



**GITESH R. SOLANKI**

(ADVOCATE)

(B.COM, LL.B.)

ENROLMENT NO. G/4578/1999

209, Occulaus, Madhuvan circle, L.P.Savani Road, Adajan, Surat.

MO. 98241-47642

**TITLE CLEARANCE CERTIFICATE**  
**TOWHOMSOEVER IT MAY CONCERN**

**Sub: Title Clearance Certificate in respect of the immovable Non-Agricultural Land bearing Plot No. 44, City Survey Vadodara-3, Ward No. 5(T.P.-11, Sama), Nondh No. 1042, admeasuring 447.00 sq. mtrs. in "Anandvan Society", Situated at Revenue Survey No. 13, T.P. Scheme No. 11, Final Plot No. 592 of Moje Village Sama, City of Vadodara, State Of Gujarat.**

Mars Realty a Partnership Firm though its partners (1) Ashutosh Dineshbhai Upasani, (2) Suraj Bharat Sheth, (3) Naysar Suraj Sheth, (4) Shardul Kanubhai Patel, (5) Anil Dattatray Koranne, (6) Hiral Kaushikbhai Patwa, have approached me for collecting a Title Clearance Certificate and submitted papers and documents to me. I have investigated the matter and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under:

**The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property:**

1. Photocopy of Sale Deed No. 4005, Dated: 09/05/2025
2. Photocopy of Sale Deed No. 10912, Dated: 26/11/1987(New No. 1495, Dated: 09/02/1988)
3. Photocopy of N.A. Order
4. Photocopy of City Survey

**HISTORY OF THE SAID PROPERTY**

I have been supplied with the photocopy of City Survey records of the above referred land. On perusing the documents, it seems that the aforesaid land was originally owned by Jashbhai Laxmidas Patel and etc.

That the said landowner executed Register Sale Deed Dated: 25/01/1971 in favor of Gordhandas Hansraj Shah.

Thenafter, The additional collector of Vadodara granted permission vide his order No. U.L.C. 1112-P-7386, Dated: 08/09/1987 to the land owner to sell the said land.

Thenafter, The said land was included in the city survey and the city survey was given Nondh No. 1042, Ward no. 5 (TP-5, Sama), Vadodara-3.

Thenafter, Gordhandas Hansraj Shah sold the said land to Madhukar Ananat Savli and Sarayu Madhukar Savli by Register Sale Deed. The said Sale Deeds were registered in the



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office of the Sub-Registrar, Vadodara in Book No. 1 vide Serial No. 10912 on Dated: 26/11/1987 its New serial No. 1495, Dated: 09/02/1988. The entry was mutated in the record of rights at Entry No. 255 on dated: 23/03/1999. The said entry was certified on dated: 31/05/1999. Thus, Madhukar Ananat Savli and Sarayu Madhukar Savli became the owner of the said land.

Thenafter, the owner of said land, Madhukar Anant Salvi was died no dated: 01/09/1995 and his legal heirs (1) Sarayuben Madhukar Salvi, (2) Rajendrabhai Madhukar Salvi and (3) Sanjaybhai Madhukar Salvi were entered in the revenue records. The entry was mutated in the record of rights at Entry No. 491 on dated: 23/06/2003. The said entry was certified on dated: 29/07/2003.

Thereafter, the name of Sanjaybhai Madhukar Salvi among the owner of the said land was reduced by the City Survey Office on the basis of the application dated: 04/06/2003 and the replies dated: 23/06/2002. Also, based on the affidavit dated: 25/06/2003, the right in the said land will remain as long as Sarayuben Madhukar Salvi lives. The entry was mutated in the record of rights at Entry No. 492 on dated: 23/06/2003. The said entry was certified on dated: 29/07/2003.

Thenafter, Sarayu Madhukar Salvi passed away on dated: 10/03/2016 and his name was deleted from the City Survey Office. The entry was mutated in the record of rights at Entry No. 10403 on dated: 07/06/2016. The said entry was certified on dated: 12/08/2016.

Thenafter, the said Entry No. 10403, dated: 07/06/2016, has not been entered in the online property card regarding the entry. Based on the order, after verifying the written record, it has been ordered to delete the name of the holder in the online property card based on the said change entry. The entry was mutated in the record of rights at Entry No. 12358 on dated: 22/07/2020. The said entry was certified on dated: 19/09/2020.

Thenafter, the owner of the said property Rajendra Madhukar Salvi sold to Mars Realty, A partnership firm by Register Sale Deed. The said Sale Deeds were registered in the office of the Sub-Registrar(Chhani-7), Vadodara in Book No. 1 vide Serial No. 4005 on Dated: 09/05/2025. Thus, Mars Realty, A partnership firm became the owner of the said property.

This Title Clearance Certificate is issued for the entire project namely "Aarambh Harmony" Develope By "Mars Realty" for unsold area.



