

VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect of VRAJ VILLA
Tower A & B of including common road &
common plot of VRAJ VILLA situated in R. S.
No. 570 paiki 1 of village SAYAJIPURA, Ta. &
Dist. VADODARA included in T. P. Scheme No.
2, F. P. No. 14 admeasuring 13173 Sq. Mtrs paiki
western side admeasuring 6586.5 Sq. Mtrs. paiki
southern side admeasuring 1431.97 Sq. Mtrs. N.
A. land.**

I have investigated the title of the said land and found that the title of the said land is clear & marketable subject to registered Mortgage Deed dated 06-03-2017 of THE BARODA CITY CO. OPERATIVE BANK LTD. out of which Rs. 34,00,000/- is due as per certificate issued by THE BARODA CITY CO. OP. BANK LTD. on 05-09-2020.

Date: 06-01-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



REPORT ON TITLE

**Investigation of title in respect of VRAJ VILLA
Tower A & B of including common road &
common plot of VRAJ VILLA situated in R. S.
No. 570 paiki 1 of village SAYAJIPURA, Ta. &
Dist. VADODARA included in T. P. Scheme No.
2, F. P. No. 14 admeasuring 13173 Sq. Mtrs paiki
western side admeasuring 6586.5 Sq. Mtrs. paiki
southern side admeasuring 1431.97 Sq. Mtrs. N.
A. land.**

TRIBHOVAN JESANGBHAI had executed registered sale deed dated 7-5-51 in favour of GAUTAMBHAI BABARBHAI. Name of purchaser was entered in revenue record for R. S. No. 570 vide entry No. 43, certified by revenue authority.

Minor GAUTAMBHAI BABARBHAI through his guardian - Mother SHARDABEN D/O DESAIBHAI had executed registered sale deed dated 31-3-55 in favour of PATEL CHUNIBHAI ODHAVBHAI for said land. Name of purchaser was entered in revenue record for said land vide entry No. 233 dated 18-10-56, certified by revenue authority.

As per mutation entry No. 43 GAUTAMBHAI BABARBHAI had purchased R. S. No. 570 & others in breach of Sec. 63 & 64 of Tenancy Act. As per Section 84 A of tenancy act a fine of Rs. 1/- imposed to him & issue certificate No. 2742. The said change was entered in revenue record for said land vide entry No. 297 dated 10-2-59, certified on 22-4-59.



Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

TAGAVI charge of Rs. 200/- was entered in revenue record for said land vide entry No. 345/33 dated 5-9-60, certified on 25-5-61.

As per Family Partition amongst brothers, land bearing R. S. No. 570 Acre 11-17 Gunthas land paiki Acre 2-5 gunthas mutated in name of CHHITABHAI OADHAVBHAI. The said change was entered in revenue record for said land vide entry No. 1138 dated 21-5-78, certified on 5-10-78.

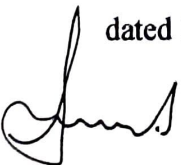
As per order of TALUKA DEVELOPMENT OFFICER, TAGAVI charge was deleted from revenue record for said land vide entry No. 570 & others vide entry No. 1450 dated 5-3-85, certified by revenue authority.

Charge of BARODA DISTRICT CO. OP. Agricultural Marketing Society Ltd., of Rs. 2000/- was deleted from revenue record for R. S. No. 570 & others vide entry No. 1598 dated 20-12-87, certified on 3-2-88.

Charge of VIJAYA BANK, SAYAJIPURA Branch for Rs. 25000+2,00,000/- were entered in revenue record for R. S. No. 570 & others vide entry No. 2020 dated 7-8-93, certified on 7-9-93 & vide entry No. 2274 dated 13-4-98, certified on 3-6-98.

As per family partition, land bearing R. S. No. 570 paiki H. 1-88-18 mutated in name of KAUSHIKBHAI CHUNIBHAI & land bearing R. S. No. 570 paiki H. 1-88-18 mutated in name of SATISHBHAI CHUNIBHAI. The said change was entered in revenue record for said land vide entry No. 2705 dated 26-5-03, certified on 30-6-2003.

Charge of VIJAYA BANK, SAYAJIPURA for Rs. 25,000+70,000/- were deleted from revenue record for R. S. No. 570 & others vide entry No. 2706 dated 26-9-2003, certified by revenue authority & vide entry No. 2732 dated 9-10-2003, certified on 25-11-03.



Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

MAMLATDAR, VADODARA vide his order in case No. RTS/VASHI/3199/08 dated 19-7-2008 rectify/improve the measurement of land bearing R. S. No. 570 paiki 1. The said change was entered in revenue record for said land vide entry No. 3317 dated 31-7-2008, certified on 4-9-2008.

