

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect of land bearing
R. S. No. 459/1 H. 0-12-17 of village TARSALI,
Ta. & Dist. VADODARA included in T. P.
Scheme No. 39 (TARSALI), O. P. No. 55, F. P.
No. 55/1 admeasuring 730.12 Sq. Mts. = 7860
Sq. Feets. open N. A. land.**

I have investigated the title of said land and found that title of said
land is clear, marketable & free from encumbrances.

Date: 01-01-2021

Place: Vadodara.



Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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REPORT ON TITLE

Investigation of title in respect of land bearing

R. S. No. 459/1 H. 0-12-17 of village TARSALI,

Ta. & Dist. VADODARA included in T. P.

Scheme No. 39 (TARSALI), O. P. No. 55, F. P.

No. 55/1 admeasuring 730.12 Sq. Mts. = 7860

Sq. Feets. open N. A. land.

TAGAVI Charge for Rs. 2000/- was entered in revenue record vide entry No. 34 dated 21-11-1951, certified on 01-02-1952. The said charge was deleted from revenue record vide entry No. 1402 dated 26-07-1967, certified on 20-08-1967.

After the death of PRABHUDAS, name of his heir DHULABHAI PRABHUDAS was entered in revenue record for R. S. No. 459 vide entry No. 171, certified by revenue authority.

Charge of SAHKARI JINING & PRESSING SOCIETY was entered in revenue record for R. S. No. 459 & others vide entry No. 1334 dated 16-10-1966, certified on 25-12-1966.

DHULABHAI PRABHUDAS died on 16-02-1979, name of his heir (1) CHANDUBHAI DHULABHAI, (2) JAYANTILAL DHULABHAI, (3) MADHUBEN DHULABHAI, (4) Heirs of NAVNEETLAL DHULABHAI- (4/1) VIDHYABEN NAVNEETLAL, (5) KAPILABEN DHULABHAI, (6) ILABEN DHULABHAI, (7) PUSHPABEN DHULABHAI, (8) VIPINBHAI DHULABHAI were entered in revenue record for said land vide entry No. 1884 dated 10-05-1979, certified on 15-07-1979.

(1) MADHUBEN DHULABHAI, (2) KAPILABEN DHULABHAI, (3) PUSHPABEN DHULABHAI, (4) ILABEN DHULABHAI had



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relinquished their rights/ title/ interests/ shares from R. S. No. 459 & others. The said change was entered in revenue record vide entry No. 1933 dated 03-11-1979, certified on 18-12-1979.

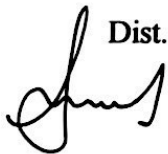
As per oral partition, land bearing R. S. No. 459 Acre 1- 0 Gunthas & others mutated in name of VIPINBHAI DHULABHAI PATEL. The said change was entered in revenue record vide entry No. 1940 dated 17-11-1979, certified on 18-12-1979.

PATEL BIPINBHAI DHULABHAI alias PATEL VIPINBHAI DHULABHAI has executed registered Sale Deed dated 09-02-2011 registered at serial No. 1196 in favor of (1) MANJULABEN JAYANTIBHAI PATEL, (2) VIDHYABEN NAVNITBHAI PATEL & (3) PRAVINBHAI CHANDUBHAI PATEL for R. S. No. 459 paiki 1 H. 0-12-17 paiki H. 0-9-12. Name of purchasers are entered in revenue record for said land vide entry No. 6860 dated 21-02-2011, certified on 11-05-2011.

MAMLATDAR, VADODARA (City) vide his order No. E-DHARA/ VASI/ 218/ 15 dated 19-03-2015 & as per GOVERNMENT OF GUJARAT GAZETTE NOTIFICATION at serial No. 137, name of BIPINBHAI DHULABHAI PATEL alias VIPINBHAI has changed his surname from PATEL to AMIN. So, name of BIPINBHAI DHULABHAI PATEL alias VIPINBHAI changed to BIPINBHAI DHULABHAI AMIN alias VIPINBHAI. The said change was entered in revenue record for said land vide entry No. 7807 dated 04-04-2015, certified on 28-05-2015.

JAY KISAN SEVA SAHKARI MANDLI LTD., ITOLA has issued 'No Due Certificate' for R. S. No. 459/1 dated 06-09-2018.

COLLECTOR, VADODARA vide his order No. 878/19/16/018/2019 dated 06-09-2019 granted N. A. permission for R. S. No. 459 paiki 1 admeasuring 1217 Sq. Mtrs. paiki 730 Sq. Mtrs. of village TARSALI, Ta. & Dist. VADODARA. The said change was entered in revenue record vide



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entry No. 8714, 8791 dated 06-09-2019, 07-01-2020, certified on 10-11-2019, 18-02-2020.

