



Date : 18/10/2022

To,

M/s. Govardhan Infra, a partnership firm,

Authorized Partners :

Shree Vipulkumar Jamnadas Dharsandia,

Ankit Maheshbhai Patel, and Mehul Ghanshyambhai Patel,

Vadodara.

PARADISE 19

RE: TITLE INVESTIGATION TITLE REPORT in respect of an immovable
land bearing Sub Plot No. 1 to 12 and 14 to 20 admeasuring
4821.00 sq.mtr. paiki 2833.00 sq. mtr. and construction on G.F.
738.10 sq.mt. and F.F. 898.75 sq.mtr. and S.F. 493.90 sq.mtr. and
Plot No. 1 to 3, 4, 6, 17, 18, 19 total admeasuring land 1338.23
sq.mtr. and undivided common plot and road 649.31 sq.mtr. i.e.
total 1987.54 sq.mtr. of of R.S./Block No. 222 paiki 1, T.P.
Scheme No.3, F.P. No. 51 (Old F.P. No. 54/2) village mouje
Bhayli, Tal. & Dist. Vadodara.

I have been asked to investigate title deeds for the following documents
have handed over to me :

- (1) Revenue Record.
- (2) Copy of property card.
- (3) Copy of N. A. order issued by Dist. Collector.
- (4) Copy of construction permission issued by VUDA and also approved plan.
- (5) Copy of VUDA Zone certificate.
- (6) Copy of Court Decree of R.C.S. No.1202/2015.

1. It is found from revenue records of R.S. No. 270 belongs to the ownership of Kalidas Ambalal Patel. The said entry was entered in the RR and Kalidas Ambalal Patel was owner and occupant by ME No. 1/112 and certified by The Circle Officer.
2. Kalidas Ambalal Patel was executed oral partition agreement in favour of Shantilal Kalidas Patel and Shardaben Kalidas Patel. They have divided into said land as following :





- A. Shantilal Kalidas Patel. R.S. No. 265/1, Acer. 4.22 Guntha, Akar 3.42
- B. Shantilal Kalidas Patel. R.S. No. 267, Acer. 0.39 Guntha, Akar 6.06
- C. Shantilal Kalidas Patel. R.S. No. 274, Acer. 1.82 Guntha, Akar 6.03
- D. Shantilal Kalidas Patel. R.S. No. 265/2, Acer. 1.21 Guntha, Akar 1.02
- E. Shantilal Kalidas Patel. R.S. No. 270, Acer. 1.02 Guntha, Akar 6.01
- 1. Shardaben Kalidas Patel. R.S. No. 273, Acer. 2.12 Guntha, Akar 13.07
- 2. Shardaben Kalidas Patel. R.S. No. 275/2, Acer. 0.20 Guntha, Akar 2.09

The said entry was entered in the RR by ME. No. 2654 on dtd. 31/12/1958 and certified by circle officer on dtd. 20/8/1959.

- 3. Kalidas Ambalal Patel was expired the legal heirs namely Shantilal Kalidas Patel and Shardaben Wd/o. Kalidas Ambalal Patel entered in the RR by way of succession. The said entry was entered in the RR vide ME No. 2654 and certified by The Circle Officer.
- 4. Thereafter, Shantilal Kalidas Patel and others have consolidated R.S. No. 265, 265/1, 265/2, 267, 270, 274, 275/2 new block No. 222, H.R.A. 4-89-66. The said order granted by Competent Authority.
- 5. Thereafter, Shantilal Kalidas Patel have executed consent statement before The Mamlatdar, legal heirs of Deceased Kalidas Ambalal Patel i.e. Maheshbhai Kalidas Patel, Amulbhai Kalidas Patel, Rajnikant Kalidas Patel and Shushilaben Kalidas Patel. The said entry was entered in the RR. vide ME. No. 9147 on dt. 19/11/1993 and certified on dtd. 16/1/1994.
- 6. Thereafter, Shantilal Kalidas Patel has obtained a permission for U/sec. 20 of the ULC Act. The competent authority, Mehsul Dept. Gandhinagar by their order No. ULC/1087/52232, No. RTS/Vashi/1413/84 on dtd. 16/7/1984 and the said order was entered in the RR. vide ME. No. 8229 on dtd. 29/7/1984 and certified on dtd. 22/4/1985.
- 7. Thereafter, Shantilal Kalidas Patel through his POA holder Anandrao Khanderao Gaekwad have executed Regd. Sale deed admeasuring land 3946.00 sq.mtr. of Block No. 222 paiki of village Bhayli in favour of Mohiniraje Gaekwad and Sangeetaben Anandrao Gaekwad. By virtue of the above sale deed the names are entered in the RR. by ME. No. 9549 on dtd. 9/1/1998 and certified on dtd. 15/5/1999.





