

SANJAY S. SHAH

B.Com., LL.B.

ADVOCATE

(Gujarat High Court)

L-13/149, Vijay Nagar,

Harni Road, Baroda 390006

Phone : (0265) 2488301

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TO WHOMSOEVER IT MAY CONCERN

This is to state that I am working as an Advocate of Bar Council of Gujarat since dated 8/8/1999 and holding Sanad No. G/3378/1999. I am Practicing and have an experience on Revenue Side, Banking and Civil side. Due to My Experience as an Advocate. I have issued Title Clearance Certificate and Non Encumbrance Certificate in respect to Non Agriculture Land Situate Lying and Being at R. S. No. 208, Admeasuring Area 424.20 Sq. Mt. of Moje Makarpura, Taluka Vadodara Dist. Vadodara Comes under the Registration District, Sub District Vadodara.

Date: 1/8/2018

Vadodara



(Sanjay S. Shah)

Advocate and Notary



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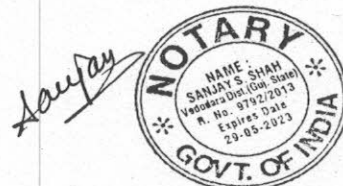
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TITLE INVESTIGATION REPORT

Sub: Investigation of Title of property situated lying and being at R. S. No. 208, Admeasuring Area 424.20 Sq. Mt. of Moje Makarpura, Taluka Vadodara Dist. Vadodara Comes under the Registration District, Sub District Vadodara.

Aaradhya Enterprise a partnership Firm Through its Partner Rajesh D. Asrani Aged Adult Residing at A/4 Rukshmani Society, New Sama Road has approached me and placed certain papers for investigation of the property mentioned in the captioned herein above. The Documents and Papers supplied to me which are as under:

1. Registered Sale Deed executed by Hemakshi Pravinbhai Shah in favour of Aaradhya Enterprise a partnership Firm Through its Partner Rajesh D. Asrani vide Registered Serial No. 1234 dated 20/5/2017 – Zerox
2. Property Card- Zerox
3. N. A. Order – Zerox
4. Building Permission - Zerox
5. Layout Plan - Zerox.
6. Registered Sale Deed executed by Devendrasinh Dalabhai Parmar and Confirming Party Thakor Lalsinh Jethabhai in favour of Hemakshi Pravinbhai Shah vide Registered Serial No. 1018 dated 15/6/2015 –Original
7. Registered Sale Deed executed by Amin Narendrakumar Lalbhai & Others and Confirming Party Thakor Lalsinh Jethabhai in favour of Devendrasinh Dalabhai Parmar vide Registered Serial No. 1470 dated 12/6/2012 –Original
8. Development Agreement in favour of Thakor Lalsinh Jethabhai dated 16/9/2004 – Zerox.
9. Agreement to sale in favour of Devendrasinh Dalabhai Parmar Dated 2/1/2015 – Zerox.
10. Abstract of revenue record.
11. Building Permission.



After careful perusal of the papers & documents, I am expressing my opinion & observation as under.

Originally the Land in Question was mutated in the name of Lalbhai Shamalbhai and their names were entered in revenue records and Authorized officer certifies the same.

Thereafter, Lalbhai Shamalbhai expired leaving behind their legal Heirs are Madhusudan, Narendrakumar, Vinubhai, Sumanbhai and their names were entered in revenue records.

Thereafter, Vinubhai Lalbhai expired leaving behind their legal Heirs are Ansoyaben, Bhavyeshkumar and Sukeshkumar, and their names were entered in revenue records.

Thereafter, Madhusudan Lalbhai expired leaving behind their legal Heirs are Prafulkumar, Chandrikaben, Hemikshaben and Kalpeshkumar and their names were entered in revenue records.

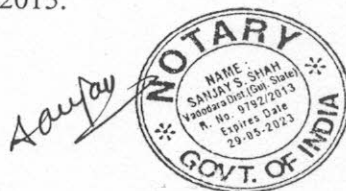
Thereafter, Development Agreement between AMin Narendrabhai Lalbhai and others 12 in favour of Thakor Lalsinh Jethabhai dated 16/9/2004.

Thereafter, Chandrikaben, and Hemikshaben waived their rights in Favour of Praffulkumar, Kalpeshkumar and their names are deleted from revenue records.

Thereafter, Registered Sale Deed executed by Amin Narendrakumar Lalbhai & Others 6 and Confirming Party Thakor Lalsinh Jethabhai in favour of Devendrasinh Dalabhai Parmar vide Registered Serial No. 1470 dated 12/6/2012. And their name were entered the Revenue Records.

Thereafter, Agreement between Devendrasinh Dalabhai Parmar and Thakor Lalsinh Jethabhai dated 2/1/2015.

Thereafter, Registered Sale Deed executed by Devendrasinh Dalabhai Parmar and Confirming Party Thakor Lalsinh Jethabhai in favour of Hemakshi Pravinbhai Shah vide Registered Serial No. 1018 dated 15/6/2015.



Thereafter, Non Agriculture Order issued by Collector vide Order No. N. A. S. R. / 1282/ 17 Dated 27/4/2016.

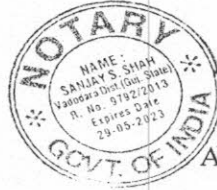
Thereafter, The Building Permission issued by VMSS vide Order No. word-12/257/2016-2017. Dated 20/3/2017.

Thereafter, Registered Sale Deed executed by Hemakshi Pravinbhai Shah in favour of Aaradhya Enterprise a partnership Firm Through its Partner Rajesh D. Asrani vide Registered Serial No. 1234 dated 20/5/2017.

I have gone through above mentioned papers and documents, search report of the available record of the Sub Register of Vadodara for the year 1987-2018. I may with above say observation and search give my opinion that no entry adverse or prejudiced to the right title and interest over on said property mentioned in captioned hereinafter is found.

Thus report on the Title of the said property is reasonable clear, good, marketable & free from all/any encumbrances. Hence, the possession of the said Property is in the name of Aaradhya Enterprise a Partnership Firm.

Date: 1/8/2018
Vadodara



Sanjay
(Sanjay S. Shah)
Advocate and Notary