

TITLE CLEARANCE CERTIFICATE IN RESPECT OF IMMOVABLE PROPERTY I.E. ALL THOSE PIECES & PARCEL OF NON-AGRICULTURE UNDIVIDED PROPORTIONATE LAND ADMEASURING ABOUT 3172.48 SQ.MTR AND 603.28 SQ.MTR RESPECTIVELY OUT OF TOTAL LAND AREA ADMEASURING ABOUT 7541.00 SQ.MTR. WHICH FORMING PART OF F.P. NO. 39/1, HAVING C.S.NO. NA 586 WITHIN T.P. SCHEME NO. 43 AND LYING & BEING ON REVENUE SURVEY/BLOCK NO. 586, 586/PAIKI 1, 586 PAIKI 1 & 586 PAIKI 1/ PAIKI 1 WHICH TOGETHER ADMEASURING ABOUT 21,246.00 SQ.MTR. TOTAL LAND AREA SITUATED AT MOJE VILLAGE BAPOD OF TA. & DIST. OF VADODARA.

1. BACKGROUND:

That our firm has received instructions from AGRASEN DEVELOPERS, a partnership firm through its Partner Sri. BISHAMBER MATHURAPRASAD AGRAWAL address at VADODARA to cause and carry out the due diligence process and thereby investigate the Title of the "SCHEDULED PROPERTY " (more particular define as below) the rights of AGRASEN DEVELOPERS, a partnership firm through its Partner Sri. BISHAMBER MATHURAPRASAD AGRAWAL are the owner of in respect of immovable property i.e. ALL THOSE PIECE & PARCEL OF NON-AGRICULTURE UNDIVIDED PROPORTIONATE LAND ADMEASURING ABOUT 3172.48 SQ.MTR AND 603.28 SQ.MTR RESPECTIVELY OUT OF TOTAL LAND AREA ADMEASURING ABOUT 7541.00 SQ.MTR. WHICH FORMING PART OF F.P. NO. 39/1, HAVING C.S.NO. NA 586 WITHIN T.P. SCHEME NO. 43 AND LYING & BEING ON REVENUE SURVEY/BLOCK NO. 586, 586/PAIKI 1, 586 PAIKI 1 & 586 PAIKI 1/ PAIKI 1 WHICH TOGETHER ADMEASURING ABOUT 21,246.00



SQ.MTR. TOTAL LAND AREA SITUATED AT MOJE VILLAGE BAPOD OF TA. & DIST. OF VADODARA. (hereinafter referred to as "SCHEDULED PROPERTY" for the sake of brevity and convenience) and is competent in law to sale and/or transfer and/or develop the "SCHEDULED PROPERTY" in favour of intends Purchaser by way of Sale and/or transfer of the "SCHEDULED PROPERTY" and therefore to cause and carry out the due diligence process for the issuance of the title clearance certificate.

2. IMMOVABLE PROPERTY (SCHEDULED PROPERTY) IN RESPECT OF WHICH THE TITLE CLEARANCE CERTIFICATE IS ISSUED:

This title clearance certificate is in respect of immovable property i.e. title clearance certificate in respect of immovable property i.e. ALL THOSE PIECES & PARCEL OF NON-AGRICULTURE UNDIVIDED PROPORTIONATE LAND ADMEASURING ABOUT 3172.48 SQ.MTR AND 603.28 SQ.MTR RESPECTIVELY OUT OF TOTAL LAND AREA ADMEASURING ABOUT 7541.00 SQ.MTR. WHICH FORMING PART OF F.P. NO. 39/1, HAVING C.S.NO. NA 586 WITHIN T.P. SCHEME NO. 43 AND LYING & BEING ON REVENUE SURVEY/BLOCK NO. 586, 586/PAIKI 1, 586 PAIKI 1 & 586 PAIKI 1/ PAIKI 1 WHICH TOGETHER ADMEASURING ABOUT 21,246.00 SQ.MTR. TOTAL LAND AREA SITUATED AT MOJE VILLAGE BAPOD OF TA. & DIST. OF VADODARA which is owned by AGRASEN DEVELOPERS, a partnership firm through its Partner Sri. BISHAMBER MATHURAPRASAD AGRAWAL (hereinafter referred to as "OWNER" for the sake of brevity and convenience)

