



ADVOCATE, GUJARAT HIGH COURT

To

Shyamal Exotica (Shyamal Prime)
Vadodara.

Date: 15/07/2016

Dear Sir,

**SUB: LEGAL TITLE SEARCH REPORT IN RESPECT OF A NON-AGRICULTURAL LAND
NAMEDLY "SHYAMAL EXOTICA (SHYMAL PRIME)" WHICH IS SITUATED AT
REVENUE SURVEY NO. 815/1/B/PAIKI 1/PAIKI 1, SURVEY/BLOCK NO.
815/1/B/PAIKI 1/PAIKI 2 PAIKI WEST SIDE LAND AREA ADMEASURING 4679.00
SQ. MTRS., T. P. SCHEME NO. 43, FINAL PLOT NO. 158/2/PAIKI OF MOJE –
BAPOD, REGISTRATION SUB – DISTRICT VADODARA, DISTRICT – VADODARA.**

As requested by Shyamal Exotica (Shyamal Prime), I am furnishing hereunder the legal the title search report in respect of immovable Property (described in part – 2) belonging to United Associate Partnership Firm.

Part 1:- DOCUMENTS SCRUTINISED

Sr. No.	Date of Document	Name of Documents	Whether Original/photocopy
1.	-----	Abstract Form	Photocopy
2.	27/10/2006	N.A. Order	Photocopy
3.	20/07/2015	Rajachithhi	Photocopy
4.	06/10/2008	Partnership Deed	Photocopy
5.	29/03/2011	Registered Sale Deed & R.R.	Photocopy
6.	10/10/2012	Title Clearance Certificate	Photocopy

PART 2:- DESCRIPTION OF PROPERTY:-

A Residential Cum Commercial Premises being its A Non-Agricultural land namely "Shyamal Exotica (Shymal Prime)" which is situated at Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs., T. P. Scheme No. 43, Final Plot No. 158/2/Paiki of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara. Legal description.



Part 3:- Flow of Title of the said Property/ Observation

1. ABSTRACT FORM:

That the said property owned by Ramabhai Premabhai Vankar was name mutated in the record of Revenue and then reflected in the relevant Abstract Form.

After that, Ramabhai Premabhai Vankar was died on dated – 06/06/1983 and his legal heirs 1. Somabhai Ramanbhai Vankar, 2. Mayjibhai Ramanbhai Vankar, 3. Dahyabhai Ramanbhai Vankar, 4. Chimanbhai Ramanbhai Vankar names were mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 2990 on dated – 18/09/1983.

After that, Somabhai Ramanbhai Vankar was died on dated – 11/07/1991 and his legal heir Savitaben D/o Somabhai Ramabhai name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 6201 on dated – 01/11/2001.

After that, 1. Chimanbhai Ramanbhai Vankar, 2. Dahyabhai Ramanbhai Vankar, 3. Mahijibhai Ramanbhai Vankar, 4. Savitaben D/o Somabhai Ramanbhai Vankar as owners of the said property sold through Registered Sale Deed on dated – 29/06/2006 vide



Registration No. 3866 to Jayantibhai Dalsukhbhai Panchal name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 7173 on dated – 20/09/2006.

After that, Jayantibhai Dalsukhbhai Panchal with Confirming Party 1. Rakeshbhai Kantibhai Patel, 2. Chhotalal Premjibhai Patel, 3. Nilesh Vasantlal Shah as owners of the said property sold through Registered Sale Deed on dated – 15/03/2007 vide Registration No. 843 to Bhavanaben Dineshbhai Shah name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 7652 on dated – 14/10/2008.

After that, Jayantibhai Dalsukhbhai Panchal with Confirming Party 1. Rakeshbhai Kantibhai Patel, 2. Chhotalal Premjibhai Patel, 3. Nilesh Vasantlal Shah as owners of the said property sold through Registered Sale Deed on dated – 15/03/2007 vide Registration No. 844 to Rashmiben Jashwantlal Shah name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 7653 on dated – 14/10/2008.

After that, Bhavanaben Dineshbhai Shah and Rashmiben Jashwantlal Shah through their power of attorney Bimal Vasantlal Shah with Confirming Party 1. Kalpesh Rajnikant Shah (HUF) through its karta Kalpesh Rajnikant Shah, 2. Shweta Nilesh Shah, 3. Dimpal Bimal Shah, 4. Nilesh Vasantlal Shah, 5. Puja Nilesh Shah, 6. Nilesh Vasantlal Shah (HUF) through its karta Nilesh Vasantlal Shah, 7. Bimal Vasantlal Shah (HUF) through its karta Bimal Vasantlal Shah, 8. Pawan Associates Partnership Firm through its partner Asha Hemang Parikh and Chetanbhai Hasmukhbhai Shah, 9. Shreeji Developers Partnership Firm through its partner Nitin Jagdishbhai Dalwadi as owner of the said property Survey/Block No. 724/1, 724/2, 725, 815/1 B Paiki, Consolidated Survey No. 724/2 paiki 27.00 Mtrs. Road North Side and 18.00 Mtrs. Road West Side, total land area admeasuring 9357.86 Sq. Mtrs. paiki Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs. of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara sold through Registered Sale Deed on Dated – 29/03/2011 vide Registration No. 3153 to United Associate Partnership Firm through its partner Pravinkumar Shantilal Parikh name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 8440 on dated – 04/07/2011.

