



ADVOCATE

JAYDEEPSINH A. VAGHELA(Advocate)

Add:55/A, vishnukunj soc.bh. Rajesh Tawar, Gotri main road,vadodara,Ph.9904988334

TITLE INVESTIGATION REPORT AND TITLE CLEARANCE
CERTIFICATE IN RESPECT OF OPEN PLOT
ADMASURING 3260.52 SQ. MT. (35096 SQ. FT) EAST
SIDE OF R. S. NO. 393 T.P. 44 F.P. NO. 47/1 & 47/2 OF
VILLAGE BAPOD REGISTRATION DISTRICT
VADODARA SUB-DIST. VADODARA

Shree Sahjannand Reality A Partnership firm & Aatmpremi group A Partnership & firm inteded to purchase land bearing admasuring 3260.52 sq. Mt. (35096 sq. Ft) east side of R. S. No. 393 T.P. 44 F.P. no. 47/1 & 47/2 of village Bapod registration district vadodara sub-dist. Vadodara & He had approached me along with the title of the papers and requested me to issue the title clearance certificate. After making due search my investigation report is as under.

The said land is own by Vallabhbhai Trikambhai & he had executed registered partition deed dated 23/3/53 in favor of Pravinchandra Ashabhai for R.S.No. 393 & other R.S.no. Name of purchaser was entered in the revenue record vide entry no. 41. dated 19/9/53 certified on 14/11/53.

Charge of Baroda District co-op. Agricultural Marketing soc. for Rs. 1500/- was entered in revenue record for R.S.no. 393 vide eatery no. 64 dated 4/8/54. The said charge was deleted from revenue record vide entry no. 1406 dated 1/9/65 certified on 4/9/65.

As per oral partition R.s.no. 393, 394,404/2,405 mutated in the name of Prvinchandra Ashabhai . The said change was entered in revenue record vide entry no. 142 certified by promulgation on 30/4/55.

Charge of Bapod V.V.K. Sahkarari Mandali for Rs. 5000/- was registered in revenue record for R.S. no. 389 dated 13/5/58 certified on. 6/7/58.

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Charge of Bapod V.V.K. Sahkarari Mandali for Rs. 9000/- was registered in revenue record for R.S. no. 493 dated 23/3/60 certified on. 25/5/61.

The charge of Bapod V.V.K. Sahkarari Mandali was deleted from revenue record vide entry no. 1560 dated 16/10/66 certified on 22/11/66.

As per order of Mamlatdar, Vadodara city in case no. SRV/LAND-1090/79 , R.s. no. 393,394,395,404/1,404/2 were consolidated . the said change was entered in revenue record vide entry no. 2417 dated 25/4/79 certified on 11/5/79.

The Additional Collector(ULC) Vadodara, vide his order no. 2077/127 dated 28-4-80 granted an exemption u/s 20 of ULC Act for R.S.NO. 393,405. The said change was entered in revenue record vide entry no. 2865 dated 28/7/82 certified on 4/11/82.

The District Development officer vide his order no. LND/SR/143 dated 16/10/02 granted N.A. permission for R.S. no. 393, 405 admeasuring 43907 sq .mt. land paiki 41136 sq. mt. land. The said change was entered in revenue record vide entry no. 6437 dated 28/10/02 certified on 4/1/03.

Prvinbhai Ashabhai Patel through his P.A. holder Sonajibhai Shankarbhai Luhar, Dayabhai Bhiallbhai Patel & confirming Party no. 1 Aavas Associates a partnership firm through its P.A. holder Yagnesh Dilipbhai Patel & Dayabhai Bhailalbhai Patel & confirming party no. 2 sai Developers & its partner Anil Chaturbhai Patel, Hasmukhbhai Patel , Ankur Gopaldas Patel have jointly executed registered sale deed dated 30/3/98 ragistered at serial no. 3396 dated 31/3/08 in favor of M/S Bhagirath Developers & its Pater Purshottam Amthalal Vaghela & Bhikhabhai Virjibhai Ranpura in respect





