



Bharat T. Majmundar

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ADVOCATE (Gujarat High Court)

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LEGAL INVESTIGATION AND SEARCH REPORT

To,
Krishna Developer
19, Nalanda Society-2,
Near Nalanda Tanki,
Waghodia Road,
Vadodara.
8th February, 2022.

Dear Sir,

Sub.: Search Report in respect of the Immovable Property – Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1), Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely “Bansidhar Duplex”, is organized and constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.

Having been engaged for preparing the Legal Investigation and Search Report of the Immovable Property owned by **Krishna Developers, a Partnership Firm, having its Registered Office at 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara.**

I Bharat T. Majmundar, Advocate, having office at – No. 103, Shreerang Apartment, Behind Dr. Swadia Hospital, Near Kuber Bhavan, Kothi, Vadodara – 390 001, State of Gujarat, do hereby submit my report as under: -

1 -NAME, FATHER’S NAME AND ADDRESS OF THE TITLE HOLDER.

Krishna Developers, a Partnership Firm, having its Registered Office at 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara is the owner and in possession of Subject immovable Property.





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2 -FULL DESCRIPTION OF THE PROPERTY.

Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters , wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.

The Boundaries are as under:

- East : Land of Block No. 617 F. P. No. 201 and F.P.308
West : 18. Mt. Road and Land of Block No. 624 Paiki 1 F. P. No. 205.
North : Land of Block No. 624 Paiki 1 F. P. No. 205 and Block No. 615 F.P.197 and F.P. No. 308
South : 18. Mt. Road and Land of Block No. 617 F. P. No. 201.

3-DESCRIPTION OF THE DOCUMENTS SCRUTINISED.

1. **Approved Plan by Vadodara Municipal Corporation** as per Development Permission No. 003LD21220080 dated 30/01/2022 with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.
2. Original certified Village form No. 7/12, 8/A, 6 with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.
3. Original Registered Agreement to Sale Dated 18/04/2016 for Rs.2,88,32,500/- executed between 1. Kishanchand Belaram Advani 2. Nimesh Bhagwandas Patel 3. Manish Baldevbhai Patel 4. Ghanshyambhai Ravjibhai Prajapati 5. Jitendra Sureshbhai Patel 6.





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- Hitesh Vasrambhai Rabari (Purchasers) AND Jagdishbhai Maheshbhai Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1), admeasuring 11533 Sq. Mt. The said document is registered in the office of Sub registrar Vadodara at Sr. No. 657 18/04/2016.
4. Original N.A Order No. 1043/19/17/045/2019 Dated 24/09/2019 with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters. For Multi-Purpose.
 5. Original Zone Certificate No. UDA/Zone Certi/82822/2020 dated 29/07/2020 issued by Vadodara Urban Development Authority with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt. as per Second Development Plan falls in Residential Zone R-2.
 6. Original Notarized Partnership Deed dated 24/07/2020 of **"KRISHNA DEVELOPERS"** having its registered office 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara at executed between 1. Mrs. Arunaben Pareshkumar Desai 2. Ankil Parshottamdas Shah 3. Hemal Bhailalbhahi Shah 4. Devesh Peafulchandra Patel 5. Harshitkumar Nitinkmar Desai 6. Mrs. Ami Jitendrakumar Patel 7. Hareshbhai Bhikhabhai Paladia. The said document is Notarized by Yogeshkumar K. Desai at Sr. No. 1395 dated 05/08/2020.
 7. Original Notarized Power of Attorney dated 05/08/2020 executed by Partners of **"KRISHNA DEVELOPERS"** having its registered office 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara Partners 1. Mrs. Arunaben Pareshkumar Desai 2. Ankil Parshottamdas Shah 3. Hemal Bhailalbhahi Shah 4. Devesh Peafulchandra Patel 5. Harshitkumar Nitinkmar Desai 6. Mrs. Ami Jitendrakumar Patel 7. Hareshbhai Bhikhabhai Paladia in favor of Hemal Bhailalbhahi Shah for doing the firm related business work. The said document is Notarized by Yogeshkumar K. Desai at Sr. No. 1396 dated 05/08/2020.