3. DOCUMENTS RELIED UPON FOR THE PURPOSES OF ISSUANCE OF THIS CERTIFICATE:

That in view of the type and nature of the "SCHEDULED PROPERTY" and also taking into consideration brief about the primary source of ownership of the Owner as was given by the Owner through the intending purchaser i.e. our client and also with a view to verify the title and ownership, the undersigned



has also received the papers and documents from the Owner for the purpose of investigation of Title and ownership record in respect of the "SCHEDULED PROPERTY". The papers and documents as submitted and have been relied upon by us are as follows:

- a. Photo copy of Registered Sale Deed dated 26.08.2021 bearing registration no. 11853 duly registered before Sub-Registrar of Vadodara-5.
- b. Photo copy of Registered Sale Deed dated 26.08.2021 bearing registration no. 11846 duly registered before Sub-Registrar of Vadodara-5.
- c. Photo copy of notarized Partnership Deed bearing registration No. 3297 notarised before Notary Public Sri. I.I. Vohra, Dated : 22/12/2020.
- d. Photo copy of the order passed by the office of Non-agricultural Branch, Collector Office vide No. N.A./S.R./10/ 2016-17 No.Land-D/Section-65/vasi/ 4458 to 4466/2017 dated 29-08-2017.
- e. Photo copy of Search Report along with the Original Receipt dated 15/09/2021 issued by the office of the Sub-Registrar bearing receipt no. 2021015012702 & 2021315020953 in respect of payment of search fees as paid for the same.
- f. Photo copy Title Clearance Certificate issued by Adv. Sri. Ajay Tripathi, dated 13.10.2020.
- g. Affidavit filed by Purchaser in respect Schedule Property.
- h. Photocopy of Village Abstract Form No.6,7,12,8-A.

4. PROCESSES CARRIED OUT FOR THE ISSUANCE OF THIS CERTIFICATE:

- a. That our Firm has also verified and scrutinized all the documents and papers, orders, permissions etc as have been referred to herein aforesaid for the purposes of determining the valid holding of the title and thereupon
- b.



the detailed analysis in made hereunder and our opinion about the legitimate holding of title is given hereunder.

5. ANALYSIS OF THE LEGALITY OF THE TITLE AND OWNERSHIP RIGHTS OF LAND OWNERS AS PER CHAIN OF EVENT RECORDED IN REVENUE RECORDS OF RIGHTS AS FOLLOWS :

That in furtherance various mutation entry of the village abstract form no. 7/12, 8-A and 6 as referred to above being received and the processes, in chronological order to determine the legality of the title and Ownership Rights of the Owners over all that piece and parcel of relevant land, the analysis is caused hereunder,

A. Mutation Entry No.178, dated : 12-12-1948

This entry of release made in abstract 6 that name of Rabari Mahajibhai Babarbai name was entered by virtue of release deed executed on dated 12-12-48 by Makwana Kalidas Navdan against consideration of Rs.2400/-.

B. Mutation Entry No.487, dated : 12-12-1948

This entry of release made in abstract 6 that name of Rabari Mahajibhai Babarbai name was entered by virtue of release deed executed on dated 12-12-48 by Makwana Kalidas Navdan against consideration of Rs.2400/-.

