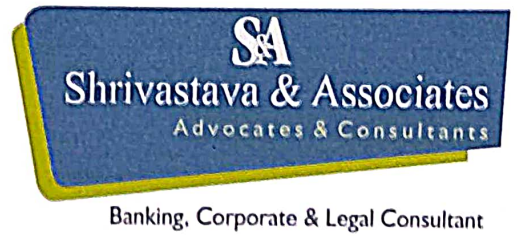




Atul B. Shrivastava (Advocate)
(Gujarat High Court)
M.: 97246 21999
Aryan A. Shrivastava



Date : 21/04/2021

To,
Darshanam Builders (Partnership Firm)
Its partners Anil Makkhanlal Agarwal & others

**INTERVENING PERIOD LEGAL OPINION CUM NON
ENCUMBRANCE CERTIFICATE & LEGAL SCRUTINY REPORT**

REF: In continuation of our earlier report dated 03/09/2020 we have carried out further search in respect of N A LAND adm 4887.50 Sqr Mtrs towards Eastern side out of land adm 9775 Sqr Mtrs of land being R S No 106, 107 (as per 7/12 adm 11414 Sqr Mtrs) , of City Survey office –Vadodara-1, Ward 6 being C S No 1032,1033/A/2 and 1033/B , T P 21 (Akota –Tandalja) , F P No 80 in the Village Sim Tandalja Registration District Sub Dist. Vadodara **presently owned by Darshnam Builders – partnership firm its administrative partner Shri Anil Makkhanlal Agarwal.**

Dear Sir,

We have taken search in SRO for the period of 2019 till 21/04/2021 certify that no other adverse entry were found against captioned land property except the above.

We further certify that Title to the subject property is clear, marketable and free from all encumbrances. This certificate is issued subject to any Banakhat / Agreement / Deed of Sale or other deeds / Document or any litigations which are not disclosed to us and are not found during search.

This report is to be read along with our earlier report dated 03/09/2020.

ENCL:

- **Search Receipts No. 2021016013896 from 2019 to 2021 dated 20/04/2021 along with E C Report are enclosed herewith.**


Atul B. Shrivastava (Advocate)
For Shrivastava Associates

Date : 03/09/2020

To,
Darshanam Builders (Partnership Firm)
Its partners Anil Makkhanlal Agarwal & others

**LEGAL OPINION CUM NON ENCUMBRANCE CERTIFICATE & LEGAL
SCRUTINY REPORT**

REF.: Title Opinion in respect of the following N A LAND adm 4887.50 Sqr Mtrs towards Eastern side out of land adm 9775 Sqr Mtrs of land being R S No 106, 107 (as per 7/12 adm 11414 Sqr Mtrs) , of City Survey office -Vadodara-1, Ward 6 being C S No 1032,1033/A/2 and 1033/B , T P 21 (Akota -Tandalja) , F P No 80 in the Village Sim Tandalja Registration District Sub Dist. Vadodara **presently owned by Darshnam Builders - partnership firm its administrative partner Shri Anil Makkhanlal Agarwal.**

Dear Sir,

With reference to the above referred subject, I state that your office has handed over the documents in respect of the above referred immovable property for obtaining Title Report. As desired by you we have verified the records of the Office of Sub Registrar of Assurance Vadodara as available from the period from **1989 to 2020** and as per available records We have got the search done and this report is being issued. We have also persuaded the documents in respect of the captioned property which are mentioned in this report.

1 - NAME OF THE TITLE HOLDER :

Darshnam Builders - partnership firm its administrative partner Shri Anil Makkhanlal Agarwal

2 - FOLLOWING DOCUMENTS WERE SCRUTINIZED BY ME :

- (1) Copies of the Revenue Records (6, 7/12, 8 - A) .
- (2) Copy of Ruled property card reflecting the name of Darshnam Builders.
- (3) Copy of Registered Sale Deed Sr No 555 dated 13/01/2020 (24/01/2020) in favor of Darshnam Builders - Partnership firm through administrative partner Anil Makkhanlal Agarwal executed by Lanoz Real Estate & Infrastructure Pvt Ltd for adm 4887.50 Sqr Mtrs towards Eastern side out of land adm 9775 Sqr Mtrs land.
- (4) Copy of N A order dated 21/03/1991 issued by Collector Vadodara for Land R S no 106 (adm 7689 Sqr Mtrs) and 107 paika (adm 2346 Sqr Mtrs) Total 10035 Sqr Mtrs.



