

TITLE CLEARENCE CERTIFICARE

To,

Akshar Properties,
Pushti Bungalows,
Kalali, Vadodara.

Sub :- Registration Sub – Registration District Vadodara, Village Kalali, Block/Survey No. 129 Khata No. 57 Old Survey No. 136/2 admeasuring about 1520 Sq. mts And Block No. 126 Its Khata No. 403 Its Old Survey No. 136/4 admeasuring about 3036 Sq. mts And Block No. 127 Khata No. 402 Its Old Survey No. 136/3 admeasuring about 1584 Sq. mts Total Admeasuring About 6140 Sq.mts. For the project Known as Pushti Bungalows to be developed by the Akshar Properties and the developement permission granted for 5807.99 sq mts.

I have been asked for my opinion regarding the subject properties and as per the instruction and documents produced before me my opinion is as under.

1. Copy of Registered sale deed of Block No. 126 old Survey No.136/4 bearing no. 1859 of 2014.
2. Copy of Registered sale deed of Block No. 127 old Survey No.136/3 bearing no. 1861 of 2014.
3. Copy of Registered sale deed of Block No. 129 Khata No. 57 bearing no. 6936 of 2015.
4. Copy of Registered sale deed of Block No. 126 Khata No. 403 And Block No. 127 Khata No. 402 bearing no. 10471 of 2015
5. N.A. permission of Block No. 129 (old Survey No. 136/2) granted by District Collector, Vadodara by Permission no. NA/SR/816/2014-15 on dated 28/01/2015 in favour of **Shri Jayantibhai Chitabhai Waghela**.
6. N.A. permission of Block No. 126 (old Survey No. 136/4) And Block No. 127 (old Survey No. 136/3) granted by District Collector, Vadodara by Permission no. NA/SR/737/2013-14 on dated 04/01/2014 in favour of **Shri.Vipulbhai Madhubhai Patel**.
7. Copy of village form no 7 & 12 of block no. 126, 127 & 129.

જગદીશ ચોકશી
ઓ/૧૧૩, રાજલક્ષ્મી કોમ્પ્લેક્સ,
જુના પાદરા રોડ, વડોદરા.
મો. ૯૮૨૫૦ ૬૪૮૫૪

8. Copy of Admission cum retirement of partner from M/s. Akshar Properties Dated 12-11-2021.
9. Copy of Partnership Deed of Akshar Properties dated 10th February 2015
10. Copy Of Development Permission Granted of Block No. 126,127,129 by Vadodara Mahanagarpalika Ward-6-2/2021-22 in Favour Mr. Vipulkumar Jamnadas Dharsandia Partner of M/s. Akshar Properties Partnership Firm.
11. Vadodara Urban Development Organization (VUDA) certificate no. UDA/Plan 6 /parvangi/44/2015 dated 01/09/2016 in favour of Vipul Madhubhai Patel of Block No. 126,127,129.
12. Vadodara Urban Development Organization (VUDA) Granted Plinth Check certificate no. UDA/Plan 6 /parvangi/38/2016 dated 01/09/2016.
13. Public Notice in Gujarat Samachar Daily NEWS paper on dated 20-11-2021
14. Search report dated 25/11/2022 with serial no. 16733/2021 and serial no. 16734/2021, Search report dated 07/05/2022 with serial no. 7460/2022, and search report dated 10/05/2022 with serial no. 7768.
15. Copy of Registered Mortgage Release Deed of Block No. 126, 127 and 129 bearing Sr. no. 23561 of 2021.
 - I have gone through the revenue record of old survey no. 136/2 its survey no. 129 verified and find that the said property is in name of the m/s. Akshar property a partnership firm.
 - Entry no. 1083 dated 16/1/89 wherein on the death of Chhitabhai Amthabhai the property is in herited by i.e. Zaverben widow of Chitabhai Amthabhai, Ambalal Chitabhai, Babuben Chitabhai , Kantilal Chhitabhai, Kapilaben Chhitabhai, Shantilal Chhitabhai, Jayantibhai Chhitabhai, Chhimanbhai Chhitabhai, Madhuben Chhitabhai the said entry is duly certified on 28/2/89
 - Entry no. 1716 dated 7/6/2008 the said entry is regarding the order of Mamlatdar in case no. RTS. 30/2008 dated 30/05/2008 in this entry the mistakes of computer is corrected by the Mamlatdar entry duly certified on 31/07/2008.