C. Mutation Entry No.487, dated : 12-12-1948

This entry of oral family partition made in abstract 6 that Rabari Mahajibhai Babarbai had orally partition in favor his family member on dated 15-03-60 as follows :

(1.) Minor Rabari Bhikhabhai Mahajibhai through his Mother Rai wife of Mahaji Babar transfer to the land,

Revenue Survey No.	In Acre. Guntha.
560	2.65
562	1.27



563	0.68
578	1.22

	7.2

(2.) Minor Shankarbhai Mahajibhai through his Mother Rai wife of Mahaji Babar transfer to the land,

Revenue Survey No.	In Acre. Guntha.
569	1.00
570	1.60
584	1.00
591	2.14

	6.22

(3.) Minor Desaibhai Mahajibhai through his Mother Rai wife of Mahaji Babar transfer to the land,

Revenue Survey No.	In Acre. Guntha.
586	5.10
613	1.2

	6.12

(4.) Mrs. Rai wife of Mahaji Babar transfer to the land,

Revenue Survey No.	In Acre. Guntha.
589	1.3
590	0.12
602	0.12
603	1.13
605	0.9
606	2.7

	5.16

As per above details name of relevant person to be entered on the basis of the case and the statement made.

D. Mutation Entry No.753, dated : 23-7-1962



This entry of revenue procedure made in abstract 6 which is apparently not illegible.

E. Mutation Entry No.2865/10, dated : 28-7-1982

This entry of exemption under section 20 of The Urban Land (Ceiling and Regulation) Act in abstract 6 that name of concerned person as mentioned in respect of appropriate lands have excess for agricultural in agricultural subject to conditioned mentioned in order passed by Hon'ble Additional Collector of Vadodara. That entry made in another rights.

Name of Account Holder Order No. In which & Date Zone
(10) Rabari Desaibhai Mahajibhai 2077/38/UC
Residential 8/2/80

F. Mutation Entry No.3155, entered dated : 20-7-1984, certified date : 28-9-1984

This entry of mortgage loan made in abstract 6 that Desaibhai Mahajibhai Rabari get loan of Rs.14000/- by way of mortgage from Central Bank of India, Rajmahal Road, Vadodara which is mutated in another right entered in respect of R.S.No.586 & 613.

G. Mutation Entry No.3762, entered dated : 16-7-1987, certified date : 16-10-1987

This entry of mortgage loan made in abstract 6 that Desaibhai Mahajibhai Rabari get loan of Rs.4,000/- by way of mortgage from Central Bank of India which is mutated in another right entered in respect of R.S.No.586 & 613.

H. Mutation Entry No.4765, entered dated : 20-8-1993, certified date : 23-9-1993

This entry of mortgage loan made in abstract 6 that Rabari Desaibhai Mahajibhai get sum of Rs.1,50,000/- for Jeep a agricultural subject by way of term loan from



State Bank of India, Raopura Branch which is mutated in another right entered in respect of R.S.No.586 & 613.

- I. Mutation Entry No.5114, entered dated : 2-1-1995
This entry of mortgage loan made in abstract 6 that Rabari Desaibhai Mahajibhai get sum of Rs.2,00,000/- (Two Lakh) for agricultural subject by way of term loan from State Bank of India, Raopura Branch which is mutated in another right entered according to statement & application submitted in respect of R.S.No.586 & 613.
- J. Mutation Entry No.6219, entered dated : 13-9-2001
This entry of reg. sale deed made in abstract 6 that this mutation entry belong & relate to land of Schedule Property. It was inadvertently updated by revenue machinery which interpretes apparently legible to examine copy of said entry.
- K. Mutation Entry No.6472, entered dated : 28-1-2003
This entry of mortgage discharge made in abstract 6 that Desaibhai Mahajibhai Rabari paid up loan amount to the Central Bank of India, Rajmahal Road, Vadodara due to that said mutation entry of discharge entered by virtue of certificate submitted with application in respect of R.S.No.586 & 613.
- L. Mutation Entry No.6731, entered dated : 3-6-2004
This entry of sale made in abstract 6 that, Land Owner : Shri Desaibhai Mahajibhai were executed registered sale deed in sale consideration of Rs.4,63,000/- on dated 29-5-2004 vide bearing registration no. 3582 in the name of Buyer : Anil Bholabhai Patel and the same buyer name were mutated by virtue of application, copy of sale deed and Index-II submitted in respect of R.S.No.586 admeasuring about area as mentioned in records of



rights out of total land area admeasuring about as mentioned in records of rights.

