

Bharat K. Pandya
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TO WHOME SO EVER IT MAY CONCERN

I here by solemnly, declare that, I have experience of more than ten 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 of twenty 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: 15-10-2017

Place: Vadodara.

Advocate Sign:

Advocate Name: Bharat K. Pandya
Advocate

Sanad No. G/1379/1995

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To,
Raama Associates, A Partnership firm.
Halol.

Dt. 15-10-2017

► **SUB:** In the matter of Title Clearance Certificate in respect of non agriculture land bearing Revenue Survey No. 148/1/1 having total area admeasuring 0-30-35 Hec. Are Sq. Mtrs i.e. 3035 Sq. Mtrs in village Halol, In Sub-District Halol, District Panchmahal.

Sir,

With reference to above referred subject, I state that M/s Raama Associates, A Partnership firm of Halol has approached me for obtaining Title Clearance Certificate for the captioned property. As desired by them records of the office of Sub-Registrar Halol have been verified for the period from 2004 till 10-10-2017, vide search receipt no.2922, 1609. As per that some of the pages are torn, not legible, and not available. On the basis of the record available I got search done and this report is being issued. I have also perused zerox copies of following documents in respect of captioned property.

1. I have also perused zerox copy of the village form no. 7/12,8 and 6 of Revenue Survey No. 148/1/1 having total area admeasuring 0-30-



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- 35 Hec. Are Sq. Mtrs i.e. 3035 Sq. Mtrs in village Halol, In Sub-District Halol, District Panchmahal, as per that name of Raama Associates, A Partnership firm through its partner Mr. Arunkumar S. Jain is recorded and land is shown to be non agriculture land.
2. I have perused copy of the power of attorney dt. 09-06-2017 executed by Mrs. Manekben Wd/o. Indravadan Raamanlal Shah being the owner in favour of Mr. Harishkumar Indravadan Shah, for doing acts as mentioned therein.
 3. I have perused copy of the sale deed dt. 15-06-2017, Regn No.1377 executed by and between Raama Associates, A Partnership firm being the purchaser i.e. party of the first part and Mrs. Manekben Wd/o. Indravadan Raamanlal Shah through her power of attorney holder Mr. Harish Indravadan Shah being the purchaser i.e. party of the second part. For the captioned property.
 4. I have also perused copy of the Index-II for registration of above referred sale deed, as per that same is registered on dt. 15-06-2017, Regn No.1377.
 5. I have perused copy of the Instrument relating to Deposit of title deeds dt. 17-10-2012, Regn No. 2019 executed by and between Mrs. Manekben Indravadan Shah in favour of Bank of Baroda.
 6. I have also perused copy of the no due certificate dt. 02-06-2016 with effect of release of charge over the property of Mrs. Manekben I Shah.

7. I have also perused copy of the mortgage release deed dt. 30-05-2016, Regn No. 1191 executed by Bank of Baroda in favour of Mrs. Manekben Indravadan Shah for the captioned property.
8. I have also perused copy of the Index-II for registration of above referred mortgage release deed, as per that same is registered on 30-05-2016, Regn No. 1191.

BRIEF HISTORY OF PROPRTY.

That the entire land bearing of Revenue Survey No. 148/1/1 having total area admeasuring 0-30-35 Hec. Are Sq. Mtrs i.e. 3035 Sq. Mtrs in village Halol, In Sub-District Halol, District Panchmahal was running in the name of Jivanlal Mohanlal and his name was mutated in revenue record vide entry no. 888, dt. 17-08-1934. Thereafter, entry for fragmentation was recorded in revenue record vide entry no. 2056, dt. 01-08-1952. Thereafter, said Mr. Jivanlal Mohanlal sold said land to Parsottambhai Maganbhai and Mr. Chhaganbhai Becharbhai vide sale deed dt. 05-05-1956, thus on the basis of the same, they became owners of the said property and their names are recorded in revenue record vide entry no. 2212 dt. 22-09-1956. Thereafter, Chhaganbhai Becharbhai relinquished his rights from said land and entry for the same, is recorded in revenue record vide entry no. 2539, dt. 05-05-1961. Said the then owner Mr. Parsottambhai Maganbhai had taken loan of Rs. 10000/- from Union Bank of India and created charge in their favour