8. Thereafter, Lalitaben Kalidas Patel was expired on dtd. 20/8/1985 and her name was deleted and thereafter Shantilal Kalidas Patel has executed family partition agreement for the family members namely :

- A. (1) Amul Kalidas Patel, (2) Shardaben Kalidas Patel, (3) Rajnikant Kalidas Patel, (4) Shantilal Kalidas Patel, (5) Shushilaben Kalidas Patel are owners and occupants of the Block No. 790 admeasuring 0-13-15, Block No. 797 admeasuring 4-52-26, Block No. 911 admeasuring 0-49-57, and Block No. 222 paiki 1 admeasuring 4-50-20 HRA.
- B. Maheshbhai Kalidas Patel, Block No. 784, admeasuring 0-24-28 HRA. Block No. 789 admeasuring 1-85-15 HRA.
- C. (1) Amul Kalidas Patel, (2) Shardaben Kalidas Patel, (3) Rajnikant Kalidas Patel, (4) Shantilal Kalidas Patel, (5) Shushilaben Kalidas Patel are owners and occupants of the Block No. 1266 admeasuring 2-25-62 HRA.

The above family agreement have entered in the RR. by ME. No.10690 dtd. 9/11/2006 and certified on dtd. 12/2/2007.

9. Thereafter, Amul Kalidas Patel and others through POA holder Rajnikant Kalidas Patel have executed Regd. Sale deed for the Block No. 222 paiki 1 admeasuring HRA 4-50-20 (Old R.S. No. 265, 265/1, 267, 270, 273, 274, 275/2) in favour of Rupalben Himanshubhai Joshi and Himanshubhai Biharibhai Joshi. The said sale deed was registered in the SRO, Akota-3, Vadodara at Sr. No. 11019 on dtd. 6/12/2007 for consideration of Rs. 49,32,450/-. By virtue of the above sale deed the names are entered in the RR. by ME. No. 11125 on dtd. 16/1/2008 and certified on dtd. 30/3/2008.

10. Smt. Rupalben Himanshu Joshi and Himanshubhai Biharibhai Joshi have executed Regd. Sale deed for the Block No. 222 paiki 1. F. P. No. 54/1 admeasuring land 11248.00 sq.mtr., F.P. No. 54/2 admeasuring 8432.00 sq.mtr. and F.P. No. 54/36 admeasuring 15683.00 sq.mtr. of T.P. Scheme No. 3 paiki F.P. No. 54/1 admeasuring land 11248.00 sq.mtr. and undivided common road and plot 3093.00 sq.mtr. total admeasuring 14341.00 sq.mtr. in favour of Jayeshbhai Natvarlal Patel. The said sale deed was registered in the SRO, Akota-3, Vadodara at Sr. No. 7451 on dtd. 24/6/2008 in consideration of Rs.80,00,000/-. By virtue of the above sale deed the name is entered in the RR. by ME. No. 11336 on dtd. 17/7/2008 and certified on dtd. 21/10/2008.