**M. Mutation Entry No.7261, entered dated : 09-04-2007,
Certified dated : 29-9-2007**

This entry of succession made in abstract 6 that Rabari Desaibhai Mahajibhai expired on 28/01/2007 on his death the names of their legal heirs Jashiben Desaibhai Rabari, Nayanaben Desaibhai Rabari, Hemaben Desaibhai Rabari, Laxmiben Desaibhai Rabari, Vishnubhai Desaibhai Rabari, Dipikaben Desaibhai Rabari were jointly entered in revenue records of rights by virtue mutation entry of succession in respect of R.S.No. 586 Paiki 1, 613, 590, 606, 603, 605, 589, 602.

**N. Mutation Entry No.7303, entered dated : 29-6-2007,
Canceled dated : 07-09-2007**

This entry of sale made in abstract 6 that, Rabari Desaibhai Mahajibhai and other were executed registered sale deed against sale consideration of Rs.4,60,953/- on dated 29-5-2007 vide bearing registration Old no. 3516/2000 & New No.3505 in the name of Buyer : 1.Rameshchandra Chhaganlal Modi, 2.Baldevsinh Jashubha Parmar, 3.Anant Kiritbhai Vyas, 4.Amit Kiritbhai Vyas, 5.Kiritbhai Chandrakant Vyas, 6.Nitinbhai Ramanbhai Desai, 7.Smt.Gangaben Bhikhabhai Rabari name having entered by virtue of application, copy of sale deed and Index-II submitted in respect of R.S.No.586 Paiki 1 area admeasuring about as mentioned in records of rights out of total land area admeasuring about as mentioned in records of rights which mutation entry was "Canceled" by Circle Officer (South) Vadodara City dated 7/9/07 with remarks of No evidence of being a farmer has been presented and due to which another rights mortgage was mutated.



**O. Mutation Entry No.7371, entered dated : 10-10-2007,
Certified dated : 18-08-2008**

This entry of sale made in abstract 6 that, Rabari Desaibhai Mahajibhai and other were executed registered sale deed against sale consideration of Rs.4,60,953/- on dated 29-5-2007 vide bearing registration Old no. 3516/2000 & New No.3505 in the name of Buyer : 1.Rameshchandra Chhaganlal Modi, 2.Baldevsinh Jashubha Parmar, 3.Anant Kiritbhai Vyas, 4.Amit Kiritbhai Vyas, 5.Kiritbhai Chandrakant Vyas, 6.Nitinbhai Ramanbhai Desai, 7.Smt.Gangaben Bhikhabhai Rabari name were entered by virtue of application, copy of sale deed and Index-II submitted in respect of R.S.No.586 Paiki 1 admeasuring about as mentioned in records of rights out of total land area admeasuring about as mentioned in records of rights which mutation entry was "Certified" by Mamalatdar Vadodara (City) dated 18-08-2008 with remarks of their order passed dated 18-08-08 bearing Disputed Case No.13-08 due to physically possessed by buyer and remarks by Cir.Off.(W) Vadodara dated 4/3/08 forwarded at Taluka and entered in dispute registered due to Sri Jesangbhai Mahajibhai had sent objection.

**P. Mutation Entry No.7647, entered dated : 06-09-2008,
Certified dated : 14-10-2008**

This entry of co-ownership by Sale rights made in abstract 6 that, (1) Sri. Rameshchandra Chhaganlal Modi, (2) Baladevsinh Jashubha Parmar, (3) Smt. Gangaben Bhikhabhai Rabari and Confirming Party : (4) Anant Kiritbhai Vyas (5) Amit Kiritbhai Vyas (6) Kiritbhai Chandrakantbhai Vyas (7) Nitinbhai Ramanbhai Desai Himself and POA Holder of Sr.No. 4 & 5 were share of the land belongs to Sr.No. 1 to 3 sold by registered sale deed executed against sale consideration of Rs.27,00,000/- on dated 30-12-2006 vide bearing registration no. 7017 in the favor of Buyer : Shah Mahendrabhai Jayantilal,