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8. Original Registered Agreement to Sale Cancellation deed dated 21/12/2021 executed between 1. Legal heirs of Deceased Kishanchand Belaram Advani 1/1 Dilip Kishanchand Advani 1/2 Shyamsunder Lekhraj Advani 1/3 Hariom Lekhraj Advani 2. Nimesh Bhagwandas Patel 3. Manish Baldevbhai Patel 4. Ghanshyambhai Ravjibhai Prajapati 5. Jitendra Sureshbhai Patel 6. Hitesh Vasrambhai Rabari (Purchasers) AND Jagdishbhai Maheshbhai Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1), admeasuring 11533 Sq. Mt. The said document is registered in the office of Sub registrar Vadodara at Old Sr. No. 17781 21/12/2021 and New Sr. No. 976 dated 19/01/2022.
9. Original Registration Receipt No. 2021315028589 dated 21/12/2021 of Rs.2,89,130/- of aforesaid Registered Agreement to Sale Cancellation Deed.
10. Original Registered Sale deed Dated 21/12/2021 for Rs.3,80,00,000/- executed between "**KRISHNA DEVELOPERS**" a Partnership firm having its registered office 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara through its administrative Partner Hemal Bhailalbhai Shah (Purchasers) AND Jagdishbhai Maheshbhai Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1), admeasuring 11533 Sq. Mt. Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters. The said document is registered in the office of Sub registrar Vadodara at Sr. No. 978 19/01/2022.
11. Original Registration Receipt No. 2021315028593 dated 21/12/2021 of Rs.3,81,000/- of aforesaid Registered Sale Deed.
12. Original Index II of aforesaid Registered Sale Deed.
13. Original Development Permission No. 003LD21220070 dated 11/01/2022 issued by Vadodara Municipal Corporation with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be





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constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.

14. Original Gujarat Samachar News Paper Dated 30/01/2022 in which Public Notice for Title Clearance certificate issued by Bharat Majmundar Advocate on Page No. 4 with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.

4 - TRACING OF TITLE OF THE PROPERTY FOR 30 YRS.

In order to investigate the title in respect of the subject property, I have perused / examined the revenue record and documents provided to me. On the basis of the documents provided, I observed as under:

1. Originally Registration District & Sub-District Vadodara, Moje-Kapurai, the Agriculture land bearing Revenue Survey No. 907 and 908 owned and possessed by Khodabhai Chhotabhai Padhiyar. The said entry was mutated in the revenue records vide mutation entry No 54.
2. Thereafter Khodabhai Chhotabhai Padhiyar died and on his death name of his legal heirs 1. Narsinhbhai Khodabhai Padhiyar 2. Kashiben Khodabhai Padhiyar 3. Achlaben Khodabhai Padhiyar 4. Santokben Khodabhai Padhiyar 5. Revaben Khodabhai Padhiyar 6. Hiraben Khodabhai Padhiyar were mutated in the revenue records vide mutation entry No 723 dated 26/07/1962 and certified on 07/04/1963.
3. Thereafter 1. Kashiben Khodabhai Padhiyar 2. Achlaben Khodabhai Padhiyar 3. Santokben Khodabhai Padhiyar 4. Revaben Khodabhai Padhiyar 5. Hiraben Khodabhai Padhiyar had relinquished their title, right, Interest in the said land in favor of Narsinhbhai Khodabhai Padhiyar. The said entry was mutated in the revenue records vide mutation entry No 931 dated 10/03/1961 and certified.





