

Rasesh J Shah

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07.12.2021
Vadodara

To
M/s. Shree Savya Realty LLP
Vadodara

REG: Title Clearance Certificate in respect of project known as "**THE SOLITAIRE**" lying being and situated on all that piece and parcel of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of Village Mouje: **BHAYLI** Taluka District **VADODARA** presently jointly owned & occupied by **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** presently given under registered Development Agreement in favor of **M/S. SHREE SAVYA REALTY LLP** partnership firm represented through **Kiritkumar Maganlal Kalaria** as partner.

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices for the period of Thirty Two Years from 01.01.1990 upto 06.12.2021 as required in the matter. I have carefully scrutinized the documents and papers (fully and more particularly described in Section: 3: hereunder) which establishes the ownership and possessory title, which **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** had acquired the subject property more particularly described in Section :2: hereunder.

Sr. No.	Particulars		
1	Name of the owner		
	Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH		
2	Description of Property		
	All that piece and parcel of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of scheme known as " THE SOLITAIRE " of Village Mouje: BHAYLI Taluka District VADODARA which is bounded as under;		
	On the North : By Adjoining Final Plot No.27/2 On the South : By Adjoining Final Plot No. 29 On the East : By 15 Mtr., wide T P Road On the West : By Adjoining Final Plot Nos. 23 & 24		
3	Details / Description of the documents scrutinized		
Sr. No.	Date of Document	Particulars	Whether Original/ Copy
I.	17.06.2021	TCC issued by Bharat K. Pandya advocate dated 17.06.2021	Copy
II.	30.08.2021	Non Encumbrance Certificate issued by Bharat K. Pandya advocate dated 30.08.2021	
III.		Village Form No. 7/12, 6 & 8A	Copy
IV.		Boundary Map	Copy
V.	03.09.2020	Zone Certificate issued by VUDA	Copy
VI.	25.04.2006	Sale Deed executed by Rajesh Rambharoselal Agrawal in favour of Mahendrabhai Ramniklal Shah, Vishal Mahendrabhai Shah & Bharatbhai Chandrakantbhai Patel registered under Vol. No. 3310 dated 25.04.2006	Copy
VII.		Index-II of the above Sale Deed	Copy
VIII.	25.04.2006	Registration Receipt of the above Sale Deed dated 25.04.2006	



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IX.	27.11.2018	Tenancy order for payment of premium issued by Mamlatdar & Krushipanch, Vadodara Rural dated 27.11.2018	Copy
X.	21.04.2019	NA order issued by Collector, Vadodara dated 21.04.2019	Copy
XI.	06.07.2020	Sale Deed executed by Mahendrabhai Ramniklal Shah, Vishal Mahendrabhai Shah & Bharatbhai Chandrakantbhai Patel in favour of Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH registered under Vol. No. 6350 dated 06.07.2020	Copy
XII.		Index-II of the above Sale Deed	Copy
XIII.	15.05.2021	Deed of Limited Liability Partnership of M/s. SHREE SAVYA REALTY LLP partnership firm with Mr. Jiteshkumar Karsandas Patel, Mr. Kiritkumar Maganlal Kalaria, Manish Karsandas Patel, Kush Jitesh Ghodasara, Luv Manish Ghodasara, Hiren Mansukhlal Jobanputra, Shrishkumar Hirjibhai Javia, Pravinkumar Hirjibhai Javia, Mrs. Varsha Kiritkumar Kalaria, Ms. Janki Kirit Kalaria, Mr. Ashay Preshkumar Gandhi, Mrs. Ritaben Gandhi, Raviraj Ajaysinh Mahida & Mrs. Noelle Raviraj Mahida as partners attested before notary public Bharat M. Badani under no. 1111 dated 15.05.2021	Copy
XIV.	12.08.2021	Development Agreement executed by Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH represented through their POA holder PRIYANKKUMAR RAJUBHAI PARIKH in favour of M/s. SHREE SAVYA REALTY LLP represented through its partner Kiritkumar Maganlal Kalaria registered under Vol. No. 14321 dated 12.08.2021	Copy
XV.		Index-II of the above Development Agreement	Copy
XVI.	12.08.2021	Registration Receipt of the above Development Agreement dated 12.08.2021	Copy

4 Brief history of the property/ies and how the owner has derived the title.

Tracing of party's title for the last 32 years. Search Period 01.01.1990 upto 06.12.2021 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of party's title, it shall also be done.

