



Smt. Sangeeta Oza

B.Sc. (Home), LL.B.

ADVOCATE : GUJARAT HIGH COURT

Office – Cum – Resi. :

Megh Bungalow, Madhavbaug Society, Opp. ONGC, Makarpura Road, Vadodara - 9.

Ph : 0265-2633789, M. : 9825334606. Email :- sangeetaoza@yahoo.co.in

To,

M/s. Shree Siddhi Vinayak Developers,

At, FF/12, Maple Greens,

Opp. Vishwamitry Township,

Near Vishwamitry Bridge,

Manjalpur, Vadodara,

Vadodara.

Sub :- TITLE INVESTIGATION REPORT & OPINION in respect of the property, bearing Registration District Vadodara, Sub District Vadodara, Village-Atladra, Old Consolidated Revenue Survey No-432, T.P. Scheme No-20 (Atladra), Final Plot No-79, City Survey No-1295, 1296 & 1297, total admeasuring 2970.00 Sq. mtrs., land part admeasuring 1970.00 Sq. mtrs., (21205.00 Sq. fts.,) Non-Agriculture open land and proposed residential cum commercial scheme / project launch namely "MAPLE VISTA", situated at, Sun Pharma Road, Atladra, Vadodara, Gujarat.

As per your instruction, I have investigated the Title of above referred property, and also have gone through and verified all documents as referred to in this Title report.

I have caused the necessary search of Sub-Registry record, Vadodara for the last 30 years vide receipt No-2019014009872 & 2019016011471, dtd-30/03/2019. Hence my Detail Scrutiny Report and Opinion on Title of above referred property is as under :-

I have been supplied with the copy of Village form No-7/12, 8A & 6 hakk patrak and property ruled card of above referred property and necessary documents. The Village form No-7/12, 8A & 6 hakk patrak and property ruled card and documents shows that the said property in question was originally belonging to Shri Ambalal Hirabhai Patel vide ME No-694, dtd-04/01/61, which was certified on dtd-17/02/61.



Scanned by CamScanner

Scanned with CamScanner



Smt. Sangeeta Oza

B.Sc. (Home), LL.B.

ADVOCATE : GUJARAT HIGH COURT

Office – Cum - Resi. :

Megh Bungalow, Madhavbaug Society, Opp. ONGC, Makarpura Road, Vadodara - 9.

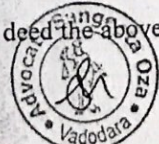
Ph : 0265-2633789, M. : 9825334606. Email :- sangeetaoza@yahoo.co.in

That the said land of Revenue Survey No-432 and 436 are amalgamated and given new Revenue Survey No-432, admeasuring about 3 Acres 17 Gumthas, equivalent to 13861.00 Sq. mtrs.

That the N.A Permission in respect of the said land was granted by Collector of Vadodara vide its order bearing No-N.A/S.R-1/270/61, dtd-26/02/62 and order bearing No-L.N.D/S.R/813/62, dtd-13/03/62, with certain terms and conditions as mentioned therein.

That the above named owner Shri Ambalal Hirabhai Patel sold and conveyed the said land admeasuring 1490.00 Sq. mtrs., land and 1480.00 Sq. mtrs., land total admeasuring 2970.00 Sq. mtrs., land to M/s. Cine Agency India, a partnership firm represented through its partner Shri Rajiv Rajnikant Patel by way of two different Registered Sale Deed both dtd-25/03/91 before Sub-Registrar, Vadodara bearing Regd. Sr. No-4241 and Regd. Sr. No-4245 respectively, and by virtue of the said sale deed the name of above purchaser M/s. Cine Agency India entered in the revenue record vide M.E No-1986, dtd-20/07/93, which was certified on dtd-24/08/93.

That the above named owner M/s. Cine Agency India, a partnership firm represented through its partner Shri Rajiv Rajnikant Patel sold and conveyed the said Registration District Vadodara, Sub District Vadodara, Village-Atladra, Old Consolidated Revenue Survey No-432, T.P. Scheme No-20 (Atladra), Final Plot No-79, City Survey No-1295, 1296 & 1297, total admeasuring 2970.00 Sq. mtrs., land part admeasuring 1970.00 Sq. mtrs., (21205.00 Sq. fts.,) Non-Agriculture open land, situated at, Sun Pharma Road, Atladra, Vadodara, Gujarat to M/s. Shree Siddhi Vinayak Developers, a partnership firm represented through its partner Shri Apurva Dineshbhai Patel by way of Registered Sale Deed dtd-03/07/18 before Sub-Registrar, Vadodara bearing Regd. Sr. No-10942, and thereafter the said sale deed pending for deficient stamp by the Sub-Registrar, Vadodara, and refer the said sale deed to Stamp Duty Collector, Vadodara for recovery of deficient stamp duty, the said deficient stamp duty of Rs. 20,40,115/- was paid on dtd-30/03/18, and the said sale deed new numbered vide Regd. Sr. No-5604, dtd-02/04/19 by the Sub-Registrar, Vadodara, and thus by virtue of the said sale deed the above named



2

Scanned by CamScanner

purchaser M/s. Shree Siddhi Vinayak Developers, a partnership firm represented through its partner Shri Apurva Dineshbhai Patel became legal owner and occupant of the said land.