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## SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) from the Office of the Sub-Registrar, Vadodara for Last 30 Years vide Receipt No. 202531700010836, Dated: 05/08/2025. No adverse entry is found to be registered before the Sub-Registrar.

From the documents referred to above and search made in Sub-Registrar office, Vadodara and as per the record available in the Sub-Registrar, Vadodara. I am of the opinion that-

## CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Mars Realty a Partnership Firm** though its partners **(1) Ashutosh Dineshbhai Upasani, (2) Suraj Bharat Sheth, (3) Naysar Suraj Sheth, (4) Shardul Kanubhai Patel, (5) Anil Dattatray Koranne, (6) Hiral Kaushikbhai Patwa** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.

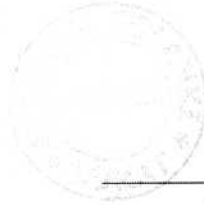
## SCHEDULE

### DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable Non-Agricultural Land bearing **Plot No. 44, City Survey Vadodara-3, Ward No. 5(T.P.-11, Sama), Nondh No. 1042**, admeasuring 447.00 sq. mtrs. in "**Anandvan Society**", Situated at **Revenue Survey No. 13, T.P. Scheme No. 11, Final Plot No. 592** of Moje Village **Sama**, City of Vadodara, State Of Gujarat.

Vadodara

Date: 05/08/2025



Gitesh R. Solanki  
Advocate



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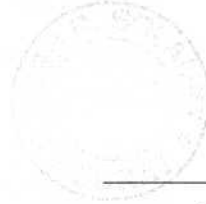
I, hereby solemnly declare that I have experience of more than 25 years in land related matter, in which land title search report, issuing of **"No Encumbrance Certificate"** on the **Plot No. 44, City Survey Vadodara-3, Ward No. 5(T.P.-11, Sama), Nondh No. 1042**, admeasuring 447.00 sq. mtrs. in **"Anandvan Society"**, Situated at **Revenue Survey No. 13, T.P. Scheme No. 11, Final Plot No. 592** of Moje Village **Sama**, City of Vadodara, State Of Gujarat for scheme land and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

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

The said no encumbrance certificate used for landowner **Mars Realty a Partnership Firm** though its partners **(1) Ashutosh Dineshbhai Upasani, (2) Suraj Bharat Sheth, (3) Naysar Suraj Sheth, (4) Shardul Kanubhai Patel, (5) Anil Dattatray Koranne, (6) Hiral Kaushikbhai Patwa.**

Vadodara

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**Gitesh R. Solanki**  
Advocate



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## NON-ENCUMBERANCE CERTIFICATE

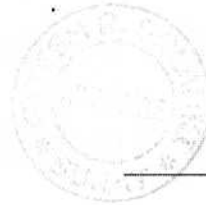
This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned and developed by **Mars Realty a Partnership Firm** though its partners (1) **Ashutosh Dineshbhai Upasani**, (2) **Suraj Bharat Sheth**, (3) **Naysar Suraj Sheth**, (4) **Shardul Kanubhai Patel**, (5) **Anil Dattatray Koranne**, (6) **Hiral Kaushikbhai Patwa** for Project "**Aarambh Harmony**" by perusing the Title deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

## SCHEDULE OF THE PROPERTY

The Non-Agriculture Land bearing **Plot No. 44, City Survey Vadodara-3, Ward No. 5(T.P.-11, Sama), Nondh No. 1042**, admeasuring 447.00 sq. mtrs. in "**Anandvan Society**", Situated at **Revenue Survey No. 13, T.P. Scheme No. 11, Final Plot No. 592** of Moje Village **Sama**, City of Vadodara, State Of Gujarat upon that land landowner **Mars Realty a Partnership Firm** though its partners (1) **Ashutosh Dineshbhai Upasani**, (2) **Suraj Bharat Sheth**, (3) **Naysar Suraj Sheth**, (4) **Shardul Kanubhai Patel**, (5) **Anil Dattatray Koranne**, (6) **Hiral Kaushikbhai Patwa** for Project had constructed various Residential and Commercial Purpose under name and style as "**Aarambh Harmony**".

Vadodara

Date: 05/08/2025



**Gitesh R. Solanki**  
Advocate



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**SEARCH REPORT**

I have conducted search of Land bearing **Plot No. 44, City Survey Vadodara-3, Ward No. 5(T.P.-11, Sama), Nondh No. 1042**, admeasuring 447.00 sq. mtrs. in "**Anandvan Society**", Situated at **Revenue Survey No. 13, T.P. Scheme No. 11, Final Plot No. 592** of Moje Village **Sama**, City of Vadodara, State Of Gujarat for last 30 years vide receipt No. 202531700010836, Dated: 05/08/2025. I have not found any adverse entry in the search report.

Vadodara

Date: 05/08/2025

**Gitesh R. Solanki**  
Advocate

**Note:** Original search receipts issued by Sub-Registrar, Vadodara, attached.