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Phone : 248 85 69

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Date: 12/12/2015

To,

M/s. Harmony Infra

Nr.Sapphire Global School,

Opp. Om Plaza,

Waghodia Road, Baroda.

Subject: Title Clearance Certificate

Reference: Property being Non Agricultural piece and Parcel Plot of Land situated at Mouje Bapod bearing Revenue Survey Nos. 799/1, 803/1, 805/1, 806/2, & 797/2, T P Scheme No. 43, Final Plot No. 152/1, admeasuring 2715 Sq. Mts. in Registration District Baroda Sub District Baroda.

This is to certify that I have verified the Revenue Records, copy of Sale Deed, NA Order and I have caused a search to be made with the Sub Registrar at Baroda for last 30 years and my opinion is as under.

That lands bearing Revenue Survey Nos. 803/1 and 797/2 were owned by Nadirsha Bhikhaji and the said lands were transferred in the name of Bai Khorsad D/o Rustamji Kawasji by virtue of the Gift executed by Nadirsha Bhikhaji vide Mutation Entry No. 1/52.

Lands bearing Revenue Survey Nos. 805/1, & 806/2 were owned by Saiyad Jebunisa and the said lands were sold to Nadirsha Bhikhaji by Sale Deed dated 21/04/1942 registered at Serial No. 1104. Thus, he became the owner occupier



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of the said lands and his name is mutated in the Revenue Records vide Mutation Entry No. 128.

Nadirsha Bhikhaji expired on 05/01/1961 and on his death, the said lands were transferred in the name of Firoz Nadirsha, Orsan Nadirsha and Nargis Nadirsha by virtue of succession vide Mutation Entry No. 2002 dated 20/05/1974.

Khorsad Nadirsha and other joint owners and heirs of Nadirsha have sold and conveyed the above mentioned lands to Pramod Babubhai Goradia, Kiran Harshadbhai Goradia, Saumil Jayendra Shah, Naynaben Prafulbhai Maniyar, Chamanbhai Becharbhai Patel, Suresh Manibhai Shah and Nirmalaben Sanmukhbhai Shah through his heir Sanmukhlal Shah HUF Karta Sanmukhlal Bapulal Shah by registered Sale Deed dated 13/08/1999 by different Sale Deeds with the Sub Registrar at Vadodara. Thus they became the joint owners of the said names and their names are mutated in the Revenue Records vide Mutation Entry No. 5813, 5814, and 5818 dated 07/09/1999, which are duly certified.

Pramod Babubhai Goradia, Kiran Harshadbhai Goradia, Saumil Jayendra Shah, Naynaben Prafulbhai Maniyar, Chamanbhai Becharbhai Patel, Suresh Manibhai Shah and Nirmalaben Sanmukhbhai Shah through his heir Sanmukhlal Shah HUF Karta Sanmukhlal Bapulal Shah have sold and conveyed the said lands to Kartikbhai Jayantibhai Panchal, Pranav Jayantibhai Panchal and Jayantibhai Dalsukhbhai Panchal by registered Sale Deed dated 24/03/2005 registered at Serial No. 2125 with the Sub Registrar at Vadodara and registered Sale Deed 09/04/2015 at Serial No. 4412 in respect of Revenue Survey No. 797. Thus they became the joint owners of the said lands and their names are mutated in the Revenue Records vide Mutation Entry No. 9224 dated 14/05/2015.



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Land bearing Revenue Survey No. 799 was owned by Khupchand Fatehsung and the said land was mutated in his name on the death of Fatehsung Lalsung vide Mutation Entry No. 1/51.

Khupchand Fatehsung expired on 12/02/1968 and on his death names of his legal heirs Mohanlal Fatehsung, Bharatbhai Sarabhai, Rohitbhai Sarabhai and Ranjitbhai Sarabhai were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 1679 dated 03/08/1968.

Mohanlal Fatehsung expired on 11/09/1976 and his wife Lilavatiben expired on 16/10/1982 and by virtue of her WILL, the names of her legal heirs Gunvantiben Mohanlal, Maltiben Mohanlal and Pannaben Mohanlal were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 3876 dated 10/02/1988.

Pravinbhai Sarabhai Gandhi expired on 03/03/1980 and on his death, the names of his legal heirs Yashomatiben, Jayshreeben and Prameshbhai were mutated in the Revenue Records by virtue of succession vide Mutation Entry No. 6686 dated 10/03/2005.

The owners of the land i.e. Prameshbhai Pravinbhai Gandhi and others have sold and conveyed the said land bearing Revenue Survey No. 799 to Jayantibhai Dalsukhbhai Panchal, Pranav Jayantibhai Panchal and Kartik Jayantibhai Panchal by Sale Deed dated 01/04/2005 registered at Serial No. 2480 with the Sub Registrar at Vadodara. Thus they became the owner occupiers of the said land their names are mutated in the Revenue Records vide Mutation Entry No. 9188 dated 03/03/2005.



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The Collector, Vadodara has issued the permission for Non Agricultural (Commercial) uses vide his Order dated 21/10/2008 bearing no. NA/SR/64/2007-2008, which is for Revenue Survey Nos. 803, 805 and 806. Whereas the Collector, Vadodara has issued the permission for Non Agricultural (Commercial) uses vide his Order dated 17/12/2008 bearing no. N.A./Rev/SR/51/2007-2008, which is in respect of Revenue Survey No. 799.

I have caused a further search to be made with the Sub Registrar at Baroda for the last 30 years and I could not find any charge or encumbrances having been registered with the Sub Registrar at Baroda.

I have issued a Public Notice in Gujarat Samachar on 24/11/2015 inviting objections against issuance of Title Clearance Certificate. However I have not received any objections or claims in response to the Public Notice.

From the documents referred to above and the search with the Sub Registrar at Baroda I am of the opinion that the Title of the above referred Property being Non Agricultural piece and Parcel Plot of Land situated at Mouje Bapod bearing Revenue Survey Nos. 799/1, 803/1, 805/1, 806/2, & 797/2, T P Scheme No. 43, Final Plot No. 152/1, admeasuring 2715 Sq. Mts. in Registration District Baroda Sub District Baroda, is Clear, Marketable and free from Encumbrances.

Place: Vadodara

Date: 12/12/2015



(MUKESH B. SHAH)

ADVOCATE