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of land bearing R.S. no. 394, 395, 404/1, 404/2 consolidated R.S. no. 393 Admeasuring 36319 sq. mt. & R.S. no. 405 admeasuring 7588 sq. mt. land total 13907 mtr. land paiki 41136 sq. mt. N.A land = 442887 . 90sq. ft. of Village Bapod Ta. & dist. Vadodara name of purchasers are entered in revenue record vide entry no. 7483 dated name of purchasers are entered in revenue record vide entry no. 7483 dated 8/4/08 certified on 14/5/08

M/S Bhagirath Devlopers & its Pater Purshottam Amthalal Vaghela & Bhikhabhai Virjibhai Ranpura executed a sale deed of land admeasuring 3260.52 sq. Mt. (35096 sq. Ft) east side of r. S. No. 393 from which 18-mt road is passed of village Bapod registration district vadodara sub-dist. Vadodara in favour of 1. Shree Yatin Anandlal Shah as a karta of H.U.F. , 2. Smt. Shilpa Yatin Shah, 3 Minor Vedant Yatin Shah , on behalf of minor guardian is Yatin Anandlal Shah , 4. Shree Bimal Vasantlal Shah. , 5. Smt. Dimpal Bimal Shah , 6. Bimal Vasanlal Shah as Karta of H.U.F. , 7. Smt. Snehlataben Rajnikant Shah, 8. Smt. Ushaben Sunderlal Shah registered on dated 21/2/2012 registration no. vide 1487 . & the effect of the sale deed was given in revenue record vide entry no. 8649 dated on 9/5/12 was certified on 1/8/12



For the said land bearing admasuring 3260.52 sq. Mt. (35096 sq. Ft) east side of R. S. No. 393 T.P. 44 F.P. no. 47/1 of village Bapod registration district vadodara sub-dist. Vadodara devlopment agreement executed between the 1. Shree Yatin Anandlal Shah as a karta of H.U.F. , 2. Smt. Shilpa Yatin Shah, 3 Vedant Yatin Shah , 4. Shree Bimal Vasantlal Shah. , 5. Smt. Dimpal Bimal Shah , 6. Bimal Vasanlal Shah as Karta of H.U.F. , 7. Smt. Snehlataben Rajnikant

Signature
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Shah, 8. Smt. Ushaben Sunderlal Shah as second party & Shree Sahjanand Riality 's administrater & partner 1. Shree Jitubhai Himmatbhai Jogani & 2. Shree yagnik Pravinbhai Pansuirya as first party vide ragistered no. 5071 dated 9/4/18

For the said land bearing admasuring 3260.52 sq. Mt. (35096 sq. Ft) east side of R. S. No. 393 T.P. 44 F.P. no. 47/2 of village Bapod registration district vadodara sub-dist. Vadodara devlopment agreement executed between the 1. Shree Yatin Anandlal Shah as a karta of H.U.F. 2. Smt. Shilpa Yatin Shah, 3 Vedant Yatin Shah ,4.Shree Bimal Vasantlal Shah, ,5.Smt. Dimpal Bimal Shah ,6.Bimal Vasanlal Shah as Karta of H.U.F. ,7. Smt. Snehlataben Rajnikant Shah, 8. Smt. Ushaben Sunderlal Shah as second party & Aatmpremi group A Partnership firm 's partner Shree Piyushbhai Manshukbhai Pansuirya as first party vide registered no. 12435 dated 18/9/18



The said whole land is in co-operated in T.P no 44 (Bapod) & the said land identify as F.P.no. 47/1 & 47/2 ordered by Town Planning officer unit-4, Vadodara.

The search in the Sub-Registrar, Baroda is carried on by me as per the records available in Sub-Registrar, Vadodara for the year 2003 to 2018 in respect of the land admeasuring 3260.52 sq. Mt. (35096 sq. Ft) east side of r. S. No. 393 T.P. 44 F.P. no. 47/1 & 47/2 of village Bapod registration district vadodara sub-dist. Vadodara. And I could not find any charge or encumbrances having been registered with the Sub-Registrar, Vadodara

I have verified the following documents.