- (5) Copy of N A order dated 01/11/1993 issued by Collector Vadodara for Land R S no 107 paika adm 1379 Sqr Mtrs.
- (6) Copies of Zone certificate issued by VUDA dated 03/05/2019 and 16/04/2019 for residential zone R-1.
- (7) Copy of Town Planning Valuation sheet.
- (8) Copy of TSR issued by Shri Niramay K Parikh (Adv) dated 30/03/2006.
- (9) Copy of Partnership Deed.

I have scrutinized on the basis of the copies of the documents of title produced before me in respect of said Lands.

I hereby submit my legal opinion cum non - encumbrance certificate & legal scrutiny report as under:

3- FLOW OF TITLE :

1. That, as per Revenue Records Village and documents provided to us land being R S No 106 adm 7689 Sqr Mtrs (Acre 1-36 Gunthas) and R S No 107 adm 10117 Sqr Mtrs (Acre 2-20 Gunthas) of Village Sim Tandalja Registration District Sub Dist. Vadodara was originally owned by Ishwarbhai Garbadbhai Makwana. As per R E No 220 dated 20/09/1954 the name of Mangalbhai Ishwarbhai Makwana was mutated in the records after the death of Ishwarbhai Garbadbhai.
2. That R E No 1746 dated 01/07/1987 reflects that names of Ratila Ishwarbhai, Mohan Ishwarbhai, Khodabhai Ishwarbhai, Rukhiben D/o Ishwarbhai, Chanchlaben D/o Ishwarbhai were mutated along with the names of Mangabhai Ishwarbhai.
3. That Competent authority Dy Colector UC vide order dated 10/01/1991 declared 7689 Sqr Mtrs of R S No 106 and adm 3725 Sqr Mtrs of and R S No 107 as freehold land. Thus total land comes to 11414 Sqr Mtrs.
4. That Collector Vadodara vide orders dated 20-21/3/1991 had declared land adm 7689 Sqr Mtrs of R S No 106 and land adm 2346 Sqr Mtrs of R S No 107 as N A land.
5. That after obtaining permission from competent authorities V M C above said and owners i.e. Ratila Ishwarbhai, Mohan Ishwarbhai, Khodabhai Ishwarbhai, Rukhiben D/o Ishwarbhai, Chanchlaben D/o Ishwarbhai, Mangal Ishwar, Dhura Mangal, Bhagwan Mangal, Ambalal Mangal, Ganpat Ratilal, Bhailabhai Mohan, Mahendra Khoda, Jitendra Khoda and Vishram Corporation (as confirming party) had sold following plots to following persons by way of under mentioned Registered Sale Deeds-



Plot No	Name of Purchaser	Date of Sale Deed	Registration Number of Sale Deed	Measurement (in Sqr Mtrs)
1	Ashutosh Ranjeet Majmudar	09/03/1992	4163	1147.25
2	Shobha Mukesh Kapadia	06/04/1992	6902	1147.25
3	Shenaz Jal Patel and Ketayun Jal Patel	06/04/1992	6950	1147.25
4	Jagdeepsing H Buddhiraam	09/03/1992	4159	1147.25
5	Nisha Karan Grover	06/04/1992	6896	1147.25
6	Sajani Shukul	09/03/1992	4167	1147.25
7	Anita Ajitsingh Babbar	09/03/1992	4155	1147.25
8	Umed Amarchand Fifadara	06/04/1992	6899	1147.25
		Total	--	9178.00

That as the above said lands were included in the City Survey thus records is maintained by City Survey office and city survey numbers 1032,1033/A/2 and 1033/B were allotted.

That land owners had also obtained N A order from Collector Vadodara for and R S no 107 Paik adm 1379 which was granted by Collector Vide order dated 01/11/1993.

Thus total and became 11414 Sqr Mtrs of R S no 106 and 107 city survey number 1032, 1033/A/2 and 1033/B.

That captioned lands were included in T P 21 (Akota -Tandalja) and F P No 80 is allotted and as per F P the measurement of the land comes to 9775 Sqr Mtrs after deductions.

