

Date: 28.1.2019

To,

M/s. Mahduvan Developers

At: 301, Kishan Flats, Shreenagar society

27/B, Akota, Vadodara

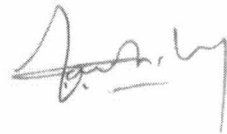
Vadodara

Sub.: Title Clearance Certificate

Re.: Investigation of title and issuance of non encumbrance certificate in respect of an immovable property being a non-agricultural land lying being and situate at village and taluka Dabhoi sim admeasuring 28010 sq. mtrs. on the Southern Side out of land bearing Revenue Survey no. 1727/2 paiki 2 admeasuring 25745 Sq. Mtrs. as well as Revenue Survey no. 1727/3/A admeasuring 21287 Sq. Mtrs. in the sub registration district Dabhoi registration district Vadodara

Mr. Vishalkumar Mohanbhai Tilva, partner of M/s. Madhuvan Developers, a partnership firm approached me with a request to issue a title report in respect of captioned land for the intervening period from 2014 (as post issuance of my earlier report dated 16.08.2014 of same lands). I therefore, verified the documents produced before me for the purpose aforesaid and also conducted a search with the office of sub – registrar, Dabhoi for 06 years (i.e. from 2014 to 2019) and my report on investigation of title and encumbrance is as under:

1. That I have issued earlier on 16.08.2014 two separate title reports for the lands stated herein above i.e. Revenue Survey no. 1727/2 paiki 2 admeasuring 25745 Sq. Mtrs. as well as Revenue Survey no. 1727/3/A admeasuring 21287 Sq. Mtrs. of village Dabhoi. Now in furtherance to same new report for the intervening period as under:



Documents produced before me and scrutinized by me are as under:

1. Single registered sale deed of land area of 28010 sq. mtrs. on the Southern side out of land bearing Revenue Survey no. 1727/2 paiki 2 admeasuring 25745 Sq. Mtrs. as well as Revenue Survey no. 1727/3/A admeasuring 21287 Sq. Mtrs. in the name of M/s. Madhuvan Developers dated 02.01.2019 duly registered at registration serial no. 09 before SRO, Dabhoi.
2. Kachcha entry of mutation of M/s. Madhuvan Developers bearing no. ME no. 13971 dated 04.01.2019
3. Opinion / recommendation of building / development permission by Town Planning and Assessment Department, Vadodara dated 22.10.2018

Chain of Title:

In my previous titles dated 16.08.2014 I had opined that the lands bearing Revenue Survey no. 1727/2 paiki 2 being non-agricultural land of village taluka Dabhoi, Dist. Vadodara is jointly owned and possessed by following persons viz.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Kuntal Navinchandra Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kakadiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

by virtue of registered sale deeds and their names were entered in the revenue records as joint owners of said lands.



It was also further stated that the above named landowners have given/executed P.o.A in respect of the aforesaid land with other lands in favour of one of the co-owner Chetankumar H. Shah as well as Dakshesh Suresh Modi on 05.10.2011.

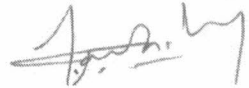
That thereafter Mr. Chetankumar Hasmukhlal Shah himself as well as power of holders of remaining landowners 1). Rameshchandra Ratanlal Parikh, 2). Iraben Nikhilbhai Gajjar, 3). Kuntal Navinchandra Sheth, 4). Nimish Govindbhai Shah 5). Manan Chetankumar Shah, 6). Jagdish Mohanbhai Kakadiya, 7). Vandit Harshadbhai Shah, 8). Nayna Chetankumar Shah, 9). Pavan Chetankumar Shah sold both the non-agricultural land i.e. Revenue Survey no. 1727/2 paiki 2 being non-agricultural land of village taluka Dabhoi, Dist. Vadodara sold 28010 sq. mtrs. Land area on the Southern Side out of total land area of **Revenue Survey no. 1727/2 paiki 2** admeasuring 25745 Sq. Mtrs. as well as **Revenue Survey no. 1727/3/A** admeasuring 21287 Sq. Mtrs. of village Dabhoi to M/s. Madhuvan Developers, a partnership firm by a by a single registered sale deed dated 02.01.2019 duly registered at registration serial no. 09 before the sub registrar, Dabhoi.

That on the basis of name of M/s. Madhuvan Developers is entered / mutated in the revenue records and to that effect at present a Kachcha (mutation) entry no. 13971 dated 04.01.2019.