I have taken search for 01.01.1990 upto 06.12.2021 in the office of the Registrar-Bhayli for 32 years and my observation are as under:-

1. That as on the date of commencement of search period I had found out that from the revenue records so maintained by the Talati cum Mantri of Village Mouje: Bhayli Taluka District Vadodara showed that the land bearing Revenue Survey No. 75 of Village Mouje: Bhayli Taluka District Vadodara was owned & occupied by **Bai Lakhi widow of Mayur Dayan**. She had sold & conveyed the same in favour of **Uttamram Damodar** on 18.08.1924 relative right entry no. 1/89 confirmed after statutory period take note of the same. That thus **Uttamram Damodar** became owner occupier of the same.
2. That as per the revenue records so maintained by the Talati cum Mantri of Village Mouje: Bhayli Taluka District Vadodara showed that the land bearing Revenue Survey No. 76 of Village Mouje: Bhayli Taluka District Vadodara was owned & occupied by **Dalsukhbhai Shankarbhai**. He had sold & conveyed the same in favour of **Uttamram Damodar** on 13.10.1923 relative right entry no. 1/95 confirmed after statutory period take note of the same. That thus **Uttamram Damodar** became owner occupier of the same.
3. That as per the revenue records so maintained by the Talati cum Mantri of Village Mouje: Bhayli Taluka District Vadodara showed that the land bearing Revenue Survey No. 77 & various other of Village Mouje: Bhayli Taluka District Vadodara were owned & occupied by **Damodar Jeshankar**. He had died leaving behind him his legal heir namely **Uttamram Damodar** who was allowed to succeed the land relative right entry no. 1/94 confirmed after statutory period take note of the same. That thus **Uttamram Damodar** became owner occupier of the same.



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4. That thus from the revenue records so maintained by the Talati cum Mantri Village Mouje: Bhayli Taluka District Vadodara showed that the land bearing Revenue Survey Nos. 75, 76 & 77 were owned & occupied by **Uttamram Damodar**.
5. That thereafter the landowner **Uttamram Damodar** had died on 18.01.1956 leaving behind him his legal heir namely **Narsinhram Uttamram** who was allowed to succeed the land bearing Revenue Survey Nos. 75, 76, 77 & various other necessary right entry under no. 1793 is taken on records after drawing family tree and recording statement of witnesses on 09.12.1956. That thus **Narsinhram Uttamram** became owner occupier of the same.
6. That one **Madhav Ranchhod** a protected tenant had died leaving behind him his legal heir namely **Jiva Madhav** as protected tenant was allowed to succeed the land bearing Revenue Survey Nos. 75, 76 & 77 necessary right entry no. 2306 confirmed after statutory period takes note of the same.
7. That the name of **Jiva Madhav & Madhav Ranchhod** was wrongly appeared as a protected tenant in respect of the land bearing Revenue Survey Nos. 75, 76 & 77 hence according to the order of ALT Court in the case no. 1/67 on 22.03.1967 their name were removed from revenue cords relative right entry no. 5048 confirmed after statutory period take note of the same.
8. That thereafter the landowner **Narsinhbhai Uttamrambhai** had sold & conveyed the land bearing Revenue Survey Nos. 75, 76 & 77 in favour of **Udaysinh Prabhatsinh** by a sale deed dated 16.04.1971 necessary right entry under no. 5365 is taken on records after statutory period on 07.09.1974. That thus **Udaysinh Prabhatsinh** became well sufficient entitled to the same.
9. That the Competent Authority & Add. Collector, Vadodara had granted agricultural exemption u/s. 20 of the Act in respect of the land bearing Revenue Survey Nos. 75, 76 & 77 under ULC order no. 103/79 dated 18.05.1987 relative right entry under no. 6009 is taken on records confirmed after statutory period on 21.12.1979.
10. That thereafter the landowner **Udaysinh Prabhatsinh** had sold & conveyed the land bearing Block No. 63 in favour of **Rajesh Rambharoselal Agrawal** by a sale deed registered under Vol. No. 6971 dated 02.09.2004 necessary right entry under no. 10312 is taken on records confirmed after statutory period. That thus **Rajesh Rambharoselal Agrawal** became well sufficient entitled to the same.
11. That thereafter the landowner **Rajesh Rambharoselal Agrawal** had sold & conveyed the land bearing Block/Survey No. 63 admeasuring 2428 Sq., Mtr., Revenue Survey Nos. 75, 76 & 77 in favour of **Mahendrabhai Ramniklal Shah, Vishal Mahendrabhai Shah & Bharatbhai Chandrakantbhai Patel** by a sale deed registered under Vol. No. 3310 dated 25.04.2006 necessary right entry under no. 10877 is taken on records confirmed after statutory period on 03.12.2007. That thus **Mahendrabhai Ramniklal Shah & other** became joint owner occupiers of the same.
12. That the Mamlatdar, Vadodara (Rural) had passed necessary order under no. Tenancy/A/Vashi/2077/18 dated 27.11.2018 accordingly regularized the sale transaction on payment of 10% premium amount of Rs. 7,34,470/- on 09.11.2018 relative right entry under no. 16506 is taken on records confirmed after statutory period on 25.04.2019.
13. That the Mamlatdar & Krushipanch, Vadodara had passed necessary order in the Tenancy Case No. 467/2009 on 08.04.2019 accordingly the Notice issued under sec. 63AB of Tenancy Act in respect of the land bearing Block/Survey No. 63 admeasuring 2428 Sq., Mtr., Revenue Survey Nos. 75, 76 & 77 was withdrawn by the revenue authority and the same was also confirmed by the Dy. Collector, Vadodara on 20.11.2019 relative right entry under no. 16621 is taken on records confirmed after statutory period on 26.06.2019.
14. That the Collector, Vadodara had granted necessary NA permission for multipurpose used in respect of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of Village Mouje: **Bhayli Taluka District Vadodara** under order no. CB/NA/Vadodara/Bhayli/63/1004901/2019 dated 21.04.2019 relative right entry no. 16707 confirmed after statutory period on 04.08.2019 take note of the same.



