

અલ્પેશકુમાર એમ. મકવાણા
એડવોકેટ તથા નોટરી.
ગુજરાત હાઈકોર્ટ



Alpeshkumar M. Makwana
ADVOCATE & NOTARY
GUJARAT HIGH COURT

ઓફીસ : ૩૧૮, વ્રજ સિદ્ધિ ટાવર, માર્કેટ ચાર રસ્તા, રાજમહેલ રોડ, વડોદરા-૩૯૦ ૦૦૧
રહેઠાણ : બી/૨૩૫, મથુરાનગરી સોસાયટી, નંદ સોસાયટી પાછળ, જૂના પાદરા રોડ, વડોદરા-૩૯૦ ૦૨૦.
(મો) ૯૮૯૮૦ ૩૧૨૩૫

Office: - Vrajsiddhi Tower, Khanderao Market Char Rasta, Rajmahal Road, Vadodara. 390 001
Resi: - B/235, Mathuranagri Society, B/h. Nand Society, Old Padra Road, Vadodara. 390 020
(M) 98980 31235.

REPORT ON TITLE

Investigation of title in respect of land bearing R.S.No. 924, 925 paiki, 925/B paiki of village GOTRI, Ta.& Dist. VADODARA, CITY SURVEY NO. 1821/1/2/2/1/2 admeasuring 9801.08 sq.mtrs. N.A. land. in which construction of Project " PAVILION HEIGHTS II"

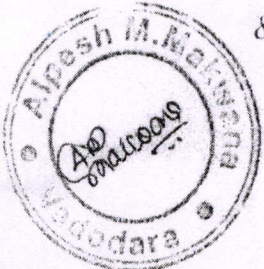
As per mutation entry No. 341, R.S. No.924, 925 mutated in name of VATA GOCHAR (PASTURE LAND) VAHIVAT KARTA SHRI SARKAR.

As per PARCIHURAN DUMLA NABUDAI KAYDA & as per circular TALUKA circular VATA GOCHAR, land mutated in name of STATE GOVERNMENT. The said change was entered in rAvenue record vide entry No.456 Dated: 25/10/1955.

As per the order of COLLECTOR, VADODARA No. LAND /S.R/5 Dated 24/03/1956, R.S.No. 924 & 925 shown as a VATA GOCHAR land. The said change was entered in revenue record vide entry No. 499 Dated 11/04/1956, certified by revenue authority.

As per the Circular No. S-251 dated 03/06/1950 & DURSATI No. S/ dated 03/01/1951 of local self government & public health department, possession of GOCHAR land R.S. No.924 Acre 2-00 Gunthas and R.S. No.925 Acre 81-22 Ghunthas land was handed over to GOTRI GRAM PANCHAYAT. The said change was entered in revenue record vide entry No. 780 dated 16/05/1959, certified on 22/08/1962.

As per LETTER/CIRCULAR No. L.N.D./1466, 93452 dated 03/01/1968 of revenue department, STATE OF GUJARAT to DISTRICT COLLECTOR, VADODARA, R.S. No. 925 Acre 81-22 Gunthas paiki southern side (near sim of village BHAYALI) Acre 15-00 Gunthas land reserved for RAJRATNA CAPTAIN E.F. DEBU SAHEB. The said land was deleted from GOCHAR (PASTURE LAND) & mutated in name of STATE GOVERNMENT & possession of said



land taken by the circle inspector of **SARPANCHI**. The said change was entered in revenue record vide entry No. 1326 dated 23/02/1968, certified on 25/06/1968.

DISTRICT COLLECTOR, VADODARA vide his order No. **LAND/1583** dated 14/03/1968 allotted R.S. No. 925 paiki Acre 15-00 Gunthas land to police commissioner- **RAJRATNA CAPTAIN E.F. DEBU SAHEB** & handed over the possession of said land to Shri **E.F. DEBU**. The said change was entered in revenue record vide entry no. 1327 dated 29/03/1968, certified on 25/06/1968.

As per order of the **COLLECTOR, VADODARA** No. **LAND-B-62/22/69** dated 02/02/1970 & Letter No. **LAND-B-363/70** dated 2/2/1970 & **JOSHI PRANSHANKAR MULJIBHAI** as **SARPANCHI** of village **GOTRI** had executed registered sale deed dated 18/01/1971 in favour of **AIRACHISHA FARAMJI DEBU** in respect of land bearing R.S. No. 924,925 paiki total admeasuring Acre 16-22 Gunthas land of village **GOTRI**, Ta. & Dist. **VADODARA**. The said change was entered in revenue record vide entry No.1436 dated 20/02/1971, certified by revenue authority.

AIRACHISHA FARAMJI DEBU died on 18/08/1986, name of his heirs (1) **HOMAI** w/o **AIRACHISHA DEBU** (2) **NAUSIHR AIRACHISHA DEBU** (3) **KEKI** daughter of **AIRACHISHA DEBU** were entered in revenue record for said land vide entry No.2727 dated 25/09/1986, certified by revenue authority.