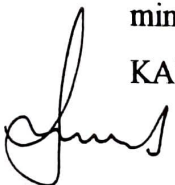
With the consent of PATEL KAUSHIKBHAI CHUNIBHAI & PATEL SATISHBHAI CHUNIBHAI, name of PATEL JAYABEN w/o KAUSHIKBHAI CHUNIBHAI & PATEL PRITIBEN w/o SATISHBHAI CHUNIBHAI were entered in revenue record for their respective share for said land. The said change was entered in revenue record for said land vide entry No. 3426 dated 28-1-2009, certified on 10-3-2009.

GAS AUTHORITY OF INDIA had issued a Notification for acquisition for land bearing R. S. No. 570/paiki, & R. S. No. 569. GAS AUTHORITY OF INDIA, vide it's letter dated 24-9-2001 had dropped the said acquisition for said land. The said change was entered in revenue record for said land vide entry No. 3692 dated 13-8-2010, certified on 21-10-2010.

Charge of VIJAYBANK, SAYAJIPURA Branch was deleted from R. S. No. 570 paiki 1 & others vide entry No. 3700 dated 9-9-2010, certified on 14-12-2010.

COLLECTOR, VADODARA vide his order No. N.A./S.R/447/2010-2011 No. LAND-D/SEC. 65/VASHI/3557/2011 dated 29-6-2011 had issued N.A. permission for said land. The said change was entered in revenue record for said land vide entry No. 3934 dated 7-2-2012, certified on 21-3-2012.

KAUSHIKBHAI CHUNIBHAI PATEL personally & as guardian of minor VIVEK, JAYABEN KAUSHIKBHAI PATEL, SWETABEN KAUSHIKBHAI PATEL, SATISHBHAI CHUNIBHAI PATEL personally

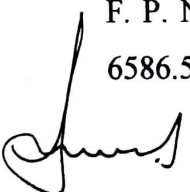


& as guardian of minor JENIL, PRITIBEN SATISHBHAI PATEL & confirming party PUSHABEN BHERULAL SHAH have jointly executed registered sale deed dated 1-9-2010 registered at Serial No. 12131 in favour of MANOJBHAI RAMANBHAI PRAJAPATI, RAGHUBHAI DHANJIBHAI BHIMANI, ARPAN RAMESHBHAI PATEL, MANISHBHAI ISHAWARBHAI PATEL for R. S. No. 570 paiki 1 admeasuring 37636 Sq. Mtrs. paiki Eastern-side half portion admeasuring 18818 Sq. Mtrs. of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs. land. Name of purchasers are entered in revenue record for said land vide entry No. 3742 dated 6-12-2010, certified on 7-2-2011.

As per Partition Deed, land bearing R. S. No. 570 paiki 1 admeasuring 37636 Sq. Mtrs. paiki Eastern-side half portion admeasuring 18818 Sq. Mtrs. land paiki 6586.50 Sq. Mtrs. land (western side) mutated in name of MANOJBHAI RAMANBHAI PRAJAPATI (30%) & MANISHBHAI ISHWARBHAI PATEL (20%) & admeasuring 6586.50 Sq. Mtrs. of eastern side is mutated in name of RAGHUBHAI DHANJIBHAI BHIMANI (25%), ARPAN RAMESHBHAI PATEL (25%). The said change was entered in revenue record for said land vide entry No. 4028 dated 26-06-2012, certified on 22-8-2012.

VADODARA MAHANAGAR PALIKA vide its order No. WARD/ 9/ 125/2016-2017 dated 06-09-2016 had granted building permission in respect of said land.

MANOJBHAI RAMANBHAI PRAJAPATI & MANISHBHAI ISHWARBHAI PATEL have jointly executed registered sale deed executed on 10-10-2016, registered on 13-10-2016 at serial No. 11663 in favour of THAKAR REALTY a partnership firm through its partner DINESHBHAI GOVINDLAL BHARWAD for land bearing R. S. No. 570 paiki 1 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs. paiki western side admeasuring 6586.5 Sq. Mtrs. N.A. land.