જગદીશ એસ. ચોકસી
એડવોકેટ
ઓ/૧૧૩, રાજલક્ષ્મી કોમ્પ્લેક્સ,
જુના પાદરા રોડ, વડોદરા.
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- Entry no. 1756 dated 21/07/2008 this entry regarding the mistake of Mamlatdar Vadodara city in RTS case no. 3516/08 this entry duly certified on 04/09/2008.
- Entry no. 1965 dated 04/11/2010 this entry regarding inheritance on the death of Zaverben widow of Chhitabhai Amthabhai and others the heirs of decased of Chhitabhai Amthabhai, Somabhai Ambalal, Decased Babuben Mahijibhai Parmar, Decased Mahijibhai Parmar and decased Shantilal Chhitabhai Waghela, this Entry is duly certified on 16/12/2010.
- Entry no. 1966 dated 4/11/2010 on the death of zaverben widow of Chhitabhai Amthabhai her name is deleted and said entry is duly certified on. 12/01/2011.
- Entry no. 1983 dated 07/01/2011 the said entry regarding the heirs of chhitabhai waghela, Ambalal Chhitabhai Waghela, Somabhai Chhitabhai Waghela, Shantilal Chhitabhai Waghela and others they have released their share in the said property this entry duly certified on 14/03/2011.
- Entry no. 1998 dated 10/05/2011 the said entry regarding the release the rights in the said property by Chimanbhai Chhitabhai, Kapila chhitabhai, Kantiben Chhitabhai, Madhuben Chhitahai, Dahiben Ambalal, Ganpatbhai Ambalal, Jasodaben Ambalal, Laljibhai Ambalala, Arvindbhai Ambalal, Mahesh Ambalal, Ranjan Ambalal, Revaben Ambalal, Ranchod Ambalal, Meena Ambalal, Sonaben Ambalal, Savitaben Ambalal, Jagdish Shantilal, Vinod Shantilal, Manuben Mahijibhai, Arvind Mahijibhai, Laxmi Mahijibhai, Nanda Mahijibhai, Rajubhai Mahijibhai, Naginbhai Mahijibhai, Mahesh Mahijibhai, this entry duly cancelled on dated 01/08/2011.
- Entry no. 2039 dated 07/10/2011 the said entry regarding the release the rights in the said property by Chimanbhai Chhitabhai, Kapila chhitabhai, Kantiben Chhitabhai, Madhuben Chhitahai, Dahiben Ambalal, Ganpatbhai Ambalal, Jasodaben Ambalal, Laljibhai Ambalala, Arvindbhai Ambalal, Mahesh Ambalal, Ranjan Ambalal, Revaben Ambalal, Ranchod Ambalal, Meena Ambalal, Sonaben Ambalal, Savitaben Ambalal, Jagdish Shantilal, Vinod Shantilal, Manuben Mahijibhai, Arvind Mahijibhai, Laxmi Mahijibhai, Nanda

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જુના પાદરા રોડ, વડોદરા.
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Mahijibhai, Rajubhai Mahijibhai, Naginbhai Mahijibhai, Mahesh Mahijibhai,
this entry duly cancelled on dated 26/11/2011.