That Town Planning and Assessment Department, Vadodara has recommended / opined to clear and pass the lay out plans by issuing a development permission bearing no. BP/Dabhoi/2338 dated 22.10.2018 for construction of total 186 units for GF and FF construction.

Opinion

In furtherance to my earlier title reports dated 16.08.2014 for the same lands and in furtherance to same, on perusing the afore mentioned documents and also conducting a search with the office of SRO, Dabhoi for the intervening period of 06 years (i.e. from 2014 to 2019) vide search receipts no. 2019107000383 dated 25.01.2019 as well as 2019107000382 dated 25.01.2019, I am of the opinion that the **M/s. Madhuvan Developers, a partnership firm is the legal, absolute owner of land area admeasuring 28010 sq. mtrs. on the**



Southern Side out of total land bearing **Revenue Survey no. 1727/2 paiki 2** admeasuring 25745 Sq. Mtrs. as well as **Revenue Survey no. 1727/3/A** admeasuring 21287 Sq. Mtrs. of village Dabhoi sim by virtue of registered sale deed dated 02.01.2019 duly registered at serial no. 09.

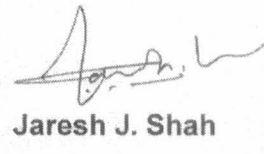
During my possible search with the office of SRO, Dabhoi, I did not find any adverse entry having been registered against the said lands hence, I am of the opinion that M/s. Madhuvan Developers, a partnership firm is the legal and absolute owner of 28010 sq. mtrs. land on the Southern side of total lands land bearing **Revenue Survey no. 1727/2 paiki 2** admeasuring 25745 Sq. Mtrs. as well as **Revenue Survey no. 1727/3/A** admeasuring 21287 Sq. Mtrs. of village Dabhoi sim with Clear, Marketable titles free from encumbrances.

Description of the Property / Land

All that piece and parcel of immovable property being non-agricultural land adm. 28010 sq. mtrs. on the Southern side out of total land of **Revenue Survey no. 1727/2 paiki 2** admeasuring 25745 Sq. Mtrs. as well as **Revenue Survey no. 1727/3/A** admeasuring 21287 Sq. Mtrs. lying being and situate at villager Dabhoi sim in the sub registration district Dabhoi, registration district Vadodara and is bounded by as under:

East:	Adjoining remaining land bearing R. S. No. 1727/2 paiki 2
West:	Adjoining land bearing R. S. No. 1881
North:	Adjoining land bearing R. S. No. 1727/2 paiki 1
South:	Railway Line and Land of Railway




Jareesh J. Shah
 Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.1727/2 પૈકી 2 દક્ષિણ તરફની 28010 ચો.મી.

Search in : DABHOI.. /DABHOI..

પહોંચ નંબર ૨૦૧૮૧૦૭૦૦૦૩૮૩ અરજી નંબર ૧૬૭ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૫ માહે જાન્યુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ જરેશ જે શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા વાદીઓ (કલમ ૬૪ થી ૬૭).....

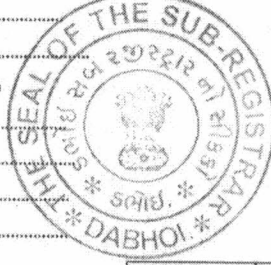
શોધ અગર તપાસણી.....Year: 2014 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૧૪૦.૦૦

કુલ એકદરે રૂ. ૧૪૦.૦૦

અંકે રૂપિયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

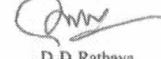
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


D D Rathava
સબ રજીસ્ટ્રાર
ડાહોઈ

2014

સુપ્રિટેન્ડેન્ટ ઓફ સેમ્પલ અને હેસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2019

સિદ્ધાંત પરના બીજા અંગેનું પત્રક

Search in જરૂર જો શાહ

અરજી નંબર : ૧૬૭

ગામ નું નામ : DABHOI..

સિદ્ધાંતનું વર્ણન રે.સ.નં.1727/2 પેઢી 2 દક્ષિણ તરફની 28010 ચો.મી.