11. Thereafter, the land owner Rupalben Himanshubhai Joshi and others have obtained N.A. permission from The Collector, Vadodra as per order No. N.A./S.R./5/2008-09, Land-D/Sec.65/Vashi/3998/2008 on dtd. 21/10/2008 for the Block No. 222 paiki 1, T. P. Scheme No. 3, F.P. No. 54/1 admeasuring 11248.00 for use of residential purpose. The said order was entered in the RR. by ME. No. 11609 on dtd. 28/2/2009 and certified on dt. 31/3/2009.
12. Thereafter, Jayeshbhai Natvarbhai Patel has executed Regd. Sale deed for the Block No. Block No. 222 paiki 1, T. P. Scheme No. 3, F.P. No. 54/1 admeasuring 11248.00 sq.mtr., F.P. No. 54/2 admeasuring 8432.00 sq.mtr. and F.P. No. 54/3 admeasuring 15683.00 sq.mtr. being T. P. Scheme No.3 paiki F.P. No. 54/1 admeasuring 11248.00 sq.mtr. and undivided common road 3093.00 sq.mtr. total admeasuring 14341.00 sq.mtr. in favour of Pranav Jayantibhai Panchal, Jayantibhai Dalsukhbhai Panchal and Kartik Jayantibhai Panchal. The said sale deed was registered in the SRO, Akota-3 at Sr. No. 7637 on dtd. 30/6/2008 consideration of Rs. 1,99,69,620/-. By virtue of the sale deed the names are entered in the RR. by ME. No. 11689 on dtd. 12/5/2009 and certified on dtd. 7/8/2009.
13. Thereafter, the land owners Pranav Jayantibhai Panchal, Jayantibhai Dalsukhbhai Panchal and Kartik Jayantibhai Panchal have obtained N.A. permission from District Collector, Vadodra by order No. N.A./S.R./64/2010-11, Land-D/Sec. 65/Vashi/8977/2010 on dtd. 3/11/2011. The said order was entered in the RR. by ME. No. 11886 on dtd. 14/12/2009 and certified on dtd. 28/1/2010.
14. Thereafter, Himanshubhai Biharibhai Joshi has relinquished their right for the Block No. 222/1 before notary advocate in favour of his wife Rupalben Himanshubhai Joshi. The said entry was entered in the RR. by ME. No. 11960 on dtd. 17/2/2010 and certified on dt. 23/3/2010. Now Smt. Rupalben Himanshubhai Joshi was owner and occupant of the Block No. 222 paiki 1 of village Bhayli.
15. Thereafter, Rupalben H. Joshi has executed Regd. sale deed for the admesuring land 4821.00 sq.mtr. of Block No. 222 paiki 1 being T.P. Scheme No. 3, F.P. No. 54/1, 54/2, and 54/3 (Old F.P. No.54/2) of village Bhayli in favour of Prakashbhai Mohanbhai Prajapati and others. The said sale deed was registered in the SRO, Akota-3 at Sr. No. 5337





on dtd. 16/5/2011. By virtue of the above sale deed the names are entered in the property card vide ME. No. 2663 on dtd. 26/5/2022 and certified on dtd. 7/7/2022.

16. Prakashbhai Mohanbhai Prajapati and others have filed R.C.S. No. 1202/2015 in the Court of Civil Judge & Chief J.M.F.C. at Vadodara. The present suit was filed on dtd. 5/5/2015 against the Defendant M/s. Shree Mukh Villa, a partnership firm. The Plaintiff has agreement for sale and development agreement was cancelled in the pray of the suit. Thereafter the suit was decided by Hon'ble Judge stating that disputed N.A. land 4821.00 sq.mtr. of Block No. 222 paiki 1, T.P. No.3, F.P. No. 54/1, 54/2 and 54/3 of village Bhayli. The Hon'ble Judge was declared on dtd. 5/3/2022.
17. Prakashbhai Mohanbhai Prajapati and others have obtained a construction permission from Vadodara Urban Development Authority (VUDA) vide Rajachitthi No. UDA/PLAN-2/Permission/175/2014 dtd. 9/6/2014 for a construction permission of 19 residential duplex, common plot and club house for the Block No. 222 paiki 1 being T.P. No.3, F.P. No.51 on dtd. 9/6/2014.
18. Thereafter, Prakashbhai Mohanbhai Prajapati and others have executed Regd. Sale deed for the Plot No.5, 7, 8, 9, 10, 11, 12, 14, 15, 16 & Plot No. 20 total land admeasuring 2050.00 sq.mtr. and undivided common plot and plot 292.24 sq.mtr. and undivided common road 491.20 sq.mtr. total admeasuring 2833.46 sq.mtr. in favour of Shree Mukh Villa, a partnership firm through its partner Ankit R. Rathod and others. The said sale deed was registered in the SRO, Vadodara Akota-3 at Sr. No. 8767 on dtd. 6/5/2022.
19. Thereafter, Shree Mukh Villa, a partnership firm through its partner Ankit R. Rathod and others have executed Regd. Sale deed for the Plot No.5, 7, 8, 9, 10, 11, 12, 14, 15, 16 & Plot No. 20 total land admeasuring 2050.00 sq.mtr. and undivided common plot and plot 292.24 sq.mtr. and undivided common road 491.20 sq.mtr. total admeasuring 2833.46 sq.mtr. in favour of Govardhan Infra, a partnership firm through its partner Vipulkumar Jamnadas Dharsandia and Ankit Maheshbhai Patel. The said sale deed was registered in the SRO, Vadodara Akota-3 at Sr. No. 17883 on dtd. 9/9/2022.





