

SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

Ref.No.19

Date : 21.10.2019.

To,

Sharanam Associates

Vadodara.

TITLE CLEARANCE CERTIFICATE

Investigation of Title of Property which is situated at Mouje Village Savad bearing Revenue Survey No.171/4 admeasuring area about 1619 sq. mtrs covered under T.P.Scheme No.5 having Final Plot No.278 admeasuring area about 1098 sq.mtr of Non - agricultural land.

I have investigated the Title of Property, the following documents are handed over me by you for investigation in respect of the said property, on the basis of this documents I have given this opinion.

Photo copies of revenue records like revenue records abstract 7/12 and related entries of the said property and search report, as below:-

1. Xerox copy of Revenue Records of Mouje Village Savad bearing Revenue Survey No.171/4.
2. Xerox copy of saledeed of Rishabh Associates.
3. Xerox copy of N.A order.

I have verified the aforesaid documents, papers, copies produced before me and my observations are as under:-



SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneha Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

History:-

As per the revenue records shows that originally land belongs to Babubhai Jibhaibhai, who received said land by virtue of tenancy rights which reflects vide entry no.772 on dt.01-11-1966.

Then after in aliveness Babubhai Jibhaibhai padhiyar entered his legal heirs names in revenue records; 1) Sonaben Babubhai, 2) Fatesinh Babubhai, 3) Savitaben Babubhai, 4) Prabhatsinh Babubhai, 5) Narmadaben Babubhai, 6) late Rasikbhai Babubhai heirs; Pujiben Rasikbhai, Indrasinh Rasikbhai and Gautambhai Rasikbhai vide entry no.3461 on dt.26-03-2004.

Then after Babubhai Jibhaibhai padhiyar demise on dt.06-11-2012, his wife Sonaben Babubhai demise on dt.11-09-2004, so enter the name of his heirs; 1) Fatesinh Babubhai, 2) Savitaben Babubhai, 3) Prabhatsinh Babubhai, 4) Narmadaben Babubhai, 5) late Rasikbhai Babubhai heirs; late Pujiben Rasikbhai (demise on dt.20.06.2011), 1) Indrasingh Rasikbhai and 2) Gautambhai Rasikbhai vide entry no.3842 on dt.28-07-2014.

Then after Fatesinh Babubhai Padhiyar and others obtain permission of conversion of said land from protected tenure land into non - agricultural land from collector, vadodara vide their order no.659/19/17/009/2019 on



SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

dt.14/08/2019, then after they obtain permission of non -
agricultural from collector, vadodara vide their order
no.841/19/17/009/2019 on dt.31/08/2019.

Then after 1) Fatesinh Babubhai, 2) Savitaben Babubhai, 3)
Prabhatsinh Babubhai, 4) Narmadaben Babubhai, 5) Indrasinh
Rasikbhai and 2) Gautambhai Rasikbhai & others executed
registered saleded in favor of Rishabh Associates a
partnership firm through their partner Shreyas Vinodchandra
Shah vide reg.saleded no.10940/2019 on dt.04-09-2019.

Then after Rishabh Associates a partnership firm through
their partner Shreyas Vinodchandra Shah executed registered
saleded in favor of Sharanam Associates a partnership firm
through their partner Hitesh Indrakumar Makhijani vide
reg.saleded no.12290/2019 on dt.07-10-2019.

Now, as per the channel of the revenue records Sharanam
Associates a partnership firm through their partner Hitesh
Indrakumar Makhijani is the absolute owner of the said
property/land.

I have published public notice in daily newspaper "Sandesh"
"Gujarat Samachar" on dt.12-09-2019 for receiving the
objection in respect of the said land, I have not received
any objection from any financial institution or third
person, may they willfully waived his rights.



SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

At the time of published public notice Rishabh Associates was the owner that why I had published public notice in the name of Rishabh Associates but after that Sharnam Associates purchase the said land, so I have given this opinion in the name of Sharnam Associates.

I have conducted necessary search in the office of Sub-registrar at Vadodara for the year 1989 to 1994 (receipt no.18539 on dt.24-09-2019) in the office of sub-registrar, Vadodara -1 and for the year 1995 to 2012 (receipt no.15903 on dt.25-09-2019) in the office of sub-registrar, Akota and for the year 2012 to 2019 (receipt no.10838 and 11759 on dt.18-10-2019) in the office of sub-registrar office, Bapod-5. I could not find any objected entry of the said land, wherein he has found that the records of many years are torn/ incomplete, some of the pages are not found to see and some of the pages are loose. Hence, whatever the records are available, have been verified.

FINAL REPORT

Looking to the above documents and necessary search made in the office of sub-registrar, Vadodara, I am of the opinion that the Title of Property which is Situated at Mouje Village Savad bearing Revenue Survey No.171/4 admeasuring area about 1619 sq. mtrs covered under T.P.Scheme No.5 having Final Plot No.278 admeasuring area about 1098 sq.mtr of Non - agricultural land, which is the CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES.



SIDDHARTH B. JOSHI
ADVOCATE
GUJARAT HIGH COURT

NILESH V. MAKVANA
ADVOCATE
GUJARAT HIGH COURT

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road,
Vadodara. M) 9825618367.

Ref.No.19

Date: 24.10.2019

To,

Sharanam Associates

Vadodara.

NON ENCUMBRANCE CERTIFICATE

Do hereby certify that, in which land title search report, issuing Title Clearance Certificate for which "no encumbrance" certificate is issue. I had issued Title Clearance Certificate in respect of the property at Mouje Village Savad bearing Revenue Survey No.171/4 admeasuring area about 1619 sq. mtrs covered under T.P.Scheme No.5 having Final Plot No.278 admeasuring area about 1098 sq.mtr of Non -agricultural land, within Registration Sub District Vadodara, District Vadodara, till the date no encumbrances is pending.

Place : Vadodara.

Date : 21-10-2019



Siddharth B. Joshi

Niles V. Makvana

Advocates

Gujarat High Court

SIDDHARTH B. JOSHI
NILESH V. MAKVANA
ADVOCATES
GUJARAT HIGH COURT

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road, Vadodara.
M) 94263 78129.

TO WHOMSOEVER 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 14 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 : 05.06.2018
Place : Vadodara.


Siddharth B. Joshi

Advocate
Gujarat High Court

SIDDHARTH B. JOSHI
ADVOCATE
Sankalp Complex, 2nd Floor,
Marimata Lane, Rajmahal Road,
VADODARA - 1.