દસ્તાવેજની આ શીધ એસ.આર.ઓ - ડભોઈ મા -5 વર્ષના છેડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શીધનો ઉપયોગ સિદ્ધાંત પરના બીજા અંગેનું પત્રક પુરતીજ પુરતીજ મર્યાદીત રહેશે આ શીધમાં તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજનો સમાવેશ થયેલ છે

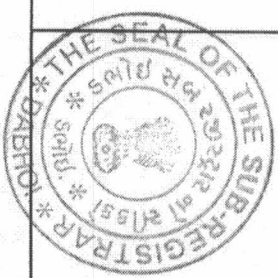
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણ વિશે બાંધકામી આપતા નથી અને એમાંની કોઈપણ માહિતી સબંધમાં નુકસાની માટેના કોઈપણ કસ્ટોવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ડિસ્કમાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ધર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ મંબર નોંધણીની તારીખ	દસ્તાવેજ મંબર	શેરો
		1. રમેશચંદ્ર રતનલાલ પરીખ 2. ઇરાવિન નિખિલભાઈ ગાજર 3. કુન્તાલ નવિનચંદ્ર શાહ 4. નિમેષ ગોવિંદભાઈ પટેલ 5. મનન ચેતનકુમાર શાહ 6. જગદીશ મોહનભાઈ કાકડીયા 7. વીરત હર્ષદભાઈ શાહ 8. નયના ચેતનકુમાર શાહ 9. પવન ચેતનકુમાર શાહ 10. ચેતનકુમાર હસમુખલાલ શાહ.....				



તારીખ : ૨૫/૦૧/૨૦૧૯

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ડભોઈ



2014
2019

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસ્ટેપ્લેટ જનરલ ઓફ રજીસ્ટ્રેશન (પહેલું લિસ્ટ - ગુજરાત રાજ્ય)

પ્રિન્ટ પરના બીજા એંજોનું પત્રક

Search in જરેશ જી શાહ

અરજી નંબર : ૧૬૭

ગામ નું નામ : DABHOI..

મિલકતનું વર્ણન રે.સ.નં.1727/2 પેકી 2 દક્ષિણ તરફની 28010 ચો.મી.

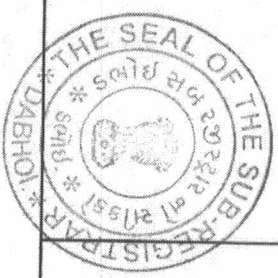
દસ્તાવેજની આ શીધ એસ.આર.ઓ - 5ભોઇ મા -5 વર્ષના ઇકેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીધનો ઉપયોગ પ્રિન્ટ પરના બીજા એંજોનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શીધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સંબંધીકાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બંધાધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુદી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
માહિતી ફેરખત/વેચાણ રે. 300000000	બ્લોક નં. ચો.મી. આકાર 1727/3ખ 21287 20721 1727/2પેકી 2 25745 20721 ઉપરોક્ત પેકી દક્ષિણ દિશા તરફની 28010 બીન ખેતીની જમીન	પુષ્પી એન્ટરપ્રાઇઝ નામની ભાગીદારી પેક્લી ના બધા ભાગીદારો ઉપરોક્ત તમામના ક્ર.મુ. ચેતનકુમાર હેસમુખલાલ શાહ	મેસેસ મધુવન ડેવલોપમેંટ એ નામની ભાગીદારી પેક્લી તરફ અને વતી વહીવટકર્તા ભાગીદાર વિશાલકુમાર મોહનભાઈ દિલવા	03/09/2016 03/09/2016	૯	

તારીખ : ૨૫/૦૧/૨૦૧૯ સહ-રજીસ્ટ્રાર એસ.આર.ઓ - 5ભોઇ



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 1727/3/અ

Search in : DABHOI.. /DABHOI..

પહોંચ નંબર ૨૦૧૮૧૦૭૦૦૦૩૮૨ અરજી નંબર ૧૭૬ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૫ માટે જાન્યુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ જરેશ જે શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

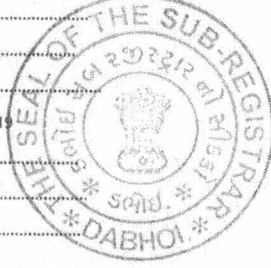
શોધ અગર તપાસણી.....Year: 2014 2015

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૧૪૦.૦૦

કુલ ચેકકદ રૂ. ૧૪૦.૦૦

અંકે રૂપિયા ચેક સો ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

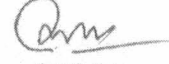
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



D D Rathava
સબ રજીસ્ટ્રાર
ડભોઈ

મિલકત પરના બીજા અંગોનું પત્રક

Search in જરેશ જે શાહ

અરજી નંબર : ૧૬૬

ગામ નું નામ : DABHOI..