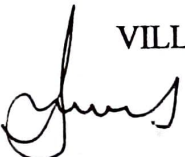
THAKAR REALTY a partnership firm through its partner DINESHBHAI GOVINBHAI BHARWAD has executed registered Mortgaged Deed dated 06-03-2017 registered at Serial No. 2533 in favour of THE BARODA CITY CO. OPERATIVE BANK LTD. through its Loan Manager HEMANTBHAI SURYAKANT PATEL for Rs. 1, 70, 00, 000/- (Rs. One Crores Seventy Lacs) out of which Rs. 34,00,000/- (Rs. Thirty Four Lacs) is due as per certificate issued by THE BARODA CITY CO. OP. BANK LTD. on 05-09-2020 for R. S. No. 570 paiki 1 of village SAYAJIPURA, Ta. & Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs. paiki western side admeasuring 6586.5 Sq. Mtrs. N. A. land.

As per the building permission issued by VADODARA MAHANAGAR PALIKA, THAKAR REALTY a partnership firm through its partner DINESHBHAI GOVINDBHAI BHARWAD (Promoters) have plan to construct commercial & residential project in the name & style of VRAJ VILLA TOWER A & B in said land.

I have also perused notarized affidavit dated 10-09-2020 notarized at Serial No.210 executed by DINESHBHAI GOVINDBHAI BHARWAD – a partner of THAKAR REALTY.

As per certificate issued by HM associates (ARCHITECT) dated 31.12.2020, the plot area of VRAJ VILLA Tower A & B is situated in area admeasuring 1431.97 Sq. Mtrs. and VRAJ VILLA Duplex is situated in area admeasuring 5154.53 Sq. Mtrs. total area admeasuring 6586.50 Sq. Mtrs.

I have verified relevant revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 35 years from available record. I have published public advertisement in “SANDESH” daily news paper on 23-2-2016 & 29-08-2020. I have not received any objection in response to the said notice. THAKAR REALTY - a partnership firm through its partner DINESHBHAI GOVINDBHAI BHARWAD is owner of VRAJ VILLA Tower A & B including common road & common plot of VRAJ VILLA situated in R. S. No. 570 paiki 1 of village SAYAJIPURA Ta. &



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs paiki western side admeasuring 6586.5 Sq. Mtrs. paiki southern side admeasuring 1431.97 Sq. Mtrs. N. A. land. As per my opinion the title of the said land is subject to registered Mortgage Deed dated 06-03-2017 of THE BARODA CITY CO. OPERATIVE BANK LTD. out of which Rs. 34,00,000/- is due as per certificate issued by THE BARODA CITY CO. OP. BANK LTD. on 05-09-2020.

Date: 06-01-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

"ADVOCATE'S EXPERIENCE CERTIFICATE"

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 38 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

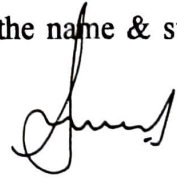
VRAJ VILLA Tower A & B including common road & common plot of VRAJ VILLA situated in R. S. No. 570 paiki 1 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs paiki western side admeasuring 6586.5 Sq. Mtrs. paiki southern side admeasuring 1431.97 Sq. Mtrs. N. A. land.

As per the building permission issued by VADODARA MAHANAGAR PALIKA, THAKAR REALTY a partnership firm through its partner DINESHBHAI GOVINDBHAI BHARVAD (Promoters) have plan to construct commercial & residential project in the name & style of VRAJ VILLA Tower A & B.

Date: 06-01-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner THAKAR REALTY - a partnership firm through its partner DINESHBHAI GOVINDBHAI BHARWAD (Hereinafter referred as Owner). In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 35 years. I have also published public advertisement in “SANDESH” daily news paper on 23-2-2016 & 29-08-2020. I have issued a Title Clearance Certificate dated 11-09-2020. In my opinion the title of the Owner in respect of the below mentioned property is clear & marketable subject to registered Mortgage Deed dated 06-03-2017 of THE BARODA CITY CO. OPERATIVE BANK LTD. out of which Rs. 34,00,000/- is due as per certificate issued by THE BARODA CITY CO. OP. BANK LTD. on 05-09-2020.

As per the building permission issued by VADODARA MAHANAGAR PALIKA, THAKAR REALTY a partnership firm through its partner DINESHBHAI GOVINDBHAI BHARVAD (Promoters) have plan to construct commercial & residential project in the name & style of VRAJ VILLA Tower A & B.

SCHEDULE OF PROPERTY

VRAJ VILLA Tower A & B including common road & common plot of VRAJ VILLA situated in R. S. No. 570 paiki 1 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No. 2, F. P. No. 14 admeasuring 13173 Sq. Mtrs paiki western side admeasuring 6586.5 Sq. Mtrs. paiki southern side admeasuring 1431.97 Sq. Mtrs. N. A. land.

Date: 06-01-2021**Place: Vadodara.****Advocate sign:****Advocate name: V. S. Goswami****SANAD NO.:G/636/1982**