



SANJAY S. SHAH

B.Com., LL.B.

ADVOCATE

(Gujarat High Court)

L-13/149, Vijay Nagar,

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TITLE INVESTIGATION REPORT

Sub: Investigation of Title of property situated lying and being at T. P. Scheme No. 4, F. P. No. 126, Admeasuring Area 950.00 Sq. Mt. of Moje Bhayli, Taluka Vadodara Dist. Vadodara Comes under the Registration District, Sub District Vadodara.

Shreeji Associates a Partnership Firm Aged Adult Office at B-29 Central Govt. Co. Op. Hou. Soc. Ltd. , New Sama Road, Vadodara has approached me and placed certain papers for investigation of the property mentioned in the captioned herein above. The Documents and Papers supplied to me which are as under:

1. Registered Sale Deed executed by VUDA in favour of Rajesh D. Asrani and others vide Registered Serial No. 17461 dated 22/10/2018 – Zerox
2. Building Permission - Zerox
3. Layout Plan - Zerox.
4. Partnership Deed of Shreeji Associates a partnership Firm.
5. Development Agreement executed by Rajesh D. Asrani and others in favour of Shreeji Associates a Partnership Firm vide Registered Serial No. 8274 dated 16/5/2019.

After careful perusal of the papers & documents, I am expressing my opinion & observation as under.

Originally the Land in Question was mutated in the name of Vadodara Urban Development Authority through implementation of final and sanction Town Planning Scheme No 04 (Bhayli) vide State Govts. notification No. GH/V/8 of 2013 / TPS-1211-4865-L dated 8/1/2013 and their names were entered in revenue records and Authorized officer certifies the same.



Thereafter, Registered Sale Deed executed by VUDA in favour of Rajesh D. Asrani and others vide Registered Serial No. 17461 dated 22/10/2018.

Thereafter, The Building Permission issued by VUDA vide No. UDA/Plan-4/Permission/81/2019 dated 29/4/2019.

Thereafter, Development Agreement executed by Rajesh D. Asrani and others in favour of Shreeji Associates a Partnership Firm vide Registered Serial No. 8274 dated 16/5/2019

I have gone through above mentioned papers and documents, search report of the available record of the Sub Register of Vadodara for the year 1989-2019. I may with above say observation and search give my opinion that no entry adverse or prejudiced to the right title and interest over on said property mentioned in captioned hereinafter is found.

Thus report on the Title of the said property is reasonable clear, good, marketable & free from all/any encumbrances. Hence, the possession of the said Property is in the name of Rajesh D. Asrani and others And Rights of Shreeji Associates a Partnership Firm by virtue of Development Rights.

Date: 17/5/2019

Vadodara

