



Date: 16/10/2020

To,
SHREE AKSHAR ENTERPRISE(Project Akshar Vihar),
A partnership firm Through its Authorized Partner Dilipbhai D Trambadia,
Tarsali, Vadodara.

Sub. :- Title Report for the R S No. 741 of Mouje Tarsali of Sub. Reg. and Reg. Dist.
Vadodara.

History of the Said Immovable Property of R S No. 741 Mouje Tarsali.

1	--	Revenue Record	Xerox
2	01/03/2014	Sale Deed No. 306	Xerox
3	01/08/2014	Registered Development Agreement No. 8792.	Xerox
4	19/06/2014	N A Order.	Xerox
5	22/07/2020	Reg. Declaration No. 2488	Xerox

01. It reflects from the record that the land bearing land bearing R S No. 741 adm. 2934 sq.mtr. of Mouje Tarsali, originally belonged to **Vanmalidas Patel** and upon death of Vanmalidas Patel the name of his legal heir was Mutated Viz. **Zaverbhai Vanmalidas Patel** in the record by virtue of succession as stated and recorded vide entry no. 134.

02. Upon death of **Zaverbhai Vanmalidas Patel** on 29/09/1960, the names of his legal heirs viz. **(01) Dhulabhai (02) Chunibhai and (03) Maganbhai Zaverbhai Patel** were mutated in the revenue record by virtue of Succession as stated and recorded vide entry no. 877 dtd. 21/07/1961.

03. It is found that on the partition amongst the brothers and the basis of the oral partition the land bearing R S No. 741 adm. 2934 sq.mtr. of Mouje Tarsali, came into the share of Dhulabhai Patel and the entry to that effected is posted in the revenue record vide entry No. 1240 Dtd. 21-06-1965.

04. Upon death of **Dhulabhai Z Patel** on 01/04/1996, the names of his legal heirs viz. **(1) REVABEN DHULABHAI PATEL (2) PATEL RAVAJIBHAI DHULABHAI (3) PATEL PARSOTTAMBHAI DHULABHAI (4) PATEL SARJULABEN DHULABHAI and (05) PATEL CHANDUBHAI DHULABHAI** were mutated in the revenue record by virtue of Succession as stated and recorded vide entry no. 4172 dtd. 27/11/1995.

05. Then after **Patel Revaben W/O Dhulabhai Zaverbhai** died on 14-05-1978 and thus her name was deleted from the revenue record wide Reg. Entry No. 4237 dtd. 24/06/1996.

06. Thenafter **(1) Ravjibhai Dhulabhai Patel (2) Parsottambhai Dhulabhai Patel (3) Sarjulben Dhulabhi Patel (4) Chandubhai Dhulabhai Patel** existing Land Owners executed Reg. Sale Deed for land bearing R S No. 741 adm. 2934 sq.mtr. of Mouje Tarsali, Dtd. 12-03-1997 in favour of **(1) PRAVINCHANDRA HIRACHAND SHAH (2) RAJESH CHANDRAKANT BADANI (3) MUKESH CHANDRAKANTH BADANI (4) CHETAN CHANDRAKANTH BADANI** and the entry to that effect is posted in the revenue record wide entry No. 4521 dtd. 18/7/1998.

07. As per the Right Relinquishment Agreement executed by **(1) RAJESH CHANDRAKANT BADANI (2) MUKESH CHANDRAKANTH BADANI (3) CHETAN CHANDRAKANTH BADANI** in favour of **PRAVINCHANDRA HIRACHAND SHAH** wide Regd. Doc. No. 8503 dtd. 09/09/2008 and same was mutated in the revenue records wide entry No. 6459 dtd. 26/05/2009.

08. It reflects from the revenue records that **Mr. PRAVINCHANDRA HIRACHAND SHAH** executed the Regds. Sale Deed No. 306 dtd. 01-03-2014 of land bearing R S No.





741 adm. 2934 sq.mtr. of Mouje Tarsali in favour of **Shefaliben D Trambadia(Patel)** and same was mutated in the revenue record wide entry No. 7563 dtd. 01/03/2014.

09. The land owner **Shefaliben D Trambadia(Patel)** executed the Notarised Development Agreement by the way of Doc. No. 8792 dtd. 01/08/2014 in the favour of **Shree Akshar Enterprise A Partnership firm by its Authorized Partner Dilipbhai D Trambadia** in front of Hon. Notary Shri P J Shah.

10. Collector - Vadodara issued the N A order No. NA/SR/157/2014-15/LAND/D/Sec.-65/Vashi/3673 to 3681/2014 dtd. 19-06-2014 for the land bearing R S No. 704 adm. 9915 sq.mtr. and land bearing R S No. 741 adm. 2934 sq.mtr. of Mouje Tarsali.

11. The land owner **Shefaliben D Trambadia(Patel)** and Developers **Shree Akshar Enterprise A Partnership firm by its Authorized Partner Dilipbhai D Trambadia** jointly executed Declaration with reference of Notarized Development Agreement vide Reg. Document No. 2488 Dated. 22/07/2020.

12. Looking to the aforesaid papers and documents and during my search, it confirms/transpires that the above Entries are verified in the Sub Registrar Office, Vadodara. **Shefaliben D Trambadia(Patel)** holds clear and marketable title free from encumbrances for the Scheduled Property.

Schedule Property

Shree Akshar Enterprise (Project: Akshar Vihar) A Partnership firm by its Authorized Partner Dilipbhai D Trambadia

An Immovable property (called Akshar Vihar) is about to planned on N A land bearing R S No. 741 adm. 2934 sq. mtr. Of Mouje Tarsali situated and lying in the Sub Registration District and Registration District of Vadodara is bounded as under :-

EAST :- Block No. 742.
WEST :- Block No. 740.
NORTH :- Block No. 704 after TP Road.
SOUTH :- Block No. 742, 743 and 744.

Date : 16-10-2020
Place : Vadodara



(Prakash J. Parikh)
Advocate
(Enrollment No. GJ/503/1988)