મિલકતનું વર્ણન રે.સ.નં. 1727/3/ખ

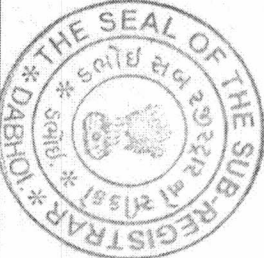
દસ્તાવેજની આ શોધ એસ.આર.ઓ - ડભોઈ

મા -5 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગોનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકર્તા આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ કક્ષાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આગે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શ્રેણી
				નોંધણીની તારીખ		
શ્રી.		NO DATA AVAILABLE				



Om

તારીખ : સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ડભોઈ

ADVOCATE

JARESH JAGDISHCHANDRA SHAH
B.Sc., LL.B. (Advocate) Gold Medalist

Office : 103, 2nd Floor, Crescent Complex, 47/A, Purshottam Nagar Society, Near Urmi Cross Road,
BPC-Akota Road. Vadodara-390 020. Ph. : 0265-2325479, email : jaresh00@gmail.com

Date: 16.08.2014

To,

Prushti Enterprise

At: Vrundavan Township

Opp. Vega Jinning Factory

Vega – Bodeli Road,

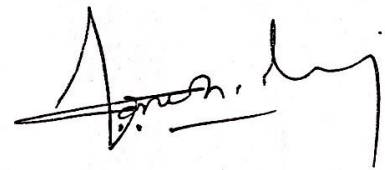
Ta: Dabhoi

Dist: Vadodara

Sub. : Title Clearance Certificate

Re. : Investigation of title and issuance of non
encumbrance certificate in respect of an immovable
property being a non agricultural land lying being
and situate at village and taluka Dabhoi bearing
Revenue Survey no. 1727/2 paiki 2 admeasuring
25745 Sq. Mtrs. in the sub registration district
Dabhoi registration district Vadodara

That authorized representative Mr. Dakshesh Modi of Prushti Enterprise, a partnership firm approached me with a request to investigate the title and issue non encumbrance certificate of captioned property over which a scheme named Vrundavan Township is floated. In order to issue Title Clearance Certificate for the said land I have perused the revenue record as well as sale deed of the owners and government orders and also conducted a search with the office of Sub Registrar, Dabhoi of District Vadodara for the period of last 30 years and on such investigation my opinion on title of the said land is as under : -



R. S. No. 1727/2 paiki 2 of Dabhoi sim

That the aforesaid land was identified by Revenue Survey no. 1727/2 which was occupied by Occhavlal Ranchhodbhai Sheth from whom the said land went to the share of Chimanlal Bapulal Sheth on the basis of partition deed dated 17.08.1953 which is evident from mutation entry no. 188 dated 28.02.1955.

Thereafter name of Chimanlal Bapulal Sheth was further confirmed and fortified by Durasti Patrak (Rectification of Statement of Record) which is evident from mutation entry no. 1280 dated 20.08.1958.

That mutation entry no. 2072 dated 04.10.1962 was certified in respect of reduction of akar (assessment value of the land) pursuant to the direction of concerned authority.

I have also perused the mutation entry no. 4119 dated 15.12.1976 which is pertaining to the division of the said land into three parts in the name of following persons and accordingly hissa forms were prepared. These three landowners are as under :

1. Revenue Survey no. 1727/1 - Viththaldas Bapulal Sheth
2. Revenue Survey no. 1727/2 - Chimanlal Bapulal Sheth
3. Revenue Survey no. 1727/3 - Madhukanta wd/o Occhavlal Sheth

Since present title report is for land bearing R. S. No. 1727/2 and hence its chain of title is narrated hereunder which is owned by Chimanlal Bapurlal Sheth.

That said Chimanlal B Sheth expired on 24.01.1982 and hence his legal heirs viz.

1. Gopalbhai Chimanlal Sheth
2. Kanaiyalal Chimanlal Sheth
3. Hemantbhai Chimanlal Sheth
4. Mukeshkumar Chimanlal Sheth

5. Manjuben Chimanlal Sheth
6. Heenaben Chimanlal Sheth and
7. Padmaben Chimanlal Sheth

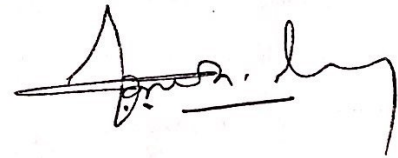
Succeeded the said land vide mutation entry no. 5145 dated 27.05.1982.

That the above named landowners sold the said land to Istiyak Ibrahim Babuji for Rs. 45000/- on 28.07.1987 and his name was entered in the revenue record vide mutation entry no. 6099 dated 19.08.1987.

