

NITIN S. SHAH

B.Com. LL.B.

Advocate Gujarat High Court

Shiyabaug, Rajmahal Road, Vadodara 390 001

M - 9998138219

To,
Zamzam Enterprise
Vadodara

TITLE OPINION ON THE PROPERTY SITUATED AT MOUJE VILLAGE KARODIYA, VADODARA DISTRICT - 4 (GORWA) R.S. No.208/1, ADMEASURING 8094 SQ.MTR. IN RESPECT PLOT NO.A-22 ADMEASURING 133.72 SQ.MTRS., PLOT NO.A-23 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-24 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-25 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-26 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-27 ADMEASURING 129.37 SQ.MTRS. PLOT NO.A-28 ADMEASURING 136.28 SQ.MTRS. INCLUDING COMMON AREA

1. With reference to my client, I Advocate on the basis of the information submitted by my client, I submit my report as under.
2. Description of Immovable Property.

Registration Dist. Vadodara Sub Dist. Vadodara Mouje Village Karodiya, Vadodara District - 4 (Gorwa) In respect of Plot No.IN RESPECT PLOT NO.A-22 ADMEASURING 133.72 SQ.MTRS., PLOT NO.A-23 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-24 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-25 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-26 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-27 ADMEASURING 129.37 SQ.MTRS. PLOT NO.A-28 ADMEASURING 136.28 SQ.MTRS. INCLUDING COMMON AREA in "Hashmi Park Society" admeasuring total 8094 sq.mtrs. of R.S. No.208/1.

3. I have also seen the Title Clearance Certificate on dated 10-7-2009 given by Shri Ranjit J. Rathod - Advocate in respect of R.S. No.208/1 of Vilave Karodiya, Dist. Vadodar according to which the

said plot was originally belong to Ranchhodbhai Dabhai Patel who dies on 6-1-1960 and therefore the name of legal heir Mangalbai Ranchhodbhai Patel was entered in the revenue records in the said property vide entry No.,308 dated 19-3-1960.

4. Shri Mangalbai Ranchhodbhai Patel died on 29-6-1973 and the names of his legal heirs Manubhai Mangalbai, Jashbai Mangalbai and Kantibhai Mangalbai were entered into records of rights vide Entry No.546 dated 12.6.74. Heirs of Shri Mangalbai Ranchhodbhai Patel described the said land and the land admeasuring about 80.94 sq.mtrs. came in the share of Manubhai Mangalbai Patel and effect of the same is given into revenue record vide Entry no. 713 dated 15-5-84 and the said part is given R.S. No.208/1, Thus Manubhai Mangalbai Patel became the owner of the land bearing R.S. No.208/1. Thus, Manubhai Mangalbai Patel became the owner of land bearing R.S. No.208/1 of Village Karodia, Dist. Vadodara.
5. On expiry of Shri Manubhai Mangalbai Pate, the names of his legal heirs (1) Smt. Dakshaben Manubhai Patel (2) Dilipbhai Manubhai Patel and (3) Chandrakantbhai Manubhai Patel have been recorded in the revenue rdcords and they have become the absolute owner of the said property by revenue appeal.
6. Shri Manubhai Mangalbai Patel has obtained N.A. permission from the Collector, VAdodara and the said permission has been granted by the Collector, Vadodara vide order No.Land/D/Section 65/Vashi/6012/2009 dated 12-1-2010.
6. Necessary construction permission has also been obtained from

Vadodara Mahanagar Seva Sadan vide Rajachitthi no.Ward-10/L-128/2010-201 on dated 15-9-2010 and No.Ward-10/16-2016-2017 dated 21-4-2016.

7. Sale Deed executed by (1) Smt. Dakshaben Manubhai Patel (2) Dilipbhai Manubhai Patel and (3) Chandrakantbhai Manubhai Patel in favour of (1) Vaghela zaz Shabbirbhai and (2) Allarakha Abdulkarim Shaikh in respect of PLOT NO.A-23 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-24 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-25 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-26 ADMEASURING 128.83 SQ.MTRS. in consideration of Rs.14,69,000/- which has been executed before Sub Registrar, BRA-4-GRV and registered at Sr.No.9838 dated 16-12-2014.

8. Sale Deed executed by (1) Smt. Dakshaben Manubhai Patel (2) Dilipbhai Manubhai Patel and (3) Chandrakantbhai Manubhai Patel in favour of (1) Pravinbhai Mohmad Hanif Shaikh and Rana Rizvan Rajeshbhai in respect of PLOT NO.A-22 ADMEASURING 133.72 SQ.MTRS., PLOT NO.A-27 ADMEASURING 129.37 SQ.MTRS. PLOT NO.A-28 ADMEASURING 136.28 SQ.MTRS. in consideration of Rs.11,40,000/- which has been executed before Sub Registrar, BRA-4-GRV and Registered Sr.No.906 dated 16-12-2014.

8. Search has also been undertaken for 13 years from 2003 to 2016 in the Office of Sub Registrar, Vadodara-1 vide Receipt No.2017017006782 dated 22-3-2017 and nothing adverse has been found from the records.

C E R T I F I C A T E

I hereby certify that Mr. (1) Vaghela Azaz Shabbirbhai and (2) Allarakha Abdulkarim Shaikh are the absolute owner of PLOT NO.A-23 ADMEASURING 128.83 SQ.MTRS. PLOT NO.A-24 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-25 ADMEASURING 128.83 SQ.MTRS., PLOT NO.A-26 ADMEASURING 128.83 SQ.MTRS. and Pravinbhai Mohmad Hanif Shaikh and (2) Rana Rizvan Rajeshbhai in respect of PLOT NO.A-22 ADMEASURING 133.72 SQ.MTRS., PLOT NO.A-27 ADMEASURING 129.37 SQ.MTRS. PLOT NO.A-28 ADMEASURING 136.28 SQ.MTRS. in Hashmi Park Society.

During search with the office of Sub Registrar, Vadodara - 6, Maneja, I did not find any adverse entry having been registered against the said property and also no any due amount with the holder of the property therefore, the TITLE OF THE SAID LAND IS CLEAN, CLEAR, MARKETABLE & IT IS FREE FROM ALL ENCUMBRANCS.

Date 12/11/2017

Vadodara :

(Nitinbhai S. Shah)

Advocate