AIRACHISHA FARAMJI DEBU had executed **WILL** dated 26/12/1985 in favour of **MUKESHBHAI JAMNADAS SHAH** & thereafter he died on 18/08/1986. As per the said **WILL**, land bearing R.S. No. 924,925/A & 925/B bequeathed to **MUKESHBHAI JAMNADAS SHAH** & his name was entered in revenue record for said land vide entry No.2728 dated 25/09/1986, certified by revenue authority.

As per mutation entry No. 3216 dated 05/02/1990, **DEPUTY COLLECTOR, VADODARA** in case No. **RTS/RIVI/CASE/116/89** dated 15/01/1990 mutation entry No. 2728 was taken in **SUO MOTO REVISION & SHOW CAUSE** notice was withdrawn by **DEPUTY COLLECTOR VADODARA**. The said entry was certified on 07/03/1990.

THE COMPETENT OFFICER & ADDITIONAL COLLECTOR, VADODARA vide his order No. **U.L.C./1076/1115-D/SCHEME No.792-D**

PAVILION HEIGHTS-2

[Signature]
DEPUTY COLLECTOR



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No.342 GOTRI dated 16/04/1990 sanctioned a scheme u/s 21(I) of ULC Act, 1976 for R.S. No. 924,925/A & 925/B of village GOTRI. The said change was entered in revenue record vide entry No. 3286 dated 07/05/1990 certified on 08/06/1990.

COLLECTOR, VADODARA vide his order No. VATAN/ VASI /1047-90 dated 04/06/1990, R.S.No. 925/B paiki II. 6-07-43 of village GOTRI converted from new tenure land to old tenure land. Applicant had paid premium amount of Rs.6,07,030/-. The said change was entered in revenue record vide entry No. 3312 dated 21/06/1990 certified on 27/07/1990.

COLLECTOR, VADODARA vide his order No. LAND/D/VASI/5681/88/90 dated 05/10/1990 had granted/issued N.A. permission for R.S. No. 924 admeasuring 8094 sq.mtrs., R.S. No. 925 paiki A admeasuring 71502.25 sq. Mtrs., R.S. No. 925/B admeasuring 27860.20 sq. Mtrs. Total admeasuring 1,07,456.45 sq. Mtrs. Land for residential purpose. The said change was entered in revenue record for said land vide entry No. 3380 dated 15/12/1990, certified on 18/01/1991.

MUKESHBHAI JAMNADAS SHAH had executed registered sale deed dated 13/09/1993 registered at serial No. 14938 for 5907 sq. Mtrs. & executed registered sale deed dated 26/08/1993 registered at serial No. 13993 for 5907 sq. Mtrs. Land & executed registered sale deed dated 06/09/1993 registered at serial No. 14568 for 5907 sq. Mtrs. Land in favour of RADHA SWAMI SATSANG SARVJANIK TRUST for R.S. No. 925/B paiki of village GOTRI, Ta. & Dist. VADODARA.

With the consent of MUKESHKUMAR JAMNADAS SHAH, name of his wife VARSHABEN MUKESHKUMAR & name of his sons AMITKUMAR MUKESHKUMAR, SURBHIT MUKESHKUMAR were entered in revenue record for R.S. No. 925 paiki vide entry No. 4924 dated 18/11/2000, certified on 17/01/2001.

COLLECTOR, VADODARA vide his order No. N.A./ SHARATBHANG/S.R./68/2011-12 No. N.A./SEC-66/VASI/368/2012 dated 17/04/2012 granted N.A. permission land bearing R.S. No. 924,925 paiki 925/B paiki admeasuring 1,07,456.45 sq. Mtrs. Paiki admeasuring 35954.70 sq. Mtrs. of village GOTRI.

PAVILION HEIGHTS-2

Sunny
PROPERTY



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As per sanctioned layout plan & measurement and as per possession separate city survey No. 1821/1/2/2 was allotted for land admeasuring 54978.88 sq. Mtrs. in name of MUKESH JAMNADAS SHAH. The said change was entered in revenue record vide entry No. 10594 dated 29/08/2013, certified on 03/10/2013..

As per notarized affidavit of co-owners dated 16/11/2013, notarized at serial No. 3052 & notarized declaration dated 25/11/2013, notarized at serial No. 3094, name of AMIT MUKESHKUMAR SHAH & SURBHITBHAI MUKESHKUMAR SHAH as co-owners of said land are entered in property card of city survey department vide entry vide entry No. 11128 dated 28/11/2013, certified on 04/01/2014.

As per GOVERNMENT NOTIFICATION, URBAN LAND (CEILING AND REGULATION) ACT, 1976 is repealed from 30/03/1999.