Said Istiyak I Babuji sold the said land to Ibrahimbhai Kalubhai Truckwala for Rs. 47,000/- on dated 22.08.1988 and on its basis his name was entered in the revenue record vide mutation entry no. 6359 dated 23.08.1988.

Said Ibrahimbhai Kalubhai Truckwala effected partition by partition deed dated 29.09.1988 between his sons by which his sons got said land in the proportion as under :

Sr. no.	Name	R. S. NO.	Area
1.	Ismailbhai Ibrahimbhai Truckwala	1727/2	25745 Sq. Mtrs. (North side land)
2.	Mithabhai Ibrahimbhai Truckwala	1727/2	25745 Sq. Mtrs. (South side land)
3.	Mohammadbhai Ibrahimbhai Truckwal	1729 as well as 1727/3/B paiki	10465 Sq. Mtrs. of R.S no. 1729 & 389 Sq. Mtrs. of R.S no. 1727/B paiki



The effect of said partition was given in the revenue record vide mutation entry no. 6389 dated 01.10.1988 and the said entry was duly certified on 03.12.1988.

That Mithabhai I Truckwala pursuant to the partition aforestated became an owner of R.S. no. 1727/2 (south side). Said said Mithabhai Ibrahimbai died on 10.03.1984 and therefore his legal heirs viz.

1. Mahendihussain Mithabhai Truckwala
2. Rukshanabanu Mithabhai Truckwala
3. Mariyyambu wd/o Mithabhai Truckwala
4. Yasminbanu Mithabhai Truckwala
5. Mohasin Mithabhai Truckwala and
6. Khudeja Mithabhai Truckwala

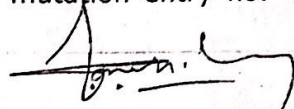
Succeeded the said land as joint owners vide mutation entry no. 7668.

That Haji Ismailbai Haji Ibrahim Truckwala became an owner of Revenue Survey no. 1727/2 (North side) pursuant to the aforestated partition who also died on 30.10.1999 and hence his legal heirs viz.

1. Aminabu Ismailbai
2. Chand Mohammad Ismailbai
3. Nasimbanu Ismailbai
4. Nizarbanu Ismailbai
5. Maherumbanu Ismailbai

Succeeded his share in the land vide mutation entry no. 9140 dated 24.06.2003.

That notice u/s 84(c) of Bombay Tenancy Act was issued on the premise that there was a breach of said provisions on account of sale of land. However the said notice was withdrawn pursuant to an order passed in Tenancy Case no. 10/09 and the effect of withdrawal of the said notice was given in the revenue record vide mutation entry no.



10543 dated 08.09.2009 and due to withdrawal of said notice said land remained free in the hands of above named landowners.

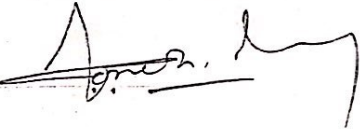
I have perused the mutation entry no. 10775 dated 23.03.2010 which upheld the order of withdrawal of notice u/s 84(c) by the Court of Land Reforms, Vadodara (Jamin Sudharana) in a case no. Tenancy/Appeal/52/2009 dated 10.02.2010.

Thereafter said Aminabu Ismailbhai and others sold the said land bearing Revenue Survey no. 1727/2 (North side) identified by R.S no. 1727/2 paiki 2 to 1) Mr. Shantilal Kanaiyalal Somani and 2) Mrs. Godavariben Shantilal Somani by a registered sale deed dated 20.03.2010 duly registered at registration serial no. 666 and on its basis their names were entered in the revenue record as the joint owners of the said land vide mutation entry no. 10777 dated 24.03.2010. The said entry is duly certified on 14.05.2010.

That both Mr. and Mrs. Shantilal K. Somani further sold the said land to the following persons.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Navinchandra Ratanlal Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

By a registered sale deed dated 28.10.2010 duly registered in the office of Sub Registrar, Dabhoi at registration serial no. 2428 and on its basis their names were entered in the revenue record vide mutation entry no. 11073 dated 04.11.2010. The said entry was duly certified on 21.02.2011.

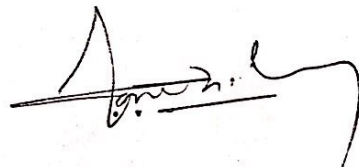


That in the said sale deed on page no. 16 inadvertently survey no. of the land was wrongly typed as 1727/2 paiki 1 instead of correct survey no. 1727/2 paiki 2 since by said sale deed land bearing R. S. No. 1727/2 paiki 2 was agreed to be sold hence, the parties to said sale deed dated 28.10.2010 executed a rectification deed correcting aforementioned mistake in respect of no. of revenue survey no. on 05.08.2014 duly registered at sr. no. 1517 in the office of sub registrar, Dabhoi, district Vadodara.