(1) BIPINBHAI alias VIPINBHAI DHULABHAI, (2) PATEL MANJULABEN JAYANTIBHAI, (3) PATEL VIDHYABEN NAVNITBHAI, (4) PATEL PRAVINBHAI CHANDUBHAI have jointly executed registered Sale Deed dated 03-03-2020 registered at Serial No. 1169 & registered rectification deed dated 24-06-2020 registered at Serial No. 1974 in favor of NANDAN DEVELOPERS – a partnership firm through its partners (1) MANAN UPENDRABHAI TRIVEDI, (2) JIGNESHKUMAR PRAVINCHANDRA AMBANI, (3) HET SANJAY MEHTA for R. S. No. 459 paiki 1 H. 0-12-17 Sq. Mtrs. of village TARSALI, Ta. & Dist. VADODARA included in T. P. Scheme No. 39, F. P. No. 55 paiki admeasuring 730.12 Sq. Mtrs. open N. A. land. Name of purchaser is entered in revenue record vide entry No. 8845 dated 20-06-2020, certified on 08-09-2020.

VADODARA MUNICIPAL CORPORATION has issued Rajachhithi No. ODPS/ 2020/ 031652 dated 31-12-2020 in respect of land bearing R. S. No. 451/1, T. P. Scheme No. 1 (TARSALI), O. P. No. 55, F. P. No. 55/1 admeasuring 730.08 Sq. Mtrs. land for residential purpose.

As per the building permission issued by VADODARA MUNICIPAL CORPORATION, NANDAN DEVELOPERS – a partnership firm through its partner JIGNESHKUMAR PRAVINCHANDRA AMBANI (Promoter) have plan to construct commercial & residential project in the name & style of “SATYAM HEIGHTS”.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 32 years from available record. I have also published public advertisement in “SANDESH” daily newspaper on 11-07-2018. I have not received any objection in

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response to the said notice. NANDAN DEVELOPERS – a partnership firm through its partners (1) MANAN UPENDRABHAI TRIVEDI, (2) JIGNESHKUMAR PRAVINCHANDRA AMBANI, (3) HET SANJAY MEHTA is owner of land bearing R. S. No. 459 /1 H. 0-12-17 of village TARSALI, Ta. & Dist. VADODARA included in T. P. Scheme No. 39 (TARSALI), O. P. No. 55, F. P. No. 55/1 admeasuring 730.12 Sq. Mtrs. = 7860 Sq. Fts. open N. A. land. As per my opinion the title of said land is clear, marketable & free from encumbrances.

Date: 01-01-2021

Place: Vadodara.



Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner NANDAN DEVELOPERS – a partnership firm through its partners (1) MANAN UPENDRABHAI TRIVEDI, (2) JIGNESHKUMAR PRAVINCHANDRA AMBANI, (3) HET SANJAY MEHTA (Hereinafter referred as Owner) in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 32 years & I have also published public notice in “SANDESH” daily newspaper on 11-07-2018. I have issued a Title Clearance Certificate dated 01-01-2020. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable & free from encumbrances.

As per the building permission issued by VADODARA MUNICIPAL CORPORATION, NANDAN DEVELOPERS – a partnership firm through its partner JIGNESHKUMAR PRAVINCHANDRA AMBANI (Promoter) have plan to construct commercial & residential project in the name & style of “SATYAM HEIGHTS”.

SCHEDULE OF PROPERTY

R. S. No. 459/1 H. 0-12-17 of village TARSALI, Ta. & Dist. VADODARA included in T. P. Scheme No. 39 (TARSALI), O. P. No. 55, F. P. No. 55/1 admeasuring 730.12 Sq. Mts. = 7860 Sq. Feets. open N. A. land.

Boundaries:

East: 18 Mtrs. road & 24 Mtrs. road.

West: R. S. No./ Block No. 459 paiki 2.



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North: R. S. No./ Block No. 459 paiki 2.

South: 24 Mtrs. Road.

Date: 01-01-2021

Place: Vadodara.



Advocate sign:

Advocate name: V. S. Goswami

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: ADVOCATE'S EXPERIENCE CERTIFICATE:

I hereby solemnly declare that, I have experience of more than ten years in land related matters, in which land title search report, issuing of "no encumbrance" certificate of the land including right, title, interest or name of any party in or over land, including right experience 39 years in land related matters accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

R. S. No. 459/1 H. 0-12-17 of village TARSALI, Ta. & Dist. VADODARA included in T. P. Scheme No. 39 (TARSALI), O. P. No. 55, F. P. No. 55/1 admeasuring 730.12 Sq. Mts. = 7860 Sq. Feets. open N. A. land.

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