

Shree Laxmi - Shanti Associates

Office : 1st Floor, Rai Gadh Complex, Opp. Apollo Tyre, Salatwada, Vadodara

Date :

MULJIBHAI PATEL and then after as per oral agreement of Chhotabhai Muljibhai Patel the said property being transferred to Mr. GOVINDBHAI CHHOTABHAI PATEL on dtd. 11-12-1956 vide Entry No. 613 of Village Form No. 6 [Record of Right]. Thereby, Mr. Govindbhai Chhotabhai Patel becomes the owner of the said properties and his name is also running in Revenue Records.

[2] That, the properties bearing R. S. No. 675/1 admeasuring Hec-R.A. Sq. Mts. 0-18-21 And R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08 was originally belongs to JADABEN GIRDHARBHAI PATEL and on her death dtd. 09-08-1992 as per her PEDIGREE the said properties transferred in the names of her legal heirs [1] PATEL ARUNBHAI GIRDHARBHAI, [2] MANHARBHAI GIRDHARBHAI & [3] PATEL LAXMIKANT GIRDHARBHAI vide Entry No. 1686 dtd. 23-09-1992 of Village Form No. 6 [Record of Right].

[3] That, Entry No. 2432 dtd. 05-06-2008 in respect of the property relating to R. S. No. 675/2 & 675/3 is a Promulgation Entry and as per the said Entry the name of the Occupant is amended as "PATEL GOVINDBHAI alias BIPINBHAI CHHOTABHAI".

[4] That, the legal heirs of Jadaben Girdharbhai Patel [1] PATEL ARUNBHAI GIRDHARBHAI, [2] MANHARBHAI GIRDHARBHAI & [3] PATEL LAXMIKANT GIRDHARBHAI execute a Notarized Development Agreement on dtd. 12-10-2011 Regi. No. 34261 in favour of Mr. DEVENDRA RAMDAYAL GUPTA - Administrative Partner of M/s Aditya Developers a Partnership firm regarding R. S.

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No. 675/1 admeasuring Hec-R.A. Sq. Mts. 0-18-21 And R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08. That, said [1] PATEL ARUNBHAI GIRDHARBHAI, [2] MANHARBHAI GIRDHARBHAI & [3] PATEL LAXMIKANT GIRDHARBHAI had given a Registered Power Of Attorney in favour of Mr. RAJESH RAMDAYAL GUPTA & Mr. DEVENDRA RAMDAYAL GUPTA on dtd. 12-10-2011 Regd. at Sr. No. 639. And given all the rights in favour of Aditya Developers to develop the above stated properties.

[5] That, the legal heir of Govindbhai Chhotabhai Patel Mr. GOVINDBHAI alias BIPINBHAI CHHOTABHAI PATEL execute a Notarized Development Agreement on dtd. 20-07-2011 Regi. No. 12292 in favour of Mr. NILESH BHAILALBHAI PATEL & Mr. DEVENDRA RAMDAYAL GUPTA - Administrative Partners of M/s Aditya Developers a Partnership Firm regarding R. S. No. 675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-18 & R. S. No. 675/3 admeasuring Hec-R.A. Sq. Mts. 0-08-09. And given all the rights in favour of Aditya Developers to develop the above stated properties.

[6] Thus, at present Mr. GOVINDBHAI alias BIPINBHAI CHHOTABHAI PATEL is the owner of the land bearing R. S. No. 675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-18 & R. S. No. 675/3. And [1] PATEL ARUNBHAI GIRDHARBHAI, [2] MANHARBHAI GIRDHARBHAI & [3] PATEL LAXMIKANT GIRDHARBHAI are the owners of the land bearing R. S. No. 675/1 admeasuring Hec-R.A. Sq. Mts. 0-18-21 and R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08, but the physical possession of the above said lands / properties are transferred.

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to M/s. ADITYA DEVELOPERS by virtue of Notarized Development Agreement dtd. 20-07-2011 & 12-10-2011.

[7] The following papers and documents are given to me for my above observation and opinion.

