

Annexure : 2

With Reference to Point 2(iv) of Form 'A'

Details of Encumbrance on Land / Mortgage/ Loan

Details of Encumbrance of Land	Value of Encumbrance of Land	Date of Sale Deed	Owner of the Property	Property Description	Land Area Sq. Mtr	Land Value (Rs.)	Stamp Duty (Rs.)	Registration Fees (Rs.)	Other Expenses	Total Value
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
										-
										-
										-
			Total							-

Annexure : 3

With Reference to Point 2(v) of Form 'A'

Details of land not owned by Promoter on which Development is proposed

Date of Development Agreement / , Joint development agreement	Owner of the Property	Property Description	Land Area Sq. Mtr	Value of Development agreement
DEVELOPMENT AGREEMENT	ATULBHAI ARVINDBHAI PATEL	BLOCK NO.32,S.N. 72/1 , VILLAGE:PAVALEP UR,TA WAGHODIYA, VADODARA	30250 SQ.MT	1,08,00,000.00
		Total		1,08,00,000.00

VA

2

Search Report

Non-Encumbrance & Title-Clearan
of the Immovable Property/Land i.e. N
(FOR RESIDENTIAL PURPOSE) bearing Land-Block No. 32
(Old Revenue Survey No. 72/1) admeasuring 03 Hector - 02 Aare
- 50 Prati Aare = 30250 sq. meters, its Aakar / Assessment
Rs. 13=31 Paise (Khata/Account No. 259) of Moje Village
Pavlepur, in the Registration District Vadodara & Sub-District
Waghodia, situated at Village Pavlepur, Taluka Waghodia &
District Vadodara.

Sir,

You have asked my opinion as to Title - Clearance in respect of the cartoonist's property and for which the necessary papers supplied to me.

(1) I have gone through and verified the following documents/papers :

1. Village Form No. 6 (true copies / zerox copies)
2. Village Form No. 7/12 (true copies / zerox copies)
3. Village Form No. 8-A (true copies / zerox copies)
4. Sale-Deed, in respect of the land bearing Land-Block No. 32 (Old Revenue Survey No. 72/1, admeasuring 30250 sq. meters, to and in favour of Mr. Tarunbhai Arvindbhai Patel, vide Registration Serial No 2007 dated 16/07/2011 (20/07/2011) (zerox copy).
5. Lodgement Receipt of aforesaid Sale-Deed dated 16/07/2011 (zerox copy)
6. Index-II of aforesaid Sale-Deed dated 16/07/2011 (20/07/2011) (zerox copy)
7. VUDA Zone Certificate dated 18/07/2011 (zerox copy).
8. Partnership Deed of Yogikrupa Developers dt. 17/07/2012 (zerox copy)
9. Hissa Form No. 4, issued by the Office of District Inspector of Land Revenue Records, Vadodara dated 27/08/2012 (zerox copy).
10. Development Agreement with Condition to Sell dt. 07/09/2012 (zerox copy)
11. N. A. Permission dated 24/01/2013 (zerox copy).
12. Development Permission, issued by VUDA dt. 15/02/2013 (zerox copy)
13. Earlier Title Clearance Certificate, issued by Mr. Mukesh B. Shah Advocate dated 02/03/2006 (zerox copy).

HISTORY & CHAIN OF PASSING OF THE PROPERTY :

1957 : Original Land Holding : Originally, the land bearing Revenue Survey No. 721 (later on numbered as Land-Block No. 32), admeasuring 08 Acre 800 Gunthas (later on admeasuring 03 Hectar - 02 Aare - 50 Prath Aare = 30250 sq. meters) of Moje Village Pavlepur, Taluka Waghodia District Vadodara was owned and possessed by Chhotabhai Koyibhai Salat. Effect to, the Mutation Entry No. 1/47 is recorded in the Land Revenue Records.

