming party BHIKHABHAI RAMJIBHAI BHALIYA and CHUNILAL RAMJIBHAI BHALIYA in favour of JAMNADAS HIRABHAI GHARSANDIYA for the above mention property vide sale deed no 639/2015 on dated 09/04/2015 and the name of JAMNADAS HIRABHAI GHARSANDIYA was entered in to the revenue record and mutation entry to that effect had effected in revenue record vide entry no 3837 dated 29/05/2015.
16. It transpires from the record that the Registered sale deed was executed by JAMNADAS HIRABHAI GHARSANDIYA in favour of VISION INC a partnership firm and its administrative partner PRIYANK RAMANBHAI PATEL for the above mention property vide sale deed no 15224 on dated 18/10/2016 and the name of JAMNADAS HIRABHAI GHARSANDIYA was entered in to the revenue record and mutation entry to that effect had effected in revenue record vide entry no 3837 dated 29/05/2015.
17. It transpires from record that the N.A. order issued by the collector vide no NA/SR/466/2016-17 AND NO. LAND/D/sec-65/VASI/4848/2016 dated 20/08/2016 for the above mention property.
18. For the above mention property search made jayantilal v chawda from sub registrar vadodara vide search receipt no 8734 & 6173 on dated 11/05/2017 and in the search found one entry of Agreement of sale executed by BHATT KISHORE MAHENDRABHAI and others in favour of NATUBHAI SHANKARBHAI PATEL and JASHBHAI PUNJABHAI PATEL vide registration no 12585 on dated 18/10/2010. For the above mention property. It transpires from the record that the above mention agreement of sale was canceled by NATUBHAI SHANKARBHAI PATEL and JASHBHAI PUNJABHAI PATEL for the above mention property and cancelation agreement was registered before sub registrar vide registration no 276 on dated 17/02/2016.



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I have verified revenue record & carried out necessary search from sub-registrar vadodara for last 30 years available record of above mention property and on the basis of above mention document I am of the opinion that VISION INC a partnership firm and its administrative partner PRIYANK RAMANBHAI PATEL is the owner of the above mention property and title of the above mention property is clear, marketable and free from all encumbrances.

Date : 22-05-2017

Place : VADODARA

KALPESH N. SONI
(ADVOCATE)