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4. Thereafter Partition had taken place amongst family members and as per Partition the said land were mutated in the name of 1. Bhagwanbhai Khodabhai Padhiyar 1 acre 21 Gunthas of R. S. No. 908 and 1 acre 13 gunthas of R. S. No. 907 2. Narsinhbhai Khodabhai Padhiyar 1 acre 22 Gunthas of R. S. No. 908. The said entry was mutated in the revenue records vide mutation entry No 1619 dated 29/01/1980 and certified.
5. Thereafter Registered Sale deed for Rs. 45,000/- executed between Bhagwanbhai Khodabhai Padhiyar (Land owner) AND Minor Jagdish bhai Maheshbhai Rabari through his Guardian and father Maheshbhai Kalidas Rabari (Purchaser) with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Agriculture land bearing Block No. 616 (Old Revenue Survey No. 907 and 908) admeasuring 11533 Sq. Mt. The said document was registered in the office of Sub registrar Vadodara. The said entry was mutated in the revenue records vide mutation entry No 1787 dated 18/09/1986 and certified.
6. Thereafter Registered Agreement to Sale Dated 18/04/2016 for Rs.2,88,32,500/- executed between 1. Kishanchand Belaram Advani 2. Nimesh Bhagwandas Patel 3. Manish Baldevbhai Patel 4. Ghanshyambhai Ravjibhai Prajapati 5. Jitendra Sureshbhai Patel 6. Hitesh Vasrambhai Rabari (Purchasers) AND Jagdishbhai Maheshbhai Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt. The said document is registered in the office of Sub registrar Vadodara at Sr. No. 657 18/04/2016.
7. Thereafter N.A Order No. 1043/19/17/045/2019 Dated 24/09/2019 with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters. For Multi-Purpose. The said entry was mutated in the revenue records vide mutation entry No. 5172 dated 24/09/2019 and certified on 01/11/2019.
8. Thereafter Zone Certificate No. UDA/Zone Certi/82822/2020 dated 29/07/2020 issued by Vadodara Urban Development Authority with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt. as per Second Development Plan falls in Residential Zone R-2.





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9. Thereafter Notarized Partnership Deed dated 24/07/2020 of **"KRISHNA DEVELOPERS"** having its registered office 19, Nalanda Society-2, Near NalandaTanki, Waghodia Road, Vadodara at executed between 1. Mrs. Arunaben Pareshkumar Desai 2. Ankil Parshottamdas Shah 3. Hemal Bhailalbhair Shah 4. Devesh Peafullchandra Patel 5. Harshitkumar Nitinkmar Desai 6. Mrs. Ami Jitendrakumar Patel 7. Hareshbhair Bhikhabhair Paladia. The said document is Notarized by Yogeshkumar K. Desai at Sr. No. 1395 dated 05/08/2020.
10. Thereafter Notarized Power of Attorney dated 05/08/2020 executed by Partners of **"KRISHNA DEVELOPERS"** having its registered office 19, Nalanda Society-2, Near NalandaTanki, Waghodia Road, Vadodara Partners 1. Mrs. Arunaben Pareshkumar Desai 2. Ankil Parshottamdas Shah 3. Hemal Bhailalbhair Shah 4. Devesh Peafullchandra Patel 5. Harshitkumar Nitinkmar Desai 6. Mrs. Ami Jitendrakumar Patel 7. Hareshbhair Bhikhabhair Paladia in favor of Hemal Bhailalbhair Shah for doing the firm related business work. The said document is Notarized by Yogeshkumar K. Desai at Sr. No. 1396 dated 05/08/2020.
11. Thereafter Registered Agreement to Sale Cancellation deed dated 21/12/2021 executed between 1. Legal heirs of Deceased Kishanchand Belaram Advani 1/1 Dilip Kishanchand Advani 1/2 Shyamsunder Lekhraj Advani 1/3 Hariom Lekhraj Advani 2. Nimesh Bhagwandas Patel 3. Manish Baldevbhair Patel 4. Ghanshyambhair Ravjibhair Prajapati 5. Jitendra Sureshbhair Patel 6. Hitesh Vasrambhair Rabari (Purchasers) AND Jagdishbhair Maheshbhair Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1), admeasuring 11533 Sq. Mt. The said document is registered in the office of Sub registrar Vadodara at Old Sr. No. 17781 21/12/2021 and New Sr. No. 976 dated 19/01/2022.
12. Thereafter Registered Sale deed Dated 21/12/2021 for Rs.3,80,00,000/- executed between **"KRISHNA DEVELOPERS"** a Partnership firm having its registered office 19, Nalanda Society-2, Near NalandaTanki, Waghodia Road, Vadodara through its administrative Partner Hemal Bhailalbhair Shah (Purchasers) AND Jagdishbhair Maheshbhair Rabari (Land Owner) Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1),





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admeasuring 11533 Sq. Mt. Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters. The said document is registered in the office of Sub registrar Vadodara at Sr. No. 978 19/01/2022. The said entry was mutated in the revenue records vide mutation entry No. 5511 dated 29/01/2022 and which is yet not certified.