2. N.A. ORDER:-

That copy of N.A. Order obtained by original owner of the said land taken order from The Collector, Collector Office at Vadodara, granted permission for Non Agriculture use of the said land subject to terms and conditions set out there under being it's Application No. NA / SR /188 /2003-2004 and order No. Land / D / VASHI / 2478/ 2006 Dated – 27/10/2006.

3. RAJACHITHHI :-

That copy of Rajachithhi obtained by original owner of the said land which was issued by Vadodara Municipal Corporation at Vadodara, vide Rajachithhi No. Ward-3/HB-8/2015-2016 Dated – 20/07/2015.

4. PARTNERSHIP DEED:-

That copy of Partnership Deed which was executed between 1. Pravinkumar Shantilal Parikh, 2. Niket Pravinkumar Parikh, 3. Pravinkumar Shantilal Parikh (HUF) through its karta Pravinkumar Shantilal Parikh, 4. Anilaben Pravinkumar Parikh, 5. Binita



Niket Parikh, 6. Denish Sukumar Bhatt, 7. Indiraben Sukumar Bhatt all are made partnership deed for purpose of Business on the name of M/s. United Associate which was signed and executed on 9500 Rupees Stamp Paper on dated – 06/10/2008.

5. REGISTERED SALE DEED & R.R.:

That copy of Registered Sale Deed & R.R. which was registered in the Registrar office of sub registrar office at Vadodara Dated – 29/03/2011 vide Registration No. 3153 executed by Bhavanaben Dineshbhai Shah and Rashmiben Jashwantlal Shah through their power of attorney Bimal Vasantlal Shah with Confirming Party 1. Kalpesh Rajnikant Shah (HUF) through its karta Kalpesh Rajnikant Shah, 2. Shweta Nilesh Shah, 3. Dimpal Bimal Shah, 4. Nilesh Vasantlal Shah, 5. Puja Nilesh Shah, 6. Nilesh Vasantlal Shah (HUF) through its karta Nilesh Vasantlal Shah, 7. Bimal Vasantlal Shah (HUF) through its karta Bimal Vasantlal Shah, 8. Pawan Associates Partnership Firm through its partner Asha Hemang Parikh and Chetanbhai Hasmukhbhai Shah, 9. Shreeji Developers Partnership Firm through its partner Nitin Jagdishbhai Dalwadi for Survey/Block No. 724/1, 724/2, 725, 815/1 B Paiki, Consolidated Survey No. 724/2 paiki 27.00 Mtrs. Road North Side and 18.00 Mtrs. Road West Side, total land area admeasuring 9357.86 Sq. Mtrs. paiki Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs. of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara to United Associate Partnership Firm through its partner Pravinkumar Shantilal Parikh.

6. TITLE CLEARANCE CERTIFICATE:-

That copy of Title Clearance Certificate given by Vijay S. Goswami Advocate Dated –10/10/2012.

ENCLS: All the documents Forwarded to me Receipt No. 7655 (2016015012063) & 7225 (2016315015506) on dated – 14/07/2016.

PART 4:- ENCUMBERANCE CERTIFICATE FOR THE PERIOD OF 13 YEARS

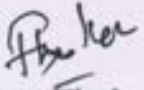
I have carried out the possible search in the Registrar of Vadodara for the period of last 13 years And at present there is no encumbrances against the captioned property record of the Registration Sub – District Vadodara, District Vadodara On Verification of Records in the Office of Sub – Registrar, Vadodara in respect of the said land the records of the some years were not available and not in a position to verify, hence whatever the records was available is verified record by me. Therefore this title clearance certificate is issued subject to any quarry for non verified and not available records in respect of the said Property and available up to 14/07/2016 on the basis of the same we took in this report is being issued I did find that the said A Non-Agricultural land namely “Shyamal Exotica (Shymal Prime)” which is situated at Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs., T. P. Scheme No. 43, Final Plot No. 158/2/Paiki of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara belonging to United Associate Partnership Firm.

PART 5:- CERTIFICATE

As per the scrutiny of document referred in part – 1 of this report and my possible search in the Sub – Registrar’s at Vadodara, I am of the opinion United Associate Partnership Firm is the legal and absolute owner of A Non-Agricultural land namely

"Shyamal Exotica (Shymal Prime)" which is situated at Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs., T. P. Scheme No. 43, Final Plot No. 158/2/Paiki of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara further more that the said Property of United Associate Partnership Firm can sale and be mortgaged to any Bank or Financial Institute, and its title is **CLEAR, MARKATABLE AND FREE FROM ENCUMBRANCES.** its aforesaid property bearing A Non-Agricultural land namely "Shyamal Exotica (Shymal Prime)" which is situated at Revenue Survey No. 815/1/B/Paiki 1/Paiki 1, Survey/Block No. 815/1/B/Paiki 1/Paiki 2 Paiki West Side land area admeasuring 4679.00 Sq. Mtrs., T. P. Scheme No. 43, Final Plot No. 158/2/Paiki of Moje – Bapod, Registration Sub – District Vadodara, District – Vadodara can be mortgaged to any Financial Institute.




Bhargav Thaker
Advocate