That after selling the above said land in plots to above mentioned persons certain land remained with original land owners. Subsequently land owners and above said 8 persons had sold the land adm 9178 Sqr Mtrs and undivided share of land adm 1912 Sqr Mtrs to Lanoz Real Estate & Infrastructure Pvt Ltd by way of Registered Sale Deed Sr No 7631 dated 30/06/2008. I the said Sale Deed name Vishram Corporation - partnership firm had signed as confirming party No 1 and Karan Grover, Jal Patel, Ashutosh Majmudar, Sajani Shukul and Daljitkaur Buddhiraam had signed as



confirming party No 2. Name of Lanoz Real Estate & Infrastructure Pvt Ltd is mutated in the city survey records vide M E No 2912 certified on 30/09/2008

That Lanoz Real Estate & Infrastructure Pvt Ltd had then sold the land adm 4887.50 Sqr Mtrs (western side land out of 9775 Sqr Mtrs) to Neeta Mukundbhai Patel by way of Registered Sale Deed Sr No 11512 dated 24/07/2017, her name is mutated in the city survey records Vide M E No 20525 which is certified by the competent authority.

That Lanoz Real Estate & Infrastructure Pvt Ltd the sold the remaining ad towards Eastern side out of land adm 9775 Sqr Mtrs to Darshnam Builders – Partnership firm through administrative partner Anil Makkhanlal Agarwal by way of Registered Sale Deed Sr No 555 dated 13/01/2020 cleared on 24/01/2020.

Name of Darshnam Builders – Partnership firm through administrative partner Anil Makkhanlal Agarwal is mutated in the property card.

We have issued Public Notice in Gujarat Samachar , Sandesh and Vadprad all dated 25/07/2019 and invited objections but till date we have not received any objection from anyone.

We have found that Lanoz Real Estate & Infrastructure Pvt Ltd had executed a Registered Banakhat for 4887 Sqr Mtrs and towards Eastern side) in favor of Anand Bharatbhai Shah, said Banakhat is registered in SRO Akota **vide Sr No 11478 dated 12/07/2018, subsequently said Banakhat was cancelled by Anand B Shah by way of Registered Deed of Cancellation of Banakhat which is registered in SRO Vide Sr No 7061 dated 29/04/2019.**

Entries which does not reported in search or in E C report is/are not mentioned in this report.

CERTIFICATE

I hereby certify that from the documents referred above which was submitted to me and I have caused a necessary search in the Office of The Sub – Registrar, Vadodara for the period from **1989 to 2020** and verified the information furnished in the report and during my possible available search I do not find any adverse entry having been registered against the N A LAND adm 4887.50 Sqr Mtrs towards Eastern side out of land adm 9775 Sqr Mtrs of land being R S No 106, 107 (as per 7/12 adm 11414 Sqr Mtrs) ,



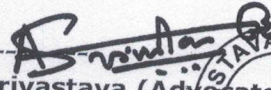
of City Survey office -Vadodara-1, Ward 6 being C S No 1032,1033/A/2 and 1033/B , T P 21 (Akota -Tandalja) , F P No 80 in the Village Sim Tandalja Registration District Sub Dist. Vadodara **presently owned by Darshnam Builders - partnership firm its administrative partner Shri Anil Makkhanlal Agarwal and We certify that subject land/s are CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES.**

SCHEDULE OF PROPERTY

N A LAND adm 4887.50 Sqr Mtrs towards Eastern side out of land adm 9775 Sqr Mtrs of land being R S No 106, 107 (as per 7/12 adm 11414 Sqr Mtrs) , of City Survey office -Vadodara-1, Ward 6 being C S No 1032,1033/A/2 and 1033/B , T P 21 (Akota -Tandalja) , F P No 80 in the Village Sim Tandalja Registration District Sub Dist. Vadodara

East: By land R S No 105 West :By Remaining part of land R S No 106 and 107
North: By Land R S no 108 and 109 South: By 30 Mtr TP road

Search Receipts No. 2020014020079 from 1989 to 199 issued by SRO -1 and Receipt No 2020016025095 from 1994 to 2020 issued by SRO Akota all dated 29/09/2020 along with E C Report is/are enclosed.


Atul B. Shrivastava (Advocate)
For Shrivastava Associates
Bar Code - G/774/1993