13. Thereafter Development Permission No. 003LD21220080 dated 30/01/2022 issued by Vadodara Municipal Corporation with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.
14. Thereafter I have issued Public Notice in Gujarat Samachar News Paper Dated 30/01/2022 on page No. 4 for Title Clearance certificate with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara and invited objection regarding the said land but till date I have not received any objection from anyone.

I hereby certify that Title with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely "**Bansidhar Duplex**", is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara is Clear, Marketable, alienable, and encumbrance free in favor of "**KRISHNA DEVELOPERS**" a Partnership firm having its registered office 19, Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara.





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5 - MINORS CLAIMS / INTEREST, IF ANY IN THE PROPERTY

There is no Minor's Claim or Interest in the said property.

6 - APPLICATION OF LAND REFORMS ACT OR ANY OTHER LAW AND ITS EFFECT ON TITLE:

The U.L.C. Act, 1976 is repealed.

7 - WHETHER RECORD OR RIGHTS/ PATTA PASS BOOK / KHATA ARE MAINTAINED& IF SO, WHETHER FOR LATEST PERIOD HAS BEEN PRODUCED:

Certified of Land Revenue Records are submitted.

8 - ENCUMBRANCES:

I have searched the record of Sub-Registrar Office Vadodara as under:

Search for Year- 1991 to 1994 vide Receipt No. 2022014002701 dated 31/01/2022 of Rs. 50/-

Search for Year- 1995 to 2012 vide Receipt No. 2022015001562 dated 31/01/2022 of Rs. 290/-

Search for Year- 2012 to 2019 vide Receipt No.2022318000487 dated 31/01/2022 of Rs. 190/-

Search for Year- 2019 to 2022 vide Receipt No.2022315002320 dated 31/01/2022 of Rs. 150/-.

I have not found any adverse Entry during the course of Search.

9 - APPLICATION OF ANY SPECIAL ENACTMENT, IF ANY, WHICH IS APPLICABLE TO PROPERTY AND AFFECTING THE TITLE:

Not Applicable.

10 - ADDITIONAL DOCUMENTS, INFORMATION AND ADVICE.

No.





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**11 - ANY OTHER POINTS/ISSUES WHICH IN OPINION OF
ADVOCATE ARE RELEVANT:**

No.

12 - FINAL CERTIFICATE.

I hereby certify that; I have carefully scrutinized the documents and papers listed in Section: 3 here in above of the Ownership and Possessory Rights of **"KRISHNA DEVELOPERS"** a Partnership firm having its registered office 19, Nalanda Society-2, Near NalandaTanki, Waghodia Road, Vadodara with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely **"Bansidhar Duplex"**, is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara.

I hereby certify that Title with respect to Registration District & Sub-District Vadodara, Moje- Kapurai, the Non-Agriculture land bearing Block No. 616 (Old Revenue Survey No.907 and 908/1) admeasuring 11533 Sq. Mt., Town Planning Scheme No. 42 (Kapurai), Final Plot No. 198, admeasuring 6920 Sq. meters situates, wherein Residential Scheme namely **"Bansidhar Duplex"**, is organized and 47 Duplexes will be constructed, situated at Near Kesar 45, Beside Canal, Kapurai Crossing to Dabhoi, Vadodara is Clear, Marketable, alienable, and encumbrance free in favor of **"KRISHNA DEVELOPERS"** a Partnership firm having its registered office 19, Nalanda Society-2, Near NalandaTanki, Waghodia Road, Vadodara.

Place – Vadodara.

Date – 08/02/2022.



Yours Faithfully,

Bharat T. Majmundar

Bharat T. Majmundar
Advocate

Reg. No. G/385/1986

Bharat T. Majmundar