Kothari Maheshbhai Arvindbhai, Kothari Akshaybhai Arvindbhai, Shah Sureshchandra Jayantilal co-owner name were entered by virtue of application, copy of sale deed and Index-II submitted in respect of R.S.No. 560 Paiki 1, 563, 586 Paiki 1 admeasuring about as mentioned in records of rights respectively out of total land area admeasuring about as mentioned in records of rights respectively which mutation entry was "Certified" dated 14-10-2008 by Cir.Off.(W) Vadodara with remarks of Purchaser have being farmer of Harni, Vadsar. 29% share of land sold by Seller Sr.No.1,2,3 from their relevant share as per Sale Deed and Index-II. Which entered only as per relevant share in the land.

Q. Mutation Entry No.9368, entered dated : 21-03-2016,
Certified dated : 22-04-2016

This entry of mortgage discharge made in abstract 6 that, Within Taluka of Vadodara City (East) of Village Moje Bapod Land Owner, Patel Anilbhai Bholabhai, Modi Rameshchandra Chhaganlal, Parmar Baldevsinh Jashubha, Vyas Anant Kiritbhai, Vyas Amit Kiritbhai, Vyas Kiritbhai Chandrakantbhai, Desai Nitinbhai Ramanbhai, Rabari Gangaben Bhikhabhai, Shah Mahendrabhai, Kothari Maheshbhai Arvindbhai, Kothari Akshaybhai Arvindbhai, Shah Sureshchandra Jayantilal, Nisarg Nileshbhai Sheth, Sunny Nileshbhai Sheth were land bearing R.S.No. 569, 570, 584, 586, 591, 613 had over encumbrance of State Bank of India, Raopura Branch sum of Rs.1,50,000/- and 2,00,000/- vide entry no.4765, 4766, 5113, 5114 in that respect proceed of application for discharge, said entry of discharge mutated by virtue of submitted a Original Certificate issued by State Bank of India, Raopura Branch dated 10/09/2008 and application of applicant.

R. Mutation Entry No.9400, entered dated : 19-05-2016,
Certified dated : 22-06-2016



This entry of Sale made in abstract 6 that, Sales of agricultural land by virtue of Registered Sale Deed situated within Moje Bapod, Ta.Vadodara City (East) Dist.Vadodara having R.S.No., land area which details are as follows:

Revenue Survey No.	Total area of land as per relevant share hold within land in Sq.Mts.	Relevant area of Sale by virtue of Reg.Sale Deed in Sq.Mts.
586 Paiki 1	13,597	5,736.42
590	777	327.78
591	6086	2567.70
Total	20,460	8631.90

Aforesaid land were recorded in the name of occupier : Vyas Anant Kiritbhai, Vyas Kiritbhai Chandrakantbhai being No.3 Himself and behalf of No.1 and No.2., Vyas Amit Kiritbhai sold their respective share in above relevant land by virtue of registered sale deed executed against sale consideration of Rs.3,84,50,000/- which market value of Rs.3,79,80,360/- on dated 17-05-2016 vide bearing registration sale deed no. 772/2016 in the favor of 1.Nisarg Nileshbhai Sheth, 2.Sunny Nileshbhai Sheth were holding agricultural land within Village Moje Bapod of Ta.Vadodara City (East) of Dist.Vadodara. Names of Purchaser were entered after obliterate name of Seller by virtue of Reg.Sale Deed in respect of R.S.No. 560 Paiki 1, 590, 591 which mutation entry was "Certified" dated 22-06-2016 by Cir.Off.(East) Vadodara City with remarks of Application and paper checked. 135-D Notice was dispatched. No objection filed within notice period. Transaction made by & between Farmers. Proofs of Account holder were submitted by Purchaser.