- Entry no. 2073 dated 17/2/2012 the said entry regarding the release the rights in the said property by Chimanbhai Chhitabhai, Kapila chhitabhai, Kantiben Chhitabhai, Madhuben Chhitabhai, Dahiben Ambalal, Ganpatbhai Ambalal, Jasodaben Ambalal, Laljibhai Ambalal, Arvindbhai Ambalal, Mahesh Ambalal, Ranjan Ambalal, Revaben Ambalal, Ranchod Ambalal, Meena Ambalal, Sonaben Ambalal, Savitaben Ambalal, Jagdish Shantilal, Vinod Shantilal, Manuben Mahijibhai, Arvind Mahijibhai, Laxmi Mahijibhai, Nanda Mahijibhai, Rajubhai Mahijibhai, Naginbhai Mahijibhai, Mahesh Mahijibhai, this entry duly certified on dated 11/06/2012.
- That the M/s. Akshar Properties Partnership firm had purchased the said property i.e. Block No. 129 Khata No. 57 admeasuring about 1520 sq. mts. from Harsh Dipakbhai Shah Power of attorney Holder of Jayantibhai Chitabhai Waghela with registered sale deed which is registered at serial No. 6936 of 2015 dated 14/05/2015. Regarding this sale deed the Entry No. 2690 is duly certified in revenue record on dated 27/06/2017.
- I have gone through the revenue record of old survey no. 136/4 its survey no. 126 verified and find that the said property is in name of m/s. Akshar property and partnership firm.
- Entry no. 1716 dated 7/6/2008 the said entry is regarding the order of Mamlatdar in case no. RTS. 30/2008 dated 30/05/2008 in this entry the mistakes of computer is corrected by the Mamlatdar entry duly certified on 31/07/2008.
- Entry no. 1756 dated 21/07/2008 this entry regarding the mistake of Mamlatdar Vadodara city in RTS case no. 3516/08 this entry duly certified on 04/09/2008.
- Entry no. 1788 dated 22/10/2008 wherein on the death of Waghela Kholabhai Kilabhai the property is in herited i.e. Waghela Kashiben Kholabhai, Waghela

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શુભ પાદરા રોડ, વડોદરા.
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Natubhai Kholabhai and Waghela Shakuben Kholabhai the said entry is duly certified on 25/11/2008.

- Entry No. 1996 dated 27/04/2011 this entry regarding the sale deed executed by Waghela Kashiben Kholabhai, Waghela Natubhai Kholabhai and Waghela Shakuben Kholabhai in favour of Vipulbhai Madhubhai Patel with registered sale deed no. 1449 this entry duly certified on 06/09/2011.
- I have gone through the revenue record of old survey no. 136/3 its survey no. 127 verified and find that the said property is in the name of m/s. Akshar property a partnership firm
- Entry no. 1716 dated 7/6/2008 the said entry is regarding the order of Mamlatdar in case no. RTS. 30/2008 dated 30/05/2008 in this entry the mistakes of computer are corrected by the Mamlatdar entry duly certified on 31/07/2008.
- Entry no. 1756 dated 21/07/2008 this entry regarding the mistake of Mamlatdar Vadodara city in RTS case no. 3516/08 this entry duly certified on 04/09/2008.
- Entry No. 1997 dated 27/04/2011 this entry regarding the sale deed executed by Waghela Kashiben Chotabhai, Waghela Mafatbhai Chotabhai in favour of Vipulbhai Madhubhai Patel with registered sale deed no. 1449 dated 07/02/2011 this entry duly certified on 06/09/2011.
- Shri Harsh Dipakbhai Shah had purchased the said property i.e. Block No. 126 Old survey No. 136/4 admeasuring about 3036 sq.mts. from Daxay Hasmukhbhai Thakkar Power of attorney Holder of Vipulbhai Madhubhai Patel by a registered sale deed which is registered at serial No. 1859 of 2014 dated 14/02/2014.
- That the Harsh Dipakbhai Shah had purchased the said property i.e. Block No. 127 old Survey No.136/3 admeasuring about 1584 sq.mts. from Daxay Hasmukhbhai Thakkar Power of attorney Holder of Vipulbhai Madhubhai

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ઓફીસ
ઓ/૧૧૩, રાજલક્ષ્મી કોમ્પ્લેક્સ,
જુના પાદરા રોડ, વડોદરા.
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Patel with registered sale deed which is registered at serial No. 1861 of 2014 dated 14/02/2014.