1. Zerox Copy of Village Form No. 7/12 of Old R.S. No. 393 & Block of village Bapod

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2. Zerox Copy of Village Form No. 6 of Old R.S. no. 393 of village Bapod
3. Zerox Copy of Village Form No. 8 A of R.S.b no. 393 of village Bapod
4. Zerox Copy of Order LND/SR/143 dated 16/10/02 by District Development Officer.
5. Zerox Copy of order no. 2077/127 dated 28-4-80 granted by Additional Collector(ULC) an exemption u/s 20 of ULC Act.
6. Zerox Copy of Order no. SRV/LAND-1090/79, by Mamltard ,Vaododara.
7. Zerox Copy of sale-deed registered with the Sub-Registrar, Vadodara vide Sale-Deed Registered No.3396 dtd.31/03/08
8. Zerox Copy of sale-deed registered with the Sub-Registrar, Vadodara vide Sale-Deed Registered No. 1487 dtd.21/2/12
9. Zerox Copy of Index.
10. Zerox copy of map draw by Town Planning officer unit-4, Vadodara.
11. Zerox copy of form-E made by Town Planning officer unit-4, Vadodara.
12. Zerox copy of devolopment agreement .
13. Search Report of Sub-Registrar, Vadodara Vide Receipt no. 1158 dtd.14/5/18.

From the aforesaid documents I found that 3260.52 sq. Mt. (35096 sq. Ft) land situated on east side of 18 mt. road passing from of village Bapod of registration district vadodara sub-dist. Vadodara are free from any encumbrances. The title of the old tenure land admeasuring 3260.52 sq. Mt. (35096 sq. Ft) situated on eastern side of the 18 mt. road passing through R. S. No. 393 the said land is in





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co-operated in T.P. schme no. 44 & granted F.P. no. 47/1 & 47/2 admasuring about 1712 sq.mt. & 1098 sq. mt. respectively of village Bapod registration district vadodara sub-dist. Vadodara are Clear, Marketable and free from all encumbrances.

Date: 31-05-2018

Vadodara.

(Jaydeepsinh A. Vaghela)
Advocate.

CERTIFICATE

This is to certify that from the documents available to me, I am of the opinion that 1. Shree Yatin Anandlal Shah as a karta of H.U.F., 2. Smt. Shilpa Yatin Shah, 3 Vedant Yatin, 4. Shree Bimal Vasantlal Shah, 5. Smt. Dimpal Bimal Shah, 6. Bimal Vasanlal Shah as Karta of H.U.F., 7. Smt. Snehlataben Rajnikant Shah, 8. Smt. Ushaben Sunderlal Shah is the absolute owner and occupant of admeasuring 3260.52 sq. Mt. (35096 sq. Ft) situated on eastern side of the 18 mt. road passing through R. S. No. 393 the said land is in co-operated in T.P. schme no. 44 & granted F.P. no. 47/1 & 47/2 admasuring about 1712 sq.mt. & 1098 sq. mt. respectively of village Bapod registration district vadodara sub-dist. Vadodara. And he has not transferred the said property either by way of Sale, Lease, Gift, and Mortgage or otherwise and as such the title of the said property is clear, Marketable and free from all encumbrances.

Date: 31-05-2018

Vadodara.

(Jaydeepsinh A. Vaghela)
Advocate.

NOTE: - This title Clearance Certificate is issued on the basis of documents available to me & search carried out in sub-registrar, Vadodara.

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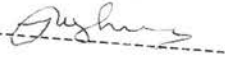
TO WHOM SO EVER IT MAY BE CONCERN

I hear by solemnly, declare that, I have experience of more then 18 years in land rellatted matters, in which land tital serch report, issuing of " no encumbrance" certificate on the land including right , Tital , interest or name of any party in or over land, and my exprience 18 years in land rellated matters accordance to GUJ RERA Rules.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date: 31-05-2018

Vadodara.


(Jaydeepsinh A. Vaghela)
Advocate.



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