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ADVOCATE MAHESHCHANDRA C. PAREKH
B.A.(Hons.) L.L.B.D.L.P.
Enrollement NO. G/555/1984
M.No. 9825617878
Advocate (Gujarat High Court)
Office: OPP AMBAJI MANDIR, Padra.
Ta: Padra Dist: Vadodara.

“ JAY SHREE SWAMINARAYAN ”



ADVOCATE GAURAV M. PAREKH
B.COM, B.A.L.L.B.
Enrollement no. G/2368/2013
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Email ID: gauravparekh31@gmail.com

Resi: 96, Lakulesh Nagar, B/H. Sharda High School, PADRA Taluka: PADRA, District: VADODARA, 391440

DATE: 12-02-2015

TO WHOMSOEVER IT MAY CONCERN

INVESTIGATION REPORT FOR THE
TITLE CLEARANCE CERTIFICATE

Re: Investigation of title to the property being GUJARAT TOWN
PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA
TOWN PLANNING SCHEME No.2 F.P. No.59 Admeasuring Area 1745 Sq.
Meters allotted to Reserved for commercial purpose Situated
PADRA NAGER SEVA SADAN, of Moje Kasbah Padra, in the
Registration Sub-district: PADRA, District: VADODARA, with
permitted construction therein.
Belonging to.

For creation of equitable Mortgage to secure credit facilities
to be sanctioned to MR. MALEK TAVAKKALBHAI AHEMADBHAI AND
OTHERS.

Dear Sir,

I have caused inquire and examined the documents/
papers/copies produced before me by MR. MALEK TAVAKKALBHAI
AHEMADBHAI AND OTHERS property being GUJARAT TOWN PLANNING AND
URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN
PLANNING SCHEME No.2 F.P. No.59 Admeasuring Area 1745 Sq.
Meters allotted to Reserved for commercial purpose Situated
PADRA NAGER SEVA SADAN, of Moje Kasbah Padra, in the
Registration Sub-district: PADRA, District: VADODARA, Sub-
District: PADRA, with permitted construction therein.

To verify the title of the property, more particularly
described in the schedule hereunder.

Cont'd, on.2



SCHEDULE OF PROPERTY

The Immovable residential property being GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59 Admeasuring Area 1745 Sq. Meters allotted to Reserved for commercial purpose Situated PADRA NAGER SEVA SADAN, of Moje Kasbah Padra, in the Registration Sub-district: PADRA, District: VADODARA, Sub-District: PADRA, with permitted construction therein.

That I have further arranged for the search being taken at the Office of Sub-Registrar, PADRA, District: VADODARA, for the last 30 years i.e. from 2001 up to 2015 as to verify the title as well as encumbrances, if any, if registered.

I have gone thoroughly and verify all the revenant documents/papers for the file and revenue records, as mentioned below:

1. Village form no. 7 x 12 of above property
2. No. UDA/ADM/56/2014 DATED 21-02-2014 in favour of MR. MALEK TAVAKKALBHAI AHMADBHAI AND OTHERS
3. VUDA Permission vide No.UDA/PLAN-2/Permission/105/2014 dated 26-05-2014
4. Notarized Development agreement dated 02-07-2014 vide No. 696
5. SEARCH Receipt No.2015113000639 Application No.313 dated 12-02-2015

A-OBSERVATION ON THE REVENUE RECORDS:

It appears that the land bearing GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59 Admeasuring Area 1745 Sq. Meters of Moje Village: Padra, District: Vadodara, prior to 15 years i.e. Before 2001-2015 has been mutated in the name of GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT.

[B]OBSERVATION OF THE OTHER RECORDS:

- Vadodara urban development authority Officer, Vadodara vide No. UDM/ADM/56/2014 dated 21-02-2014 has been passed order to construct the Ground Floor 329.28 Sq. Meters, First Floor 672.79 Sq. Meters, Second Floor 672.79 Sq. Meters, Third Floor 672.79 Sq. Meters Fourth Second Floor 592.14 Sq. Meters & Fifth Floor 195.79 Sq. Meters Total 3135.46 Sq. Meters 17, Shop and 64 Residents Flats in the GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN

Cont'd, on.3



PLANNING SCHEME No.2 F.P.No.59 Admeasuring Area 1745 Sq. Meters of Moje Village: Padra, to the **MR. MALEK TAVAKKALBHAI AHEMADBHAI AND OTHERS**, subject to the conditions lay down therein.

- I have also seen letter No. UDA/ADM/37/2014 Dated 27-01-2014, and allotted as per the tender Condition No. 10-A the land of said **GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59** Admeasuring Area 1745 Sq. Meters of Moje Village: Padra, for sale consideration of Rs.3,59,47,000 pike 10 % amount paid by cash Rs.35,94,700/- in the BANK OF BARODA KARELIBAG Branch, VADODARA. VIDE Chalan No. 10584 Dated 27-01-2014

(C) OBSERVATION OF THE OTHER RECORDS:

[1] Agreement to development executed by the TAVAKAL AHEMADBHAI MELAK who has executed an Allotted Reserved plot situated on land bearing the **GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59** Admeasuring Area 1745 Sq. Meters of Moje Village Padra in favor of TAVAKAL AHEMADBHAI MELAK and others, Notarized Registered Before the Notary and Advocate YUSUH A.SHEIKH dated 02-07-2014 vide No. 696,

[2] That a search has been taken for last 30 years for the property bearing **GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59** Admeasuring Area 1745 Sq. Meters of Moje Village: Padra, Taluka: Padra, District: Vadodara, and I have not found any adverse entry and the title of the said property is clear, marketable and free from encumbrances.

AND I AM OF THE OPINION THAT:

The Immovable residential property being **GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 SEC-21 & 35 PIKE PADRA TOWN PLANNING SCHEME No.2 F.P.No.59** Admeasuring Area 1745 Sq. Meters construct residential flats and shops of village Padra Kasbah, within Registration, District: VADODARA Sub-District: PADRA, with permitted construction therein, bounded as:

DATE: 12-02-2015



(Signature)
(MAHESHCHANDRA C. PAREKH)

ADVOCATE

GUJARAT HIGH COURT

BA (Hons.) LL.B DLP

ADVOCATE GUJARAT HIGH COURT
9725018851