- S. Mutation Entry No.9597, entered dated : 13-11-2017,
Certified dated : 30-12-2017



This entry of Non-agricultural in abstract 6 that the order passed by Hon'ble Collector of Vadodara vide order No. N.A./ S.R./ 10/ 2016-17 No. Land-D/ Section-65/ vasi/ 4458 to 4466/2017, dated 29/08/2017 whereby passed in the respect of land situated at Moje Bapod Ta.Dist.Vadodara having R.S.No.586, T.P.No.43, Final Plot No. 39/1, 39/2, 39/3 admeasuring about area 7,541 Sq.Mtr., 3,770 Sq.Mtr. and 1,482 Sq.Mtr. respectively which aggregate admeasuring about area totaling to 12,793 Sq.Mtr. land for Residential and Commercial purpose in adherence of conditioned on basis permission given which mutated by virtue of copy of order.

T. Mutation Entry No.9649, entered dated : 20-02-2018,
Certified dated : 28-04-2018

This entry of Non-agricultural in abstract 6 that the order passed by Hon'ble Collector of Vadodara vide order No. N.A./ S.R./ 10/ 2016-17 No. Land-D/ Section-65/ vasi/ 4458 to 4466/2017, dated 29/08/2017 whereby passed in the respect of land situated at Moje Bapod Ta.Dist.Vadodara having R.S.No.586, T.P.No.43, Final Plot No. 39/1, 39/2, 39/3 admeasuring about area 7,541 Sq.Mtr., 3,770 Sq.Mtr. and 1,482 Sq.Mtr. respectively which aggregate admeasuring about area totaling to 12,793 Sq.Mtr. land for Residential and Commercial purpose in adherence of conditioned on basis permission given which mutated by virtue of copy of order.

6. ANALYSIS OF THE LEGALITY OF THE TITLE AND OWNERSHIP
RIGHTS OF THE OWNERS:

That in furtherance of the documents as referred to above being received and the processes, in order to determine the legality of the title and Ownership Rights of the Owners, the analysis is caused hereunder:

1. I have gone through all the papers in respect of the "SCHEDULED PROPERTY". I find that initially by virtue of



various documents as mentioned above that the land owner i.e. Seller – Desai Nitinbhai Ramanbhai and Confirming Party :- 1.Mahendrabhai Jayantilal Shah, 2. Akshay Arvindbhai Kothari, 3. Sureshchandra Jayantilal Shah, 4. Nisarg Nilesh Sheth, 5. Sunny Nileshbhai Sheth, 6. Anil Bholabhai Patel, 7.Hairs of Late Sri. Maheshbhai Arvindbhai Kothari i.e. 7.1 Surekhaben Maheshbhai Kothari, 7.2 Mansi Maheshbhai Kothari, 7.3 Mihika Maheshbhai Kothari, 7.4 Anishi Maheshbhai Kothari, 7.5 Jaimin Maheshbhai Kothari, they executed Sale Deed in favor of Agrasen Developers a partnership firm through its Partner Sri. BISHAMBER MATHURAPRASAD AGRAWAL which was registered before Sub-Registrar of Baroda-5(Bapod) bearing Reg. No. 11853 dated 26/08/2021 for the non-agriculture undivided proportionate land area admeasuring about 603.28 sq.mtr. out of total land area admeasuring about 7541.00 sq.mtr. of final plot no. 39/1 and bearing City Survey No. NA 586.

