

KAPIL R. KHARWA

Advocate [Gujarat High Court]

Mo. : 9909099494

Patthar Gate, Madan Zampa Road, Near Police Chowky, Vadodara

TITLE CLEARANCE CERTIFICATE

Subject :-

Title Clearance Certificate in respect of the immovable property lying in Wadi Gajrawadi Vibhag -A, Tika No. 8/5 City survey No. 155 and city survey No. 1 admeasuring 132.10.85 and 472.41.34 Sq. Mtr. respectively situated at Mouje Kasba of Registration District and sub - district Vadodara belonging ADHYASHAKTI ASSOCIATES, a partnership firm.

I have been asked to issue latest and upto date Title Clearance Certificate and have furnished me with the various papers and documents. After going through and verifying the same and after taking necessary search from the office of the sub --registrar, Vadodara, with respect to the above referred property. I have found that the title to the said property is clear Marketable and free from all encumbrances and reasonable doubts, and except owners nobody has any right, title or interest over the said property.

The following papers submitted before for me to enable me regarding issuance of title clearance certificate.

- [1] Copy of property card / ruled card
- [2] Copy of Sale deed No. 3100 Dtd. 17/4/2015.
- [3] Assessment register

Upon Scrutiny of the said documents and after taking necessary search I give my opinion as under :-

On perusal and detailed study of the above referred documents placed before me, I arrive to the conclusion that :

That the immovable property lying in Wadi Gajrawadi Vibhag -A, Tika No. 8/5 City survey No. 155 admeasuring 132.10.85 Sq. Mtr. situated at Mouje Kasba of Registration District and sub - district Vadodara were belonged to KHODABHAI MAGANBHAI and thenafter the name of KHODABHAI MAGANBHAI bracketed due to his demise and after his expiry the name of JAMNABEN WD/O KHODABHAI and BHANUBHAI KHODABHAI PRAJAPATI were entered in the property card of the city survey and the entry to that effect is posted in city survey record on Dtd. 12-4-1972.

It is found that JAMNABEN KHODABHAI expired 9-8-2001 and thus after her expiry her name is deleted and thenafter BHANUBHAI KHODABHAI PRAJAPATI had passed away he left behind him his legal heirs [1] PUSHPABEN BHANUBHAI KHODABHAI [2] MANOJBHAI BHANUBHAI PRAJAPATI and thus the name of BHANUBHAI KHODABHAI PRAJAPATI bracketed and the name of his legal heirs [1] PUSHPABEN BHANUBHAI KHODABHAI [2] MANOJBHAI BHANUBHAI PRAJAPATI are entered in the city survey record and the entry to that effect is posted on Dtd. 5-6-2002.

That the immovable property lying in Wadi Gajrawadi Vibhag -A, Tika No. 8 city survey No. 1 admeasuring 472.41.34 Sq. Mtr. were belonged to belonged to KHODABHAI MAGANBHAI and thenafter the name of KHODABHAI MAGANBHAI bracketed due to his demise and after his expiry the name of JAMNABEN WD/O KHODABHAI and BHANUBHAI KHODABHAI PRAJAPATI were entered in the property card of the city survey and the entry to that effect is posted in city survey record on Dtd. 12-4-1972.

It is found that out of the property of the immovable property lying in Wadi Gajrawadi Vibhag -A, Tika No. 8 city survey No. 1 admeasuring 472.41.34 Sq. Mtr. the some portion of the said land admeasuring 914-00 sq. Ft. has sold to SMT. MANJITKAUR MAHENDRASINGH PADAM and thus MANJITKAUR MAHENDRASINGH PADAM has become the owner of the property admeasuring 914-00 sq. Ft. and after his demise the name of his legal heirs [1] BHAJANKAUR MAHENDRASINGH GIL [2] SUKHBIRSINGH MAHENDRASINGH GIL [3] SURENDRASING MAHENDRASINGH [4] MANJITSINGH MAHENDRASINGH [5] GURUMITSINGH MAHENDRASINGH [6] NIRMALSINGH MAHENDRASINGH [7] INJITKAUR MAHENDRASINGH are entered in the city survey record as a owner of the land admeasuring 914-00 sq. Ft. and their names recorded in the city survey record Dtd. 24-3-

That the above stated owners of the land admeasuring 914-00 sq. Ft.

[1] BHAJANKAUR MAHENDRASINGH GIL [2] SUKHBIRSINGH
 MAHENDRASINGH GIL [3] SURENDRASING MAHENDRASINGH [4]
 MANJITSINGH MAHENDRASINGH [5] GURUMITSINGH MAHENDRASINGH
 [6] NIRMALSINGH MAHENDRASINGH [7] INJITKAUR MAHENDRASINGH
 sold this property to [1] AMRUTABEN KARAMSHIBHAI [2] NARMADABEN
 SHANTIBHAI PATEL and [3] RAJANIKANT BALWANTRAY PATEL and their
 names are recorded in city survey record vide entry Dtd. 5-5-1992.

During the detailed study of the property card is found that
 MURLIDHAR RATANLAL SHAH purchased the ground floor portion a shop
 towards the northern side admeasuring 68-09 Sq. Ft. from the original
 owner and thus his name is recorded in the city survey record vide entry
 Dtd. 5-10-1998.

It is further verified and found that the ground floor portion and the
 first floor portion of the City survey no.1 admeasuring 289 Sq. Ft. of
 ground floor and 352 Sq. Ft. of first floor is appeared in the name of
 ARVINDBHAI RATILAL CHUNARA.

