

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

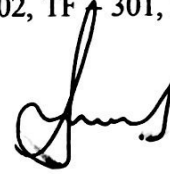
**Investigation of title in respect of Plot No.
54/2, of ARUNODAY CO.-OP.
HOUSING SOCIETY LTD. admeasuring
3970 sq. ft. situated in R. S. No. 585/7/2 of
VADODARA-KASBA, City Survey No.
2982.**

I have investigated the title of the said plot and found that as per my opinion the title of the said Plot is clear, marketable & free from encumbrances subject to (1) Registered development Agreement dated 10-09-2015 in favor of AMEE CORPORATION, (2) subject to registered Sale Deed in respect of Flat No. FF – 101, 102, SF – 201, 202, TF 301, 302 of "YOGIRAJ ENCLAVE",

Date: 20-02-2019

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD No.: G/636/1982



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REPORT ON TITLE

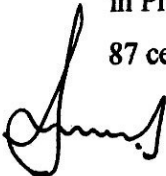
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VADODARA-KASBA, City Survey No.
2982.**

ARUNODAY CO.-OP. HOUSING SOCIETY LTD. through it's resolution No. 3, transferred Plot No. 54/2 admeasuring 3970 sq. ft. land in favour of SHANTILAL NAHALCHAND SHAH. Name of SHANTILAL NAHALCHAND SHAH was entered in revenue record for said plot vide entry No. 5694 dated 11-7-68, certified on 17-2-69.

With the consent of SHANTILAL NAHALCHAND SHAH, name of PUSHPABEN SHANTILAL SHAH was entered in revenue record for plot No. 54/2 vide Society's Resolution No. 2 dated 22-1-69. The said change was entered in revenue record vide entry No. 5874 dated 18-2-69, certified on 19-3-69.

NEHARENDU B. BHATT had purchased plot No. 54/2 from PUSHPABEN SHANTILAL SHAH by registered sale-deed dated 1-12-69. As per resolution No. 1 of ARUNODAY CO.-OP. HOUSING SOCIETY LTD., name of NEHARENDU B. BHATT was entered in revenue record for said plot vide entry No. 8865 dated 10-1-78, certified on 13-2-78 and was entered in Property Card of City Survey Department for said plot vide entry No. 93 dated 13-3-86 certified on 29-1-87.

With the consent of NEHARENDU BALVANTRAY BHATT, name of his brother MUKESH BALVANTRAY BHATT as co-owner was entered in Property Card of City Survey Department vide entry No. 168 dated 22-6-87 certified on 2-9-87.



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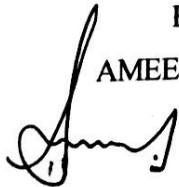
As per Partition-Deed dated 26-1-98 and Consent Letter dated 11-2-98 the first floor of said property mutated in name of NEHARENDU BALVANTRAY BHATT and ground floor mutated in name of MUKESH BALVANTRAY BHATT. The said change was entered in Property Card of City Survey Department vide entry No. 143 dated 11-2-98 certified on 16-3-98.

NEHARENDU BALVANTRAY BHATT died on 8-5-2004, name of (1) JYOSHNABEN w/o NEHARENDU BALVANTRAY BHATT, (2) DARSHANBHAI NEHARENDU BHATT & (3) SHILPABEN NEHARENDU BHATT are entered in Property Card of City Survey Department for first floor of said plot vide entry No. 430 dated 11-2-2005 certified on 5-4-2007.

(1) MUKESH BALVANTRAY BHATT, (2) JYOSHNABEN w/o NEHARENDU BALVANTRAY BHATT, (3) DARSHANBHAI NEHARENDU BHATT & (4) SHILPABEN NEHARENDU BHATT through her P. O. A. Holder JYOTSABEN NEHARENDU BHATT had jointly executed registered Sale Deed dated 29-01-2014 registered at Serial No. 712 in favor of HARJIVANBHAI RAMJIBHAI MISTRY for Plot No. 54/2, of ARUNODAY CO.-OP. HOUSING SOCIETY LTD. admeasuring 3970 sq. ft. with construction of Ground Floor & First Floor admeasuring 3480 Sq. Fts., situated in R. S. No. 585/7/2 of VADODARA-KASBA, City Survey No. 2982.

HARJIVANBHAI RAMJIBHAI MISTRY had executed registered Development Agreement dated 10-09-2015 in favor of AMEE CORPORATION – a partnership firm through its partner HARJIVANBHAI RAMJIBHAI MISTRY in respect of R. S. No. 585 admeasuring 3970 Sq. Fts. paiki admeasuring 3480 Sq. Fts. land, city survey No. 2982 of village VADODARA KASBA, Ta. & Dist. VADODARA.

HARJIVANBHAI RAMJIBHAI MISTRY & Confirming Party:
AMEE CORPORATION – a partnership firm through its partner



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HARJIVANBHAI RAMJIBHAI MISTRY had executed registered Sale Deed in respect of Flat No. FF – 101, 102, SF – 201, 202, TF – 301, 302 of "YOGIRAJ ENCLAVE" situated in Plot No. 54/2, of ARUNODAY CO.-OP. HOUSING SOCIETY LTD. admeasuring 3970 sq. ft. situated in R. S. No. 585/7/2 of VADODARA-KASBA, City Survey No. 2982.

I have also perused notarized affidavit dated 19-02-2019 registered at Serial No. 674 filed by HARJIVANBHAI RAMJIBHAI MISTRY – a partner of AMEE CORPORATION.

I have verified available record and carried out necessary search from office of Sub-registrar VADODARA for last 30 years from available record. I have also published public advertisement in "SANDESH" daily newspaper on 14-1-2014. I have not received any objection in response to the said notice. HARJIVANBHAI RAMJIBHAI MISTRY is owner of Plot No. 54/2, of ARUNODAY CO.-OP. HOUSING SOCIETY LTD. admeasuring 3970 sq. ft. situated in R. S. No. 585/7/2 of VADODARA-KASBA, City Survey No. 2982. The title of said Plot is clear, marketable & free from encumbrances subject to (1) Registered development Agreement dated 10-09-2015 in favor of AMEE CORPORATION, (2) subject to registered Sale Deed in respect of Flat No. FF – 101, 102, SF – 201, 202, TF – 301, 302 of "YOGIRAJ ENCLAVE",

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