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15. That thereafter the landowner **Mahendrabhai Ramniklal Shah, Vishal Mahendrabhai Shah & Bharatbhai Chandrakantbhai Patel** had sold & conveyed the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of Village Mouje: **Bhayli Taluka District Vadodara** in favour of **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** by a sale deed registered under Vol. No. 6350 dated 06.07.2020 necessary right entry under no. 17209 is taken on records confirmed after statutory period on 19.07.2020. That thus **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** became joint owner occupiers of the same.
16. That **Mr. Jiteshkumar Karsandas Patel, Mr. Kiritkumar Maganlal Kalaria, Manish Karsandas Patel, Kush Jitesh Ghodasara, Luv Manish Ghodasara, Hiren Mansukhlal Jobanputra, Shrishkumar Hirjibhai Javia, Pravinkumar Hirjibhai Javia, Mrs. Varsha Kiritkumar Kalaria, Ms. Janki Kirit Kalaria, Mr. Ashay Preshkumar Gandhi, Mrs. Ritaben Gandhi, Raviraj Ajaysinh Mahida & Mrs. Noelle Raviraj Mahida** had formed a Limited Liability Partnership name & style **M/s. SHREE SAVYA REALTY LLP** by a Deed of Limited Liability Partnership attested before notary public Bharat M. Badani under no. 1111 dated 15.05.2021.
17. That thereafter the landowner **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** had executed a registered Power of Attorney in respect of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of Village Mouje: **Bhayli Taluka District Vadodara** in favour of **PRIYANKKUMAR RAJUBHAI PARIKH** registered under Vol. No. 6736 dated 25.05.2021.
18. That the landowner **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** represented through their POA holder **PRIYANKKUMAR RAJUBHAI PARIKH** had granted development rights in respect of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of Village Mouje: **Bhayli Taluka District Vadodara** by a Development Agreement in favour of **M/S. SHREE SAVYA REALTY LLP** partnership firm represented through **Kiritkumar Maganlal Kalaria** as partner registered under Vol. No. 14321 on 12.08.2021. It is to be pointed out that Development Agreement was executed through a Power of Attorney granted by the landowner **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** which is not produced before me. That the SRO had registered said Development Agreement hence I rely on the act of Registrar done in official way to be free from all doubts.
19. I would like to point out that the landowners had obtained Title Verification Report from Advocate Bharat K. Pandya on 17.06.2021 who had issued report and at that time Advocate Bharat K. Pandya had issued public notices inviting objections against which no objections or claims were received hence I had deemed to waive further public notice.
20. I state that I had carried out the search in the land and revenue records, as also with the Sub Registrar- 1 & 3, Bhayli for a period of 32 years i.e. from 01.01.1990 to 06.12.2021 and I found out that there are no reported charges or encumbrances exist in respect of all that piece and parcel of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of scheme known as "**THE SOLITAIRE**" of Village Mouje: **BHAYLI Taluka District VADODARA** and the title in respect of subject land as acquired by landowner **Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH** is as on the date of the report is found to be otherwise clear, marketable and alienable.



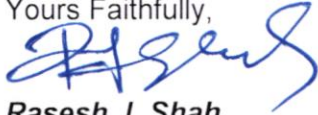
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5	Encumbrances Normally 32 Years
	That Search for Encumbrances for Thirty Two year was carried out, for the period 01.01.1990 upto 06.12.2021 the original receipt are produced under no. 2021014028992-17976 for 1990 to 1993 and 2021016040266-17374 for 1994 to 2021 which are enclosed herewith. As on date Property offered is unencumbered.
6	Final Certificate Of Title
	I hereby certify that I have carefully scrutinized the documents and papers listed in Section: A: herein above which establishes the ownership and possessory rights and title which Smt. RUCHITA PRIYANKKUMAR PARIKH & Smt. NALINI RAJUBHAI PARIKH had acquired to title in respect of all that piece and parcel of the land bearing Block/Survey No. 63, Revenue Survey Nos. 75, 76 & 77 aggregating 2428 Sq., Mtr., T P Scheme No. 2 (Bhayli), Final Plot No. 28 admeasuring 1700 Sq., Mts., of scheme known as " THE SOLITAIRE " of Village Mouje: BHAYLI Taluka District VADODARA (which property is fully and more particularly described in Section : 2 : herein above) is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records maintained by the Sub-Registrar-1 & 3, Bhayli, Vadodara for thirty two years that is to say from 1990 upto 2021 shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property.

Thanking You,
Yours Faithfully,



Rasesh J. Shah

Enrollment No. G/1165/1991
(Advocate)