From amongst above named landowners no. 3 viz. Navinchandra Ratanlal Sheth expired on 12.02.2011 and hence his legal heirs viz. 1) Kokilaben Navinchandra 2) Kuntal Navinchandra 3) Sheetalben Navinchandra succeeded the said land and heir names were entered in the revenue record vide mutation entry no. 11295 dated 15.04.2011 to the extent of share of deceased and from amongst these three legal heirs Kokilaben Navinchandra and Sheetalben Navinchandra released their right, title, claim and interest in the said land in favour of Kuntal Navinchandra which is evident from mutation entry no. 11296 dated 15.04.2011 and the said entry is duly certified on 08.06.2011.

Thus at present Revenue Survey no. 1727/2 of village and taluka Dabhoi sim is owned and possessed jointly by following persons viz.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Kuntal Navinchandra Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah



That it is required to state that the P.o.A in respect of the aforesaid land with other lands is given by the landowner Rameshchandra R Parikh and others 9 in favour of one of the co owner Chetankumar H. Shah as well as Dakshesh Suresh Modi on 05.10.2011.

It is required to state that the said landowners have formed a partnership firm viz. Prushti Enterprise and floated a scheme of Vrundavan Township on the said land and I have perused the partnership deed of the said firm dated 27.02.2014 which is in respect of development of the various land including the captioned land.

That the aforesaid land i.e. Revenue Survey no. 1727/2 was converted into non agricultural land by an order of Collector of Vadodara bearing no. Rev/NA/SR/56/2012 - 13 no. Land/D/sec. 65/Vashi/2496/2013 dated 29.07.2013. The effect of N.A order was given in revenue record vide mutation entry no. 12273 and therefore I am of the opinion that as far as the title of the land above referred is concerned they are clear, marketable and free from encumbrances.

Opinion

Having regard to what has been stated herein above after verifying, scrutinizing documents alongwith causing a search to be made with the office of Sub Registrar, Dabhoi for the period of 30 years I am of the opinion that,

Land bearing Revenue Survey no. 1727/2 paiki 2 being non agricultural land of village taluka Dabhoi, Dist. Vadodara is jointly owned and possessed by following persons viz.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar



3. Kuntal Navinchandra Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

And their titles are clear, marketable and free from encumbrances.



A handwritten signature in black ink, appearing to be "Jaresh J. Shah".

Jaresh J Shah
Advocate

પહોંચ નંબર: ૨૦૧૪૧૦૭૦૦૨૪૦૨

અરજી નંબર:

૮૧૯

અરજી વર્ષ:

૨૦૧૪

તારી: ૧૪

માસ: ઓગસ્ટ

સને: ૨૦૧૪

રજુ કરનારનું નામ JARESH J SHAH

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પ્લાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસાણી.....

Year :

૧૯૯૫

૨૦૧૪

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૬૦

અંકે રૂપીયા એકસો સાઠ પુરા.

દસ્તાવેજ

..... ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

(Rajnikant Chimanlal Bhatt)

સબ રજીસ્ટ્રાર

ડાહોઈ

IGR-NIC

2478628654585544822

૧૪/૮/૨૦૧૪

૪:૩૬:૧૦ pm

ADVOCATE

JARESH JAGDISHCHANDRA SHAH

B.Sc., LL.B. (Advocate) Gold Medalist

Office : 103, 2nd Floor, Crescent Complex, 47/A, Purshottam Nagar Society, Near Urmi Cross Road,
BPC-Akota Road. Vadodara-390 020. Ph. : 0265-2325479, email : jaresh00@gmail.com

Date: 16.08.2014

To,

Prushti Enterprise

At: Vrundavan Township

Opp. Vega Jinning Factory

Vega – Bodeli Road,

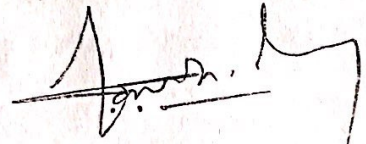
Ta: Dabhoi

Dist: Vadodara

Sub. : Title Clearance Certificate

Re. : Investigation of title and issuance of non encumbrance certificate in respect of an immovable property being a non agricultural land lying being and situate at village and taluka Dabhoi bearing Revenue Survey no. 1727/3/A admeasuring 21287 Sq. Mtrs. in the sub registration district Dabhoi registration district Vadodara

That authorized representative Mr. Dakshesh Modi of Prushti Enterprise, a partnership firm approached me with a request to investigate the title and issue non encumbrance certificate of captioned property over which a scheme named Vrundavan Township is floated. In order to issue Title Clearance Certificate for the said land I have perused the revenue record as well as sale deed of the owners and government orders and also conducted a search with the office of Sub Registrar, Dabhoi of District Vadodara for the period of last 30 years and on such investigation my opinion on title of the said land is as under : -



R. S. No. 1727/3/A of village Dabhoi

It is seen from the revenue record that the captioned land was occupied by Mr. Occhavlal R. Sheth as can be evident from mutation entry no. 1/31.