Protected Tenant : The Mutation Entry No. 229/1 being recorded in the Land Revenue Records reflects and reveals that name of Kabhai Koyjibhai is mutated, as Protected Tenant, in respect of the land in question.

1960 - Deletion of Name of Tenant : The Mutation Entry No. 395 dated 28/02/1960 being recorded in the Land Revenue Records reflects and reveals that the name of said Tenant Kabhai Koyjibhai is deleted and the name of said Chhotabhai Koyjibhai is continued, in respect of the land in question.

1972 - Land-Blocks Numbered : The Mutation Entry No. 805 dated 06/05/1972 being recorded in the Land Revenue Records reflects and reveals that the Consolidation Officer (Assistant Consolidation Officer - 1, Vadodara and the Mamlatdar Office, vide the Order dated 27/09/1971 implemented the Consolidation Scheme, in respect of various lands of Taluka Waghodia, District Vadodara and accordingly, the said land bearing Revenue Survey No. 72/1 is numbered as Land-Block No. 32.

1976 & 1978 - Devolution of Title by Succession : The Mutation Entry No. 874 dated 10/08/1978 being recorded in the Land Revenue Records reflects and reveals that said Chhotabhai Koyjibhai died on 16/07/1976 and hence, on basis of Succession, the names of his legal heirs 1) Ravjibhai Chhotabhai 2) Bhanuben D/o. Chhotabhai 3) Induben D/o. Chhotabhai are mutated, in respect of the land in question. (No. 2 & 3 are Minors, whose Guardian is Ravjibhai Chhotabhai)

1980 - Land Sold : Said land owners Ravjibhai Chhotabhai & Others has sold and transferred the land - Land-Block No. 32, admeasuring 07-Acres & 19-Gunthas, to and in favour of Mr. Dharamsinh Melsinh Sandhu, by executing and registering the Sale-Deed, vide Registration Serial No. 282/393/313 dated 08/05/1980. To that effect, the Mutation Entry No. 970 dated 09/06/1982 is recorded in the Land Revenue Records.

1987 - Tenancy Matter : The Mutation Entry No. 1038 dated 25/02/1987 being recorded in the Land Revenue Records reflects and reveals that in respect of the aforesaid Sale of the land in question, to and in favour of said Dharamsinh Melsinh Sandhu, the Tenancy Matter, vide No. Tenancy Case No. 2877/1983 is filed / instituted in the Court of Agriculture Land Tribunal, Mamlatdar & Krushi Panch and the Orders passed on 08/11/1983 keeping aside the said Sale of land and aggrieved with the said Order, the Appeal, vide No. Tenancy/Appeal/26/83 is preferred before the Deputy Collector Dabhoi and he passed the Order on 24/05/1984 and aggrieved with the said Order, the Review Petition filed before Revenue Tribunal Gujarat Government and the Tribunal vide its Order No. TFM/BD/919/84, has disallowed the Review Petition and upheld the Order of Lower Court i.e. Order passed in the Tenancy Case No. 2877/83 dated 08/11/1983. Meaning thereby, the aforesaid Sale of land, in favour of said Mr. Dharamsinh Melsinh Sandhu is disregarded / disallowed.

1991 - Land Sold : Said land owners 1) Ravjibhai Chhotabhai 2) Bhanuben D/o. Chhotabhai 3) Induben D/o. Chhotabhai & Confirming Party - Mr. Dharamsinh Melsinh Sandhu has sold and transferred the said land - Land-Block No. 32, to and in favour of Gulam Mustufa Ibrahim Shaikh, by executing and registering the Sale-Deed, vide Registration Serial No. 469 dated 26/06/1991 (27/06/1991). To that effect, the Mutation Entry No. 1107 dated 15/07/1991 is recorded in the Land Revenue Records.

1992 - Names Mutated : The Mutation Entry No. 1141 dated 15/04/1992 being recorded in the Land Revenue Records reflects and reveals that alongwith the name of said land owner Gulam Mustufa Ibrahim Shaikh, the other names of his legal heirs are mutated i.e. 1) Ramzanbhai Gulam Mustufa 2) Abdul Razakbhai Gulam Mustufa 3) Mrs. Faridabibi Gulam Mustufa, in respect of the said land.

March 2006 - Land Sold : Said land owners Gulam Musufa Ibrahim Shaikh & Others has sold and transferred the said land - Land-Block No. 32, to and in favour of Vidhyaben Chunilal Patel, by executing and registering the Sale-Deed, vide Registration Serial No. 168 dated 21/03/2006. Effect to, the Mutation Entry No. 1653 dated 14/07/2006 is recorded in the Land Revenue Records and the same is certified on 04/09/2006.

Nov. 2006 - Land Sold : Said land owner Vidhyaben Chunilal Patel has sold and transferred the said land - Land-Block No. 32, to and in favour of Jagdishbhai Shantilal Thakkar, by executing and registering the Sale-Deed, vide Registration Serial No. 832 dated 07/11/2006. Effect to, the Mutation Entry No. 1678 dated 30/11/2006 is recorded in the Land Revenue Records and the same is certified on 17/02/2007.

2008 - Names Mutated : The Mutation Entry No. 1824 dated 21/10/2008 (certified on 22/11/2008) being recorded in the Land Revenue Records reflects and reveals that alongwith the name of said Mr. Jagdish Shantilal Thakkar, the names of his legal heirs i.e. 1) Mrs. Padmaben Jagdishbhai Thakkar 2) Samirkumar S/o. Jagdishbhai Thakkar are mutated, in respect of the said land.

July 2011 - Land Sold : Said land owners Mr. Jagdishbhai Shantilal Thakkar etc. 03 has sold and transferred the said land - Land-Block No. 32, to and in favour of Tarunbhai Arvindbhai Patel, by executing and registering the Sale-Deed, as under :

R. S. No. & Place of Land	Sale-Deed Regn.No. & Date	Sold By (Vendors)	Sold To (Vendees)
Non - Agricultural Land bearing Land-Block No. 32 (Old Revenue Survey No 72/1) admeasuring 03 Hector - 02 Aare - 50 Prat Aare = 30250 sq. meters, its Aakar / Assessment Rs. 13=31 Paise (Khata/Account No. 259) of Moje Village Pavlepur. Situatd at Village Pavlepur, Taluka Waghodia District - Vadodara	Sale-Deed Rs 25,00,000/- Registration Serial No. No. 2007 dated 16/07/2011 (20/07/2011) Registered in the Office of Sub-Registrar- Waghodia, District- Vadodara.	Jagdishbhai Shantilal Thakkar etc. 03	Mr Tarunbhai Arvindbhai Patel

July 2011 - Mutation of the Entry : Perusing the aforesaid Sale-Deed, the name of said Mr. Tarunbhai Arvindbhai Patel is mutated, in respect of the land in question, vide Mutation Entry No. 2101 dated 21/07/2011 and the same is certified by Mr. P. N. Rathwa, Deputy Mamlatdar (Vadodara) dated 24/10/2011.

July 2011 - VUDA Zone Certificate : The Junior Town Planner, Vadodara Urban Development Authority has issued the Zone Certificate dated 18/07/2011, mentioning therein that the land in question is covered within Residential Zone - R-3 and the said land is affected by Proposed 75 Meters & Proposed 18 Meters Road.

July 2012 - Partnership Deed : The Partnership Firm in the name & style of Yogikrupa Developers is formed and brought into being w.e.f. 17/07/2012, consisting Mr. Samirkumar Jagdishchandra Thakkar etc. 03 as the Partners and effect to, the Deed of Partnership is reduced into Black & White on 17/07/2012.

Sept. 2012 - Development Agreement with Condition to Sell : Said land owner Mr. Tarunbhai Arvindbhai Patel has executed the Development Agreement with Condition to Sell dated 07/09/2012, in respect of the land in question - Land-Block No. 32, admeasuring 30250 sq. meters of Moje Village Pavlepur, Taluka Waghodia, District Vadodara, to and in favour of Yogikrupa Developers, a Partnership Firm, its Administrative Partner Mr. Samirkumar Jagdishchandra Thakkar.

Oct. 2012 - U.L.C. N.O.C. & No Dues : On perusal of the zerox copy of the N. A. Permission dated 24/01/2013, it is transpires and appears that vide the Letter dated 17/10/2012, by Mamlatdar, Waghodia, District - Vadodara has mentioned that the Titles of the land in question are valid and legal and the land in question is not declared as Excess Vacant Land and the Possession of the said land is held by the land owners in question and no Government Dues are pending and no Court Case/s is/are pending in the Court of Law.

Jan. 2013 - N. A. Permission : The District Collector, Vadodara has issued the Non-Agricultural Permission, vide his Order No. Revi. / N.A. / S.R. / -- / 2012-2013/Land/D/Section-65/173/2013 dated 24/01/2013, in respect of the land bearing Land-Block No. 32 (Old Revenue Survey No. 72/1), admeasuring 30250 sq. metes of Moje Village Pavlepur. Said Permission is issued U/s 65 of the Bombay Land Revenue Code, 1879 and U/r. 81 (2) of Land Revenue Rules.

Feb. 2013 - Development Permission : The Vadodara Urban Development Authority has issued the Development Permission, vide No. UDA/ Plan-2/Permission/406/2012 dated 15/02/2013, in respect of the land in question, allowing the Construction of totally 139 Residential Units / Houses and 3 Low-Raised Tower containing 174 Residential Flats.

: 5 :

Noteworthy : On perusal of the zerox copies of Village Form No. 6, 7/12 & 8-A of the land in question, the following Entries regarding creation and deletion of Lien / Charge / Encumbrance are found and the same is/are reflected / shown, as under :

CREATION OF LIEN / CHARGE (1957 & Onwards) :

- Mutation Entry No. 289 dated 18/03/1957 reflects Lien of Rs.300/- - as Tagavi Loan.
- Mutation Entry No. 436 dated 03/05/1961 reflects Lien of Rs.1230/- - in favour of Amodar Multipurpose Co. Operative Mandli Limited.
- Mutation Entry No. 467 dated 13/07/1961 reflects Lien of Rs.765/- - in favour of Amodar Multipurpose Co. Operative Mandli Limited.
- Mutation Entry No. 479 dated 30/07/1961 reflects Lien of Rs.870/- - in favour of Amodar Multipurpose Co. Operative Mandli Limited.
- Mutation Entry No. 536 dated 10/08/1964 reflects Lien of Rs.1480/- - in favour of Amodar Multipurpose Co. Operative Mandli Limited.
- Mutation Entry No. 789 dated 16/09/1971 reflects Lien of Rs.4000/- - in favour of the Bank.
- Mutation Entry No. 821 dated 01/06/1973 reflects Lien of Rs.3500/- - in favour of Amodar Multipurpose Co. Operative Mandli Limited.

DELETION OF LIEN / CHARGE (1971 & Onwards):

- Mutation Entry No. 764 dated 16/01/1971 reflects aforesaid Tagavi Loan of Rs. 300/- is paid and the Lien deleted.
- Mutation Entry No. 1105 dated 12/07/1991 reflects aforesaid Loan is paid to and in favour of said Amodar Multipurpose Co. Operative Mandli Limited and the Lien deleted.
- Mutation Entry No. 1106 dated 12/07/1991 reflects aforesaid Loan is paid to and in favour of State Bank of India Raopura Branch, Vadodara and the Lien deleted.

(3) SEARCH :

On 22/07/2013, I have caused the SEARCH in respect of the aforesaid Immovable Property, for the period of 1983 to 2013, from