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and entry for the same is recorded in revenue record vide entry no. 6413, dt. 02-02-1987. Thereafter, Mr. Parsottambhai Maganbhai had taken loan of Rs. 6000/- from Union Bank of India and created charge in their favour and entry for the same is recorded in revenue record vide entry no. 6423, dt. 13-02-1987. Thereafter, due to family arrangement amongst the family members of Parsottambhai Maganbhai, said land came to the share of Somabhai Maganbhai and entry for the same is recorded in revenue record vide entry no. 7533, dt. 27-09-1990. Entry for fragmentation / Tukda Kami is recorded in revenue record vide entry no. 8771, dt. 28-07-1995. Said the then owner repaid the dues of Union bank of India and thus, the charge of Union Bank of India was released and entry for the same is recorded in revenue record vide entry no. 8859, dt. 17-11-1995. Thereafter, Mr. Somabhai Maganbhai, Parsottambhai Maganbhai and others sold said land to Mr. Madhuvandas Oechavlal Kothari vide sale deed dt. 11-08-1995 and on the basis of the same Mr. Madhuvandas Oechavlal Kothari became owner of the said land and her name is mutated in revenue record vide entry no. 8860, dt. 17-11-1995. Said land was originally agriculture land and necessary permission to use land for non agriculture purpose is granted by Collector, Panchmahal and entry for the same is recorded in revenue record vide entry no. 9528, dt. 01-09-1997. Thereafter, Mr. Madhuvandas Oechavlal Kothari being the then owner of the land sold said land to Manekben Wd/o. Raamanlal Shah vide sale deed dt. 11-

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06-1998 and on the basis of the same, she became owner of the said land and her name is also mutated in revenue record vide entry No. Regn No. 9970, dt. 13-08-1998. Entry for rectification in record was recorded vide entry No. 15315, dt. 28-08-2008. The land was converted in to Non agriculture land but in revenue record said land was referred to as of old tenure, therefore in revenue record noting of Old tenure was changed to Non agriculture land vide entry No. 22158, dt. 24-12-2014. Thereafter, said the then owner i.e. Manekben Wd/o. Indravadan Raamanlal Shah sold said land to Raama Associates, A Partnership firm vide sale deed dt. 21-06-2017, Regn No. 1377 and on the basis of the same, they became owner of the said entire land and their name is mutated in revenue record vide entry no. 24422, dt. 26-06-2017. That, earlier owner i.e. Mrs. Manekben Indravadan Shah had taken loan from Bank of Baroda and created charge in their favour vide mortgage deed No. 2019 and thereafter as per no due certificate dt. 02-06-2016 and mortgage release deed dt. 30-05-2016, Regn No. 1191 executed by Bank of Baroda charge of Bank of Baroda over the said property is release deed..

C E R T I F I C A T E

Thus on the basis of the documents mentioned hereinabove and search taken from the record of the office of Sub-Registrar, Halol, I am of the opinion that Raama Associates, A Partnership firm are the owners of



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non agriculture land bearing Revenue Survey No. 148/1/1 having total area admeasuring 0-30-35 Hec. Are Sq. Mtrs i.e. 3035 Sq. Mtrs in village Halol, In Sub-District Halol, District Panchmahal. and as such title of the said land is clear, marketable and free from all encumbrances.



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To,
Raama Associates, A Partnership firm.

Dt. 23-11-2017

HALOL

Ref:- Immovable property being non-agriculture land bearing Revenue Survey No. 148/1/1 having total area admeasuring 0-30-35 Hec. Are Sq. Mtrs i.e. 3035 Sq. Mtrs in village Halol, In Sub-District Halol, District Panchmahal.

Sub: Non Encumbrance Certificate

Sir,

With reference to above referred subject and reference, I had issued title clearance certificate dt. 15-10-2017 for the captioned property and as per that I had stated that, Raama Associates, A Partnership firm were owners of the captioned property and title of the said property was clear, marketable and free from all encumbrances. Thus, in view of the above referred report/certificate, title of the captioned property as per our said certificate dt. 15-10-2017 and in context thereof, was clear, marketable and free from all encumbrances.



Bharat K. Pandya.
Advocate.

Sanad No. G/1379/1995