

Paresh R. Shah

Advocate

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Resi. :
95, Paras Society,
Behind R.T.O.,
BARODA-390 006.
☎ : 2572391

To
**Galaxy Realty,
Partnership Firm,
Vadodara.**

23rd October, 2019

Sub: Report/Opinion on Title in respect of an immovable property being non-agricultural land of **R.S./Block No. 326/3 (Old R.S. No.326/2/Paiki/2) in T.P. Scheme No.26, F.P. No. 74, adm. 3035 Sq. Mts. having C.S. No. 229/2** of Mouje Villge **Tandalja**, in the Registration Sub District and Registration District **Vadodara**.

Sir,

01. That you had approached me for investigation of title/opinion in respect of captioned land and upon careful perusal of papers/ documents produced before me I record my observations, as under:

Sr. No.	Particulars	
01	Copies of Revenue record and property card.	
02	Sale Deed No. 9660.	04.08.2010
03	Sale Deed No.3789.	14.03.2014
04	Partnership Deed of Galaxy Realty notarized on 09.06.2018.	31.05.2018
05	NA Order.	26.10.2018
06	Sale Deed No. 6015.	09.04.2019
07	Rajachithhi.	23.07.2019
08	Sale Deed No.15580 along with Disturbed Area Permission dated 26.06.2019.	23.09.2019
09	My TCR dated 10.08.2018.	10.08.2018
10	Search Report and EC Report.	19.10.2019
11.	Affidavit.	23.09.2019

02. It reflects from Entry No.2446 dated 03.07.1998 that upon death of Babubhai Khodabhai on 02.02.1998, the names of his legal heirs viz. Revaben wd/o. Babubhai, Parvatiben d/o. Babubhai, Mahalaxmiben d/o. Babubhai, Sarasvatiben d/o. Babubhai were mutated in the revenue record of R.S.

No.326/2 of Mouje Tandalja, adm. 0.95.11 by virtue of succession.

03. It reflects from Entry No.3077 dated 12.09.2003 that as per oral family partition made between co-owners the subject land of S. No.326/2/Paiki on eastern side adm. 4755.50 Sq. Mts. came into share of Revaben Babubhai and others as stated above.
04. It reflects from Entry No. 3641 dated 24.07.2008 that it is in respect of giving effect of promulgation order, as stated in the said entry.
05. It reflects from Entry No. 3957 dated 16.10.2010 that the name of Revaben Babubhai was deleted from revenue record of subject land as she died on 02.12.2009.
06. It reflects from Entry No.3958 dated 16.10.2010 that the landowners Parvatiben Babubhai and others executed Sale Deed registered at Sr. No.9610 dated 04.09.2010 and sold the land of R.S. No. 326/2/Paiki/2 adm. 4755 Sq. Mts. of their ownership in favour of Bhavanbhai Rukhadbhai Bharvad and accordingly, he became owner/occupier of the said land as stated in the said entry.
07. It is found from Entry No. 4203 dated 04.04.2014 that the aforesaid owner Bhavanbhai Rukhadbhai Bharvad and Conf. Party Vikram Gupta and others executed Sale Deed registered at Sr. No.3789/14 dated 14.03.2014 in favour of Vipulbhai

Mansukhbhai Bhimani and four others and sold land of R.S. No.326/2/Paiki/2 adm. 4755 Sq. Mts. and accordingly, names of Purchasers viz. Vipulbhai Mansukhbhai Bhimani and others are duly mutated in revenue record as stated in the said entry.