20. Thereafter, Prakashbhai Mohanbhai Prajapati and others have executed Regd. Sale deed for the Plot No. 2, 3, 4, 6, 17, 18, 19 total land admeasuring 1338.23 sq.mtr. and undivided common plot and common road 649.31 sq.mtr. total admeasuring 1987.64 sq.mtr. in favour of Govardhan Infra, a partnership firm through its partner Mehulbhai Ghanshyambhai Patel and Ankit Maheshbhai Patel. The said sale deed was registered in the SRO, Vadodara Akota-3 at Sr. No. 18571 on dtd. 23/9/2022.
21. I have made search in the office of Sub Registrar-1 Vadodara for the period of 1991 to 1993 as per receipt No.202201400027044 on dtd. 27/9/2022 and Sub Registrar- Akota-3 Vadodara for the period of 1994 to 2022 as per receipt No.202201600035174 on dtd. 27/9/2022 during search I have not found any adverse entry in respect of subject property. I have found that the land owners Govardhan Infra a partnership firm There is no any adverse entry of the scheduled property the title of clear and marketable title and free from all encumbrances.
22. Looking to the aforesaid papers and documents I have found that during my search there is no any adverse entry of the scheduled property the title of clear and marketable title and free from all encumbrances.

Schedule of Property land

The land bearing Sub Plot No. 1 to 12 and 14 to 20 admeasuring 4821.00 sq.mtr. paiki 2833.00 sq. mtr. and construction on G.F. 738.10 sq.mt. and F.F. 898.75 sq.mtr. and S.F. 493.90 sq.mtr. and Plot No. 1 to 3, 4, 6, 17, 18, 19 total admeasuring land 1338.23 sq.mtr. and undivided common plot and road 649.31 sq.mtr. i.e. total 1987.54 sq.mtr. of of R.S./Block No. 222 paiki 1, T.P. Scheme No.3, F.P. No. 51 (Old F.P. No. 54/2) village mouje Bhayli, Tal. & Dist. Vadodara.

Place : Vadodara
Date : 8/10/2022




PRAKASH J. PARIKH)
Advocate



Enrollment No. GJ/504/1988

Date : /10/2022

NO ENCUMBRANCE CERTIFICATE

I hereby solemnly declare that I have experience of more than ten years in land matters relating to title of lands with its search report and issuance of "NO ENCUMBRANCE" CERTIFICATE of NA lands which the owner of the land have right title, interest in the properties and I have also 30 years experience in land matters in accordance with GUJ RERA Rules.

I further declare that the title to the immovable property described in search report belonging to land owners **Govardhan Infra a partnership firm, is clear and marketable, free from encumbrances.**

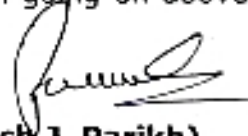
The contents of above are true and correct and I have concealed nothing there from.

This certificate is given for the land bearing Sub Plot No. 1 to 12 and 14 to 20 admeasuring 4821.00 sq.mtr. paiki 2833.00 sq. mtr. and construction on G.F. 738.10 sq.mt. and F.F. 898.75 sq.mtr. and S.F. 493.90 sq.mtr. and Plot No. 1 to 3, 4, 6, 17, 18, 19 total admeasuring land 1338.23 sq.mtr. and undivided common plot and road 649.31 sq.mtr. i.e. total 1987.54 sq.mtr. of of R.S./Block No. 222 paiki 1, T.P. Scheme No.3, F.P. No. 51 (Old F.P. No. 54/2) village mouje Bhayli, Tal. & Dist. Vadodara. That the title of the said plots are clear, marketable and free from encumbrances.

This certificate is given toward project on going on above said project named **PARADISE 19.**

Dt. 10/10/2022
Vadodara.




(Prakash J. Parikh)
Advocate