That the Construction Permission in respect of the said land was granted by Vadodara Municipal Corporation vide its order bearing No-VMC/27/08/2018/730975/01/000297, dtd-01/09/18, and permitted to construct Tower-A, B and C, basement floor parking adm. 488.00 Sq. mtrs., ground floor parking and commercial total 4-shops 1st floor to 7th floor total 39 residential flats, with certain terms and conditions as mentioned therein, and proposed residential cum commercial scheme / project launch namely "MAPLE VISTA".

As a part of Title investigation, I have given public notice in daily newspapers Divyabhaksar, Sandesh and Gujarat Samachar, Vadodara edition on dtd-16/03/18, and invited objections from public at large for issuing the Title Clearance Certificate, and in response to this notice till today I have not received any objection from anybody.

During the search I found that the Index-II Registered is not properly maintained. Therefore, from the available records, search is taken and the entry regarding any encumbrance is not found.

SCHEDULE OF THE PROPERTY :-

The immovable property being Registration District Vadodara, Sub District Vadodara, Village-Atladra, Old Consolidated Revenue Survey No-432, T.P. Scheme No-20 (Atladra), Final Plot No-79, City Survey No-1295, 1296 & 1297, total admeasuring 2970.00 Sq. mtrs., land part admeasuring 1970.00 Sq. mtrs., (21205.00 Sq. fts.,) Non-Agriculture open land and proposed residential cum commercial scheme / project launch namely "MAPLE VISTA", situated at, Sun Pharma Road, Atladra, Vadodara, Gujarat, which is bonded as under :-

Boundaries :-

East : Zaydus Cedilla Hospital.

West : 12.00 mtr., T.P. Road.

North: Final Plot No-78.

South: 30.00 mtr., T.P. Road.



Scanned by CamScanner



Smt. Sangeeta Oza

B.Sc. (Home), LL.B.

ADVOCATE : GUJARAT HIGH COURT

Office – Cum – Resi. :

Megh Bungalow, Madhavbaug Society, Opp. ONGC, Makarpura Road, Vadodara - 9.

Ph : 0265-2633789, M. : 9825334606. Email :- sangeetaoza@yahoo.co.in

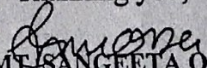
OPINION :-

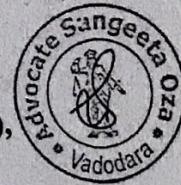
Looking to the above referred documents and discussion, I am of the opinion that the Title of above referred property bearing Registration District Vadodara, Sub District Vadodara, Village-Atladra, Old Consolidated Revenue Survey No-432, T.P. Scheme No-20 (Atladra), Final Plot No-79, City Survey No-1295, 1296 & 1297, total admeasuring 2970.00 Sq. mtrs., land part admeasuring 1970.00 Sq. mtrs., (21205.00 Sq. fts.,) Non-Agriculture open land and proposed residential cum commercial scheme / project launch namely "MAPLE VISTA", situated at, Sun Pharma Road, Atladra, Vadodara, Gujarat is belonging to M/s. Shree Siddhi Vinayak Developers, a partnership firm represented through its partner Mr. Apurva Dineshbhai Patel is clean, clear and marketable and it is also free from all encumbrances.

Date :- 03/04/2019

Place :- Vadodara

Thanking you,


(SMT. SANGEETA OZA),
Advocate.



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ. નં 432 436 ટી પી -20 એફ પી -79 સી.સ નં 1295 1296 1297 માપ -2980.00
ચો મી હીરા હાઉસ

Search in : ATLADRA /ATLADRA

પહોંચ નંબર 20160180006692 અરજી નંબર 5668 અરજી વર્ષ 2016
તારીખ 30 માહે માર્ચ સને 2016

રજુ કરનારનું નામ સંગીતાબેન ચોઆ એડ.
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....Year: 1990 1994
દંડ કલમ-24.....
કલમ-34 (કલમ-43).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....



34.00

કુલ એકદરે રૂ. 34.00

અંકે રૂપિયા પાંત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Sonalben Narsinhbhai Kharsan
સબ રજીસ્ટ્રાર
વડોદરા - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 432 અને 436 ટીપી નં. 20 ફા.પ્લોટ નં. 79 સી.સ.નં. 1295,1296,1297 હિરા
હાઉસ ક્ષેત્રફળ 2980.00 ચોમી
અટલાદરા /ATLADARA

Search in :

પહોંચ નંબર

20160101011111

અરજી નંબર

5034

અરજી વર્ષ

2016

તારીખ

30

માહે

માર્ચ

સને

2016

રજુ કરનારનું નામ

સંગીતાબેન ઓઝા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 57).....

શોધ અગર તપાસણી.....Year: 1995 2019

દંડ કલમ-24.....

કલમ-34 (કલમ-47).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-ર ફી.....

234.00

કુલ એકદરે રૂ.

234.00

અંકે રૂપીયા બે સો પાંત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Prabhatsing Khumansing Baria
સબ રજીસ્ટ્રાર
Akola