Thenafter the owner got measurement of the entire property for
 their occupation possession and they issued the measurement – sheet
 from the competent authority and as per the measurement sheet the

in the independent ownership and occupation possession of PUSHPABEN WD/O BHANUBHAI KHODABHAI PRAJAPATI. [2] MANOJBHAI BHANUBHAI PRAJAPATI.

The above stated owners has sold and conveyed the aforesaid property to ADHYASHAKTI ASSOCIATES, a partnership firm through its Managing partner SANGITABEN AJITKUMAR SHAH by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 3100 Dtd. 17/04/2015 and thus on the basis of sale deed ADHYASHAKTI ASSOCIATES has become the absolute owner of the said property.

The above stated owners ADHYASHAKTI ASSOCIATES a partnership firm got construction permission from Vadodara Mahanagar Seva Sadan vide permission letter [Rajachithi] No. Ward-3/116/2015-2016 Dtd. 1-8-2015 for the construction of Ground floor Commercial and parking and first floor to fourth floor $4 \times 6 = 24$ residential flats.

On the basis of the above stated permissions the above stated owners ADHYASHAKTI ASSOCIATES has carried out the construction on the ground floor Shop No. 1 to 10 and First floor Flat No. 102 to 106, Second floor Flat No. 201 to 206, Third floor Flat No. 301 to 306 and Fourth floor Flat No. 401 to 406 by its titled named as "**AMBE VILLA**" and out of the

the respective purchasers and the remaining are in their possession as per the list provided by them and they have absolute right over the said property.

That I have taken a diligent search in the office of sub – registrar, Vadodara and during my search I have not found any adverse entry against the said land.

CONCLUSION :-

Certified that the property City survey No.1 Paiki and city survey No. 155 of Mouje Wadi Gajrawadi Vibhag – A Tika No. 8/5 the area is as per the measurement sheet referred to in the schedule and in which they introduced the scheme namely AMBE VILLA is the independent ownership and occupation possession of ADHYASHAKTI ASSOCIATES and the person who will intend to purchaser the said property will get clear and marketable title over this property subject to discussed above.

It is further certified that :

- [1] The said property i.e. **AMBE VILLA** constructed on the land bearing City survey No.1 Paiki and city survey No. 155 of Mouje Wadi Gajrawadi Vibhag – A Tika No. 8/5 the area is as per the measurement sheet is free from all encumbrances and reasonable doubts.
- [2] The original all the documents has examined by the undersigned.

Place : Vadodara

Date : 12 /9/2018

K.R. Kharwa
[KAPIL R. KHARWA]
ADVOCATE

ASSOCIATES

KAPIL R. KHARWA

Advocate [Gujarat High Court]

Mo. : 9909099494

Patthar Gate, Madan Zampa Road, Near Police Chowky, Vadodara

ENCUMBRANCE CERTIFICATE

The piece and parcel of the property lying in Wadi Gajrawadi Vibhag –A, Tika No. 8/5 City survey No. 155 and city survey No. 1 admeasuring 132.10.85 and 472.41.34 Sq. Mtr. respectively situated at Mouje Kasba of Registration District and sub – district Vadodara were originally belonged [1] PUSHPABEN WD/O BHANUBHAI KHODABHAI PRAJAPATI. [2] MANOJBHAI BHANUBHAI PRAJAPATI and they have sold and conveyed the aforesaid land to ADHYASHAKTI ASSOCIATES, a partnership firm through its Managing partner SANGITABEN AJITKUMAR SHAH by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 3100 Dtd. 17/04/2015 and thus on the basis of sale deed M/S SAKHI INFRA, a partnership firm has become the owner and occupier of the said property.

This is to certify that I the undersigned have investigated the title of the owner ADHYASHAKTI ASSOCIATES [hereinafter referred as owner] in respect of the below mentioned property by perusing city survey records, title deeds relating thereto and papers supplied to me. In my opinion the title of

the owner and developer in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

The piece and parcel of the property Wadi Gajrawadi Vibhag -A, Tika No. 8/5 City survey No. 155 and city survey No. 1 admeasuring 132.10.85 and 472.41.34 Sq. Mtr. respectively situated at Mouje Kasba of Registration District and sub - district Vadodara.

Place : Vadodara
Date : 12/9/2018



K.R. Kharwa
[KAPIL R. KHARWA]
ADVOCATE

KAPIL R. KHARWA
Advocate
Pather Gate, Madan Zampa Road,
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Mob. No. 9909099494

For AADYASHAKTI ASSOCIATES
S.A. Shukh
PARTNER

KAPIL R. KHARWA

Advocate [Gujarat High Court]

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Patthar Gate, Madan Zampa Road, Near Police Chowky, Vadodara

:- TO WHOM SO EVER IT MAY CONCERN :-

I, hereby solemnly, declare that, I have experience of more than 10 years in land related matters, in which land title, search report, issuing of "No Encumbrance Certificate" on the land including right, title, interest or name of any party in/or over land, and my experience 10 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 12 -09-2018

Place : VADODARA



Advocate Signature

K.R. Kharwa
KAPIL R. KHARWA

Advocate name

KAPIL R. KHARWA

Advocate

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Nr. Police Chowki, Baroda - 390 001.
Mob. No. 9909099494

For AADYASHAKTI ASSOCIATES
S. A. Shukh
PARTNER