That the mutation entry no. 1280 dated 20.08.1958 was certified in respect of the rectification carried out in the record according to durasti patrak prepared by the concerned authority.

Similarly mutation entry no. 4103 dated 15.12.1973 was also certified in respect of the rectification in the measurement of various lands of Dabhoi sim which includes the captioned land bearing R.S no. 1727/3 of village Dabhoi sim.

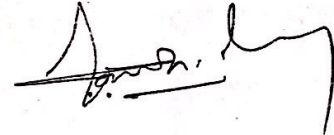
That after the death of said Occhavlal R Sheth the said land was transferred in the name of his widow Madhukantaben as is evident from mutation entry no. 1445.

I have also perused the mutation entry no. 4119 dated 15.12.1976 which is pertaining to the division of the said land into three parts in the name of following persons and accordingly hissa forms were prepared. These three landowners are as under :

1. Revenue Survey no. 1727/1 – Viththaldas Bapulal Sheth
2. Revenue Survey no. 1727/2 - Chimanlal Bapulal Sheth
3. Revenue Survey no. 1727/3 – Madhukanta wd/o Occhavlal Sheth

Since we are discussing here the land bearing Revenue Survey no. 1727/3 and hence its chain of title is narrated hereunder which is owned by Madhukantaben wd/o Occhavlal Sheth.

That Madhukantaben O. Sheth as an owner of the said land sold it to Ismailbhai Ibrahimbhai on 13.03.1987 for Rs. 30,000/- and on its basis his name was entered in the revenue record vide mutation entry no. 6263 dated 06.04.1988.



Said Ismailbhai Ibrahimbhai further sold the said land to 1) Mithabhai Ibrahimbhai Truckwala and 2) Mohammadbhai Ibrahimbhai Truckwala for Rs. 32,000/- by sale dated 22.02.1989 and on its basis their names were mutated in the revenue record vide mutation entry no. 6646 dated 30.09.1989.

That from amongst above named two landowners Mithabhai I Truckwala expired on 17.03.1994 and hence his legal heirs viz.

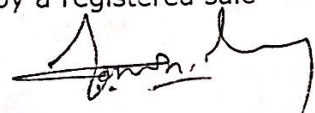
1. Mahendihussain Mithabhai Truckwala
2. Rukshanabanu Mithabhai Truckwala
3. Mariyyambu wd/o Mithabhai Truckwala
4. Yasminbanu Mithabhai Truckwala
5. Mohasin Mithabhai Truckwala and
6. Khudeja Mithabhai Truckwala

Succeeded the said land as joint owners to the extent of share of deceased vide mutation entry no. 7668 dated 25.04.94.

That notice u/s 84(c) of Bombay Tenancy Act was issued on the premise that there was a breach of said provisions on account of sale of land. However the said notice was withdrawn pursuant to an order passed in Tenancy Case no. 10/09 and the effect of withdrawal of the said notice was given in the revenue record vide mutation entry no. 10543 dated 08.09.2009 and due to withdrawal of said notice said land remained free in the hands of above named landowners.

I have perused the mutation entry no. 10775 dated 23.03.2010 which upheld the order of withdrawal of notice u/s 84(c) by the Court of Land Reforms, Vadodara (Jamin Sudharana) in a case no. Tenancy/Appeal/52/2009 dated 10.02.2010.

Thereafter said Mohammad I. Truckwala and legal heirs of deceased Mithabhai I. Truckwala sold the said land bearing Revenue Survey no. 1727/3 of village Dabhoi sim to 1) Mr. Shantilal Kanaivalal Somani and 2) Mrs. Godavariben Shantilal Somani by a registered sale



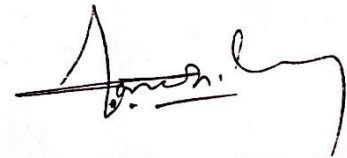
deed dated 20.03.2010 duly registered at registration serial no. 669 and on its basis their names were entered in the revenue record as the joint owners of the said land vide mutation entry no. 10778 dated 24.03.2010. The said entry is duly certified on 14.05.2010.