2. That the land owner i.e. Seller – 1.Mahendrabhai Jayantilal Shah, 2. Akshay Arvindbhai Kothari, 3. Sureshchandra Jayantilal Shah, 4. Nisarg Nilesh Sheth, 5. Sunny Nileshbhai Sheth, 6. Anil Bholabhai Patel, 7.Hairs of Late Sri. Maheshbhai Arvindbhai Kothari i.e. 7.1 Surekhaben Maheshbhai Kothari, 7.2 Mansi Maheshbhai Kothari, 7.3 Mihika Maheshbhai Kothari, 7.4 Anishi Maheshbhai Kothari, 7.5 Jaimin Maheshbhai Kothari and Confirming Party :- Desai Nitinbhai Ramanbhai, they executed Sale Deed in favor of Agrasen Developers a partnership firm through its Partner Sri. BISHAMBER MATHURAPRASAD AGRAWAL which was registered before Sub-Registrar of Baroda-5(Bapod) bearing Reg. No. 11846 dated 26/08/2021 for the non-agriculture undivided proportionate land area admeasuring about 3172.48 sq.mtr. out of total land area admeasuring about 7541.00 sq.mtr. of final plot no. 39/1 and bearing City Survey No. NA 586.



3. Thus, above-mentioned purchaser i.e. Agrasen Developers a partnership firm became absolute owner occupiers of schedule property.
4. Those parties are mentioned in aforementioned registered sale deed bearing Reg.No.11853 & 11846, dated : 26/8/2021 as Sellers and/or Confirming Parties who are joint owners of the Schedule property and by virtue of mutation entry no. 7647, dated 06/09/2008, entry no. 9400, dated 19/05/2016, and entry no. 9719, dated : 19/11/2018 are made in village abstract form no. 6 of Village – Bapod.
5. That the order passed by the office of Non-agricultural Branch, Collector Office vide No. N.A./S.R./10/ 2016-17 No.Land-D/Section-65/vasi/ 4458 to 4466/2017, dated 29-08-2017 as passed in favor of Mahendrabhai Jayantilal Shah whereby the in respect of Schedule property land having R.S.No.586, Original Plot No. 39 admeasuring about area 21,246 Sq.Mtr., which Final Plot No.39/1 admeasuring about area 7,541 Sq.Mtr., No.39/2 admeasuring about area 3,770 Sq.Mtr. and No.39/3 admeasuring about area 1,482 Sq.Mtr. respectively which aggregate admeasuring about area totaling to 12,793 Sq.Mtr.
6. That because the Owner has personally represented that they have not created any third party rights, title, interest or claims over the "SCHEDULED PROPERTY" and all the original documents, copies whereof are supplied to the undersigned are in their possession and custody and also because the name is reflecting in the statutory records and also in view of the scrutiny of the ownership records as is caused above, the undersigned has given the below opinion and the same in furtherance OWNER declare on oath by executed notarized affidavit vide Sr. No. 21563 dated 04/10/2021.



7. In order to cause a search of the registered documents which may have been executed in respect of the "SAID PROPERTY" in the last 30 years i.e. from 1991 to 2021 and thereby also verify the registered transactions which may have been caused in respect of the "SAID PROPERTY", an authorized person was deputed to Office of Sub-Registrar, Vadodara to cause the search of the entries in the records of the registered documents executed in respect of the "SAID PROPERTY" and the search was caused by the authorized person on dated 15.09.2021 and payment of search charges paid by that authorized person on dated 15.09.2021 vide Receipt No.202101501270 and 2021315020953.

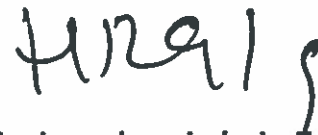
7. OPINION :

That therefore subject to the observations / recommendations and in light of the facts as emerging from various documents as referred to above, I am of the clear opinion that the "SAID PROPERTY" was lawfully and exclusively owned and occupied by the "OWNER" and the subject to condition that name of the owners must be enter in the property card i.e. our client subject to prior statutory compliances and permissions as may be required to be obtained under the laws. The title of the "SAID PROPERTY" is clear, marketable, transferable and sellable and was free from all reasonable doubts when the "OWNER" transferred / sold the "SAID PROPERTY" in favour of such intend person.

Place : Vadodara.

Date : 25/02/2022.

H.J. Zala & Zala Associates
Advocate and Notary



Hareshchandrasinh J. Zala
Advocate

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