1. Zerox Copy of Village Form No. 7/12 from 1951-2011.
2. Zerox Copy of Village Form No. 8-A.
3. Zerox Copy of Village Form No. 6 i.e. Record of Right.
4. Notarized Development Agreement in favour of M/s. Aditya Developers for the land bearing R.S. No. 675/2 & 675/3. Dtd. 20/07/2011 Sr. No. 12292.
5. Notarized Development Agreement in favour of M/s. Aditya Developers for the land bearing R.S. No. 675/1 & 675/4. Dtd. 12/10/2011 Sr. No. 34261.
6. Registered Power Of Attorney executed in favour of Rajesh Ramdayal Gupta & Devendra Ramdayal Gupta for the land bearing R. S. No. 675/1 & 675/4 dtd. 12/10/2011 Regd. at Sr. No. 639.
7. Zerox Copy of N. A. Order for land bearing R. S. No. 675/2, 675/3, 675/1 & 675/4.
8. Zerox Copy of Rajachitthi No. 2/182/2011 dtd. 16/11/2011.
9. Public Notice issued in Divya Bhaskar News Paper dtd. 28/09/2011 for land bearing R. S. No. 675/1 & 675/4.
10. Public Notice issued in Divya Bhaskar News Paper dtd. 04/06/2011 for land bearing R. S. No. 675/2 & 675/3.
11. Search Report of last 30 Yrs. regarding land bearing R.S. No. 675/1 & 675/4 vide Receipt No. 2011017026465 &

211014022939.

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12. Search Report of last 30 Yrs. regarding land bearing R.S. No. 675/2 & 675/3 vide Receipt No. 2011014022998 & 2011017026466.

[8] Thus, I have gone through above mentioned documents, search report and Public Notice issued in News Papers, but none came forward with any right, title or interest in the property till date. I may with aforesaid observation, search and paper notice opine that no entry adverse or prejudicial to the right, title and interest over the said property is found. Thus, the title of the said property bearing R. S. No. 675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-18 & R. S. No. 675/3 admeasuring Hec-R.A. Sq. Mts. 0-08-09 in favour of Mr. GOVINDBHAI alias BIPINBHAI CHHOTABHAI PATEL and bearing R. S. No. 675/1 admeasuring Hec-R.A. Sq. Mts. 0-18-21 & R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08 in favour of [1] PATEL ARUNBHAI GIRDHARBHAI, [2] MANHARBHAI GIRDHARBHAI & [3] PATEL LAXMIKANT GIRDHARBHAI of Moje Undera. Ta. & Dist. Vadodara is reasonably CLEAR, GOOD MARKETABLE & FREE FROM ANY ENCUMBRANCES.

Place : Vadodara.

Date : 21-11-2011

Madhukar Chavada
Advocate
1st Floor, Rai Gadh Complex,
[Madhukar Chavada]
Salatwada, VADODARA.
Advocate

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Date :

TITLE CLEARANCE CERTIFICATE

Ref.: Title Clearance Certificate bearing
Properties known, lying and situated at Moje
Undera. Ta. & Dist. Vadodara. R. S. No.
675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-
18 & R. S. No. 675/3 admeasuring Hec-R.A.
Sq. Mts. 0-08-09. And R. S. No. 675/1
admeasuring Hec-R.A. Sq. Mts. 0-18-21 And
R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08.

To,

1. Mr. Devendra Ramdayal Gupta &
 2. Mr. Nilesh Bhailalbhai Patel
- Administrative Partners of
M/s. Aditya Developers
Vadodara.

That, you have approached me and place certain papers and documents for opinion of Title Clearance Certificate of Properties situated at Moje Undera. Ta. & Dist. Vadodara. R. S. No. 675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-18 & R. S. No. 675/3 admeasuring Hec-R.A. Sq. Mts. 0-08-09. And R. S. No. 675/1 admeasuring Hec-R.A. Sq. Mts. 0-18-21 And R. S. No. 675/4 Hec-R.A. Sq. Mts. 0-07-08. I have gone through the papers and documents supplied to me and express my opinion as under:-

- [1] That, the properties bearing R. S. No. 675/2 admeasuring Hec-R.A. Sq. Mts. 0-15-18 & R. S. No. 675/3 admeasuring Hec-R.A. Sq. Mts. 0-08-09 is originally belongs to Mr. CHHOTABHAI