- That the M/s. Akshar Properties a Partnership firm had purchased the said properties i.e. Block No. 126 Old survey No. 136/4 admeasuring about 3036 sq.mts. and Block No. 127 old Survey No.136/3 admeasuring about 1584 sq.mts. from Harsh Dipakbhai Shah by a registered sale deed which is registered at serial No. 10471 of 2015 dated 01/08/2015.
- N.A. permission was granted by District Collector, Vadodara for Block No. 129 (old Survey No. 136/2) admeasuring about 1520 sq. mts. For Residential purpose on dated 28/01/2015 in favour of Shri Jayantibhai Chitabhai Waghela with serial No. NA/SR/816/2014-15.
- N.A. permission was granted by District Collector, Vadodara for Block No. 126 (old Survey No. 136/4) admeasuring about 3036 sq. mts. And Block No. 127 (old Survey No, 136/3) admeasuring about 1584 sq. mts. For Residential purpose on dated 04/01/2014 in favour of Shri Vipulbhai Madhubhai Patel with serial No. NA/SR/737/2013-14. Mutation entry no. 2247 duly certified on dated 23/04/2014.
- On Investigating Original Village Form No. 7 & 12 of Land Bearing Block No. 126, 127 and 129. I found that Land Bearing 126, 127 and 129 belongs to M/s. Akshar Properties a Partnership Firm.
- That the Development Permission Granted By VMSS of Block No. 126,127,129 by in Favour of Mr. Vipulkumar Jamnadas Dharsandia Partner of M/s. Akshar Properties Partnership Firm with serial No. Ward-6-2/2021-22 on dated 19/06/21 for 5807.99 sq mtrs out of 6140 sq mts.
- Vadodara Urban Development Organization (VUDA) had issued certificate for Block No. 126, 127, 129 with serial no. UDA/Plan 6 /parvangi /44/2015 on dated 01/09/2016 in favour of Mr. Vipul Madhubhai Patel.

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એ/૧૧૩, રાજલક્ષ્મી કોમ્પ્લેક્સ,
જુગા પાદરા રોડ, વડોદરા.
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- I have taken search for last 15 years i.e. 2006-2021 in the sub-registrar Akota office Vadodara. That I have not found any other transaction regarding the Kalali Block No. 126, 127, 129 Total Admeasuring about 6140 sq.mts. That the copy of the search report receipt no. 16733 dated 25.11.2021 and no. 16734 Dated: - 25.11.2021 are attached herewith. there after I have taken search for year 1991 to 2006 in the sub-registrar-1(1991-1994) and the sub-registrar Akota office Vadodara(1994-2006). That I have not found any other transaction regarding the Kalali Block No. 126, 127, 129 Total Admeasuring about 6140 sq.mts. That the copy of the search report receipt no. 7460 dated 07.05.2022 and no. 7768 Dated:- 10.05.2022 are attached herewith. **That I have taken search for last 30 years i.e.1991-2021.**

- That the Registered Mortgage Release Deed of Block No. 126, 127 and 129 was executed by State Bank of India in favour of Mr. Ketankumar Amrutlal Patel, Mr. Vipulkumar Jamnadas Dharsandia and Mr. Kamleshkumar Bhikhabhai Patel partners of M/s Akshar properties a partnership a firm with bearing Sr. no. 23561 of 2021 on Dated:- 29/12/2021.

From the above I am of the opinion that title to the said properties i.e. Registration Sub – Registration District Vadodara, Village Kalali , Block/Survey No. 129 Khata No. 57 Old Survey No. 136/2 admeasuring about 1520 Sq. mts And Block No. 126 Its Khata No. 403 Its Old Survey No. 136/4 admeasuring about 3036 Sq. mts And Block No. 127 Khata No. 402 Its Old Survey No. 136/3 admeasuring about 1584 Sq. mts Total Admeasuring About 6140 Sq.mts. For the project Known as Pushti Bungalows to be developed by the Akshar Properties and the developement permission granted for 5807.99 sq mts. and the said properties are clear and marketable and free from any encumbrance.

Date: - 11/05/2022
Vadodara.

SANAD NO: G/
322/1976

JAGDISH S. CHOKSHI

Advocate

જગદીશ એસ. ચોકશી
એડવોકેટ
અ/૧૧૩, રાજલક્ષ્મી કોમ્પ્લેક્સ,
જુના પાદરા રોડ, વડોદરા.
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