As per death certificate of VADODARA MUNICIPAL CORPORATION, VARSHABEN MUKESHKUMAR SHAH died on 01/05/2008.

1. MUKESHKUMAR JAMNADAS SHAH 2. AMIT MUKESHBHAI SHAH 3. SURBHIT MUKESHBHAI SHAH have jointly executed registered Mortgage deed dated 28/07/2016 registered Mortgage Deed dated 28/07/2016 registered at serial No. 7021 in favour of STATE BANK OF INDIA, RACECOURSE BRANCH, VADODARA for Rs.42,00,00,000/-. Rs. Fourty Two crores of AKSHAR PAVILION situated in R.S. No.924,925 paiki, 925/B paiki village GOTRI, Ta. & Dist. VADODARA, CITY SURVEY No. 1821/1/2/2/1 total admeasuring 107456.45 sq. Mtrs. paiki 21992.08 sq. Mtrs. land.

STATE BANK OF INDIA through its officer AMITKUMAR has executed registered mortgaged released deed dated 20/01/2018 registered at serial No.689 in favour of M/S Akshar PHC Realeon through its partner 1. MUKESH JAMNADAS SHAH 2. AMIT MUKESHBHAI SHAH 3. SURBHIT MUKESHBHAI SHAH for said land.

As per Relinquishment Deed executed by co-owners Mr. Amit Mukesh shah and Mr. Surbhit Mukesh shah on dated 09/09/2019 vide Reg. Sr. No.173, Through that Relinquishment deed their names were removed from property card of city survey records vide entry No. 23939 dated 12/09/2019 which is yet to be certified.

I have also perused notarized affidavit dated 21/05/2019 registered at Serial No.4448 filed by AMIT MUKESHBHAI SHAH for said land.



PAVILION HEIGHTS-2

[Signature]
PROPRIETOR

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I have also perused notarized affidavit of Mr. Mukeshbhai Jamnadas Shah Owner of the said property on dated 19/04/2021 vide no.473 which declared that they have started the project named 'PAVILION HEIGHTS II' on this property and Promoters duly authorised signatory of 'PAVILION HEIGHTS II' (Proprietor Mukeshbhai Jamnadas Shah) Having Rera Registration No. PR/GJ/VADODARA/VADODARA /Others/ RAA06515/241219.

The Vadodara Municipal Corporation issued the Raja Chiththi for construction on said land vide Reg.No. WARD 11, HB-12 2020-21 in the name of **Mukesh Jamnadas Shah and Others** on dated 07/08/2020.

I have relied upon affidavit of Mr. Mukesh Jamnadas Shah which declared they started the project named "PAVILION HEIGHTS II"

I have verified available revenue record & carried out necessary search from office of sub registrar VADODARA for last 30 years from available record **Mr. Mukeshbhai Jamnadas Shah** Proprietor of 'PAVILION HEIGHTS II' and Owners of said land bearing R.S. No. 924,925 paiki 925/B paiki of village GOTRI, Ta. & Dist. VADODARA. CITY SURVEY No. 1821/1/2/2/1/2 admeasuring 9801.08 sq. Mtrs. N.A. land. As per my opinion title of said land is clear & marketable & free from all encumbrances.

Date:18/04/2021

Place: Vadodara

Alpesh M. Makwana

ALPESHKUMAR M. MAKWANA

Advocate & Notary

SANAD NO. G/983/1994



PAVILION HEIGHTS-2
Signature
PROPRIETOR

અલ્પેશકુમાર એમ. મકવાણા
એડવોકેટ તથા નોટરી.
ગુજરાત હાઈકોર્ટ

શ્રી ૧૧

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Alpeshkumar M. Makwana
ADVOCATE & NOTARY
GUJARAT HIGH COURT

ઓફીસ : ૩૧૯, વ્રજ સિદ્ધિ ટાવર, માર્કેટ ચાર રસ્તા, રાજમહેલ રોડ, વડોદરા-૩૯૦ ૦૦૧
રહેઠાણ : બી/૨૩૫, મથુરાનગરી સોસાયટી, નંદ સોસાયટી પાછળ, જુના પાદરા રોડ, વડોદરા-૩૯૦ ૦૨૦.
(મો) ૯૮૮૮૦ ૩૧૨૩૫

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TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land
bearing R . S . No. 924, 925 paiki, 925/B
paiki of village GOTRI, Ta.&Dist.
VADODARA, CITY-SURVEY NO.
1821/1/2/2/1/2 admeasuring 9801.08 sq.mtrs.
N.A. land.

I have investigated the title of the said land and in my opinion
the title of the said land is clear, marketable & free from
encumbrances.

Date: 18/04/2021

Place: Vadodara

Alpesh M. Makwana

ALPESHKUMAR M. MAKWANA

Advocate & Notary

SANAD NO. G/983/1994



PAVILION HEIGHTS-2
Sunil M.
PROPRIETOR