

Hitesh V. Mohite

Advocate

(B.Com.L.L.B.)

Office:

Office No.2, Second Floor,
Darshnam Trade Center - II, Near
Surya Palace, Sayajigunj,
Vadodara. -390001
Ph.No.99250 44973
advocatemohite@rediffmail.com

Title Investigation Report and Certificate

To,

Darshnam Life Space Pvt. Ltd.,

Vadodara.

Sub.: Title Investigation Report being situated in land bearing R.S.No. 459/2, adm. 2226.00 Sq. mtr., T. P. Scheme no. 1, Old F. P .no. 65, New F. P. no. 69, as per F.P. land adm.1964.00 Sq.Mtr in Village Gorwa, Reg. Dist. Vadodara Sub Dist. Vadodara.

With reference to above subject property I have issued title certificate on 17.10.2020 and in continuation that title certificate, I have issuing this supplementary certificate and also caused the search in the Office of Sub Registrar, Vadodara from the year 2020 to 2021 I submit my report as under:

- That the owner Mr. Rajeshbhai Dalsukhbhai Prajapati sold land bearing land bearing R.S.No.459/2 adm.2226.00 Sq.Mtr.as per revenue record and as per final plot no.69 adm.1964.00 Sq.Mtr. to M/s. Darshnam Life Space Private Ltd. Represented through director Mr.Sunil Jagdishchandra Agrawal. The same sale transaction was recorded in S.R.Office vide no.3581, dated 13.04.2016. Thus, **M/s. Darshnam Life Space Private Ltd.** became the owner of the said land.
- That the M/s. Darshnam Life Space Private Ltd. has availed project loan from Shreeram City Union Finance Ltd. Vadodara and executed



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Equitable Mortgage no. 11324 on 24.10.2019 and such loan paid by him and such charge released by registered release deed no. 2419 dated 04.03.2021.

- It is observed that the owner M/s. Darshnam Life Space Private Ltd. floated residential scheme namely i.e. "Sparsh".

Over and above, I have carried out search in Sub Registrar Office for the period of 2020 to 2021. During verification No adverse entry is found in respect to schedule property. I am issuing a certificate regarding title as under:

-: Schedule of the property :-

All that piece and parcel of the land bearing R.S.No. 459/2, adm. 2226.00 Sq. mtr., T. P. Scheme no. 1, Old F. P .no. 65, New F. P. no. 69, as per F.P. land adm.1964.00 Sq.Mtr Village Gorwa Reg. Dist. Vadodara Sub Dist. Vadodara.

Date: 07/04/2021
Vadodara




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To,

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Vadodara.

Sub.: Title Investigation Report being situated in land bearing R.S.No. 459/2, adm. 2226.00 Sq. mtr., T. P. Scheme no. 1, F. P .no. 65, as per F.P. land adm.1964.00 Sq.Mtr in Village Gorwa, Reg. Dist. Vadodara Sub Dist. Vadodara.

As you have asked for Title Investigation Report and Certificate of above subject property and I have investigated the title of such immovable property and my report is as under;

Following documents and deeds are submitted by you, which are as under:

- Photocopy of Village Record 7/12, 6 & 8A.
- Photocopy of N.A. Order No. N.A./S.R./4/2008-2009, No. Land/D/Sec.-65/Vashi/4183/2008, issued by Collector Office, on19.11.2008.
- Photocopy of Rajachitthi No. UDA/Permission/Plan-2/245/2016 dated 26.10.2016.
- Photocopy of Sale deed no. 3581 dated 13.04.2016.
- Building and Layout Plan.

Flow of Title:

On perusal of the above document I have investigated the flow of title which is as under:

- That the land bearing R.S.No.459/2 adm. 2226.00 Sq.Mtr of moje Gorva village Dist.Vadodara, Sub District Vadodara was originally belonged to



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Desai Bapu .After his death the said land was transferred to Mangalbhai Desaibhai. The said mutation was recorded vide no. 365 in revenue record on 01.09.1954.

- Thereafter the owner Mangalbhai Desaibhai was passed away on 21.08.1963 and therefore the name of his son Parshottam Mangalbhai was entered in revenue record vide mutation entry no.1745 dated 01.11.1963.
- Later on, Parshottam Mangalbhai sold the same land to Jivabhai Ukabhai Patel by registered sale deed dated 25.01.1965 and prior to the day 13.08.1982 of mutation , purhcaser Jivabhai Ukabhai Patel was passed away and therefore the legal heirs Ishwarbhai Jivabhai, Govindbhai Jivabhai, Ujamben Jivabhai, Ambaben Jivabhai and Kamlaben Jivabhai were entered in revenue record. The same effect to that in revenue record was recorded vide mutation entry no.3427 and 3428.
- Thereafter, on 22.12.1994, legal heirs Ishwarbhai Jivabhai, Govindbhai Jivabhai, Ujamben Jivabhai, Ambaben Jivabhai and Kamlaben Jivabhai were sold the said land to Rajeshkumar Dalsukh. The same effect to that in revenue record was recorded vide mutation entry no.7649 dated 28.02.1995.
- N.A.Order: That the said land bearing R.S.No.459/2 adm. 2226.00 Sq.Mtr is converted and permitted into N.A.Land for residential purpose by order no.N.A.S.R.4/2008-2009, Land/D/Sec.65/Vashi/4183/2008 issued by Collector Office, on 19.11.2008.(mutation entry no. 11102 dated 10.10.2017)
- That the owner Mr. Rajeshbhai Dalsukhbhai Prajapati and M/s. Darshnam Life Space Private Ltd. Represented through director



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Mr.Sunil Jagdishchandra Agrawal has availed the permission under distrub area act from the Deputy Collector on 13.04.2016.

- That the owner Rajeshbhai Dalsukhbhai Prajapati has availed the construction permission no. UDA/permission/plan/plan-2245/2016 dated 26.10.2016 for construction of residential units/flats.
- That the owner Mr. Rajeshbhai Dalsukhbhai Prajapati sold land bearing land bearing R.S.No.459/2 adm.2226.00 Sq.Mtr.as per revenue record and as per final plot no.65 adm.1964.00 Sq.Mtr. to M/s. Darshnam Life Space Private Ltd. Represented through director Mr.Sunil Jagdishchandra Agrawal. The same sale transaction was recorded in S.R.Office vide no.3581, dated 13.04.2016. Thus, **M/s. Darshnam Life Space Private Ltd.** became the owner of the said land.

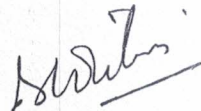
Over and above, I have carried out search in Sub Registrar Office for the period of 1991 to 2020. During verification I have found that **M/s. Darshnam Life Space Private Ltd.** has availed project loan from Shreeram City Union Finance Ltd. Vadodara and executed Equitable Mortgage no. 11324 on 24.10.2019. I am issuing a certificate regarding title as under:

Certificate of Title:-

All that piece and parcel of the land bearing R.S.No. 459/2, adm. 2226.00 Sq. mtr., T. P. Scheme no. 1, F. P .no. 65, as per F.P. land adm.1964.00 Sq.Mtr Village Gorwa Reg. Dist. Vadodara Sub Dist. Vadodara is running in the name of M/s. Darshnam Life Space Private Ltd. and title of the above said immovable property is Clear, Marketable and Free from encumbrances subject to charge of Shreeram City Union Finance Ltd. Vadodara.

Date: 17.10.2020
Vadodara




(Hitesh V. Mohite.)
Advocate