That both Mr. and Mrs. Shantilal K. Somani further sold the said land to the following persons.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Navinchandra Ratanlal Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

By a registered sale deed dated 03.11.2010 duly registered in the office of Sub Registrar, Dabhoi at registration serial no. 2429 for Rs. 29,80,180/- and on its basis their names were entered in the revenue record vide mutation entry no. 11075 dated 04.11.2010.

From amongst above named landowners no. 3 viz. Navinchandra Ratanlal Sheth expired on 12.02.2011 and hence his legal heirs viz. 1) Kokilaben Navinchandra 2) Kuntal Navinchandra 3) Sheetalben Navinchandra succeeded the said land and heir names were entered in the revenue record vide mutation entry no. 11295 dated 15.04.2011 to the extent of share of deceased and from amongst these three legal heirs Kokilaben Navinchandra and Sheetalben Navinchandra released their right, title, claim and interest in the said land in favour of Kuntal Navinchandra which is evident from mutation entry no. 11296 dated 15.04.2011 and the said entry is duly certified on 08.06.2011.



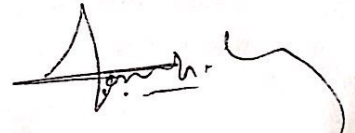
Thus at present Revenue Survey no. 1727/3/A of village and taluka Dabhoi sim is owned and possessed jointly by following persons viz.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Navinchandra Ratanlal Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

That it is required to state that the P.O.A in respect of the aforesaid land with other lands is given by the landowner Rameshchandra R Parikh and others 9 in favour of one of the co owner Chetankumar H. Shah as well as Dakshesh Suresh Modi on 05.10.2011.

It is also required to state that in order to reach to the caption land i.e. Revenue Survey no. 1724 and 1881 there is a way from Block/Revenue Survey no. 8 paiki 2, 10, 12 and 14 of village Vega sim of Taluka Dabhoi and hence the owners of the said land have executed a consent deed on a stamp paper of Rs. 100/- (5 stamp papers each of Rs. 20/-) dated 06.04.2011 granting permission to use the said land by way of earmarking road area for reaching to the captioned land.

It is required to state that the said landowners have formed a partnership firm viz. Prushti Enterprise and floated a scheme of Vrundavan Township on the said land and I have perused the partnership deed of the said firm dated 27.02.2014 which is in respect of development of the various land including the captioned land.



That the aforesaid land was converted into non agricultural land by an order of Collector of Vadodara bearing no. Rev/NA/SR/56/2012 - 13 no. Land/D/sec. 65/Vashi/2496/2013 dated 29.07.2013 and therefore I am of the opinion that as far as the title of the land above referred is concerned they are clear, marketable and free from encumbrances.

Opinion

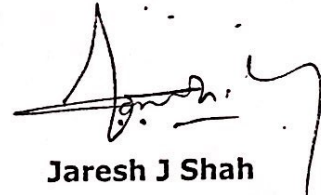
Having regard to what has been stated herein above after verifying, scrutinizing documents alongwith causing a search to be made with the office of Sub Registrar, Dabhoi for the period of 30 years I am of the opinion that,

Land bearing Revenue Survey no. 1727/3/A being non agricultural land of village taluka Dabhoi, Dist. Vadodara is jointly owned and possessed by following persons viz.

1. Rameshchandra Ratanlal Parikh
2. Iraben Nikhilbhai Gajjar
3. Kuntal Navinchandra Sheth
4. Nimish Govindbhai Shah
5. Manan Chetankumar Shah
6. Jagdish Mohanbhai Kadakiya
7. Vandit Harshadbhai Shah
8. Nayna Chetankumar Shah
9. Pavan Chetankumar Shah and
10. Chetankumar Hasmukhlal Shah

And their titles are clear, marketable and free from encumbrances.




Jaresh J Shah
 Advocate

પહોંચ નંબર: 2018109002801 અરજી નંબર: 216 અરજી વર્ષ: 2018

તા: 18 માહે: ઓગસ્ટ સને: 2018

રજ કરનારનું નામ JARESH J SHAH

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: 1884 2018

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી.....

કુલ એકંદરે રૂ. 150

અંકે રૂપીયા એકસો સાઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Rajnikant Chimantal Bhatt)

સબ રજીસ્ટ્રાર

ડભોઈ

IGR-NIC 7845827074879745687

18/8/2018

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