08. It reflects from Entry No. 5389 dated 12.02.2018 that as per KJP Durasti made by DILR on the basis of Hissa Measurement Form No.11A and Amended Supplementary Statement No.5, the land of S.No. 326/2/Paiki/2 is given new S. No.326/3 and measurement and assessment is changed as H. 0-50-59 instead of 0-47-55 and assessment of Rs.5.44 instead of 4.31 as stated in the said entry. Effect of the same is carried out in the revenue record and accordingly the survey number as well as measurement and assessment in revenue record is changed.
09. It reflects from Entry No.23584 dated 12.06.2019 made in the property card that the Collector, Vadodara granted permission for non-agriculture use in respect of subject land vide Order No.Revi/NA/SR/500/2017-2018 No. Land/D/Sec.65/Vashi/6225 to 6233/18 dated 26.10.2018 and factum of said order is recorded in the property card.
10. On perusal of registered Sale Deed dated 09.04.2019 that Sandip Dineshbhai Bhimani and Dineshbhai Dungarshibhai Bhimani through their POA Mansukhbhai D. Bhimani executed Sale Deed registered at Sr. No.6015 and sold the land adm. 1214 Sq. Mts. of their share in favour of Trushna Vipulbhai Bhimani and Ranjanben Mansukhbhai Bhimani and

accordingly, the names Sandip Dineshbhai Bhimani and Dineshbhai Dungarshibhai Bhimani were deleted and names of purchasers Trushna Vipulbhai Bhimani and Ranjanben Mansukhbhai Bhimani were entered in the property card vide Entry No.23746 dated 24.07.2019 and is duly certified.

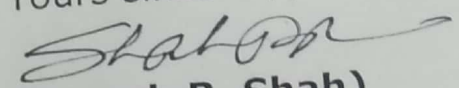
11. The Vadodara Mahanagar Seva Sadan has granted permission for making construction over the subject land vide Rajachithhi No. Ward-11/107/2019-20 dated 23.07.2019 in the names of former owners Vipulbhai M. Bhimani and others, by sanctioning plans and maps. as stated in the said permission.
12. On perusal of registered Sale Deed dated 23.09.2019 I find that after obtaining Permission under Disturbed Area Act from the Collector, Vadodara, Vipulbhai Mansukhbhai Bhimani, Mansukhbhai Dungarsibhai Bhimani, Dipeshbhai Mansukhbhai Bhimani, Trushna Vipulbhai Bhimani and Ranjanben Mansukhbhai Bhimani, have executed Sale Deed registered at Sr. No.15580 and sold the subject land in favour of Galaxy Realty, a partnership firm, through its Managing Partner Mr. Jabirbhai Samadbhai Patel, and accordingly, the firm, became owner of the subject land and process of mutation in the property card is initiated.
13. I have perused the Affidavit executed by the former owner Vipulbhai Mansukhbhai Bhimani at the time of execution of sale deed in favour of Galaxy Realty, a partnership firm as per facts stated in the said affidavit. Accordingly, news paper

notice is waived.

13. I have taken search and EC in the office of the concerned Sub Registrar on dated 03.10.2019 and during search no any adverse entry is found except aforesaid sale deed of present owner.
14. That I have gone through the aforesaid papers, documents, affidavit submitted/produced before me. I give my opinion that the subject land is clear and marketable, free from encumbrance, in the hands of **Galaxy Realty, a partnership firm**, subject to usual mutation and declaration in revenue record/city survey record.

Thanking you,

Yours sincerely,



(Paresh R. Shah)
Advocate

Paresh R. Shah

Advocate

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ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned has investigated the title of the owner **Jabirbhai Samadbhai Patel partner of Galaxy Realty, a Partnership Firm.** (hereinafter referred as Owner & Developer) in respect of the under mentioned property by pursuing the Title Deeds relating thereto and taking necessary searches and in my opinion the title of the Owner and Developer in respect of the property is clear, marketable and free from encumbrances charges and / or claims. Further I herewith undersign inform that I have an experience of more than 30 years & Enrolment No. : G-230/88 with Experience in Civil as well as revenue side matters, In view of that I have issued this certificate regarding the preparation of Title Report. Which is as under.

SCHEDULE OF PROPERTY

Revenue Survey No. / Block No. 326/3 (old R.S. No. 326/2/Paiki/2) in T.P. Scheme no. 26, F.P. No. 74, City Survey No. 229/2 admeasuring 3035 Sq. Mtrs. N.A. land of village Tandalja, Ta. Dist. VADODARA.

Date : 13/11/2019

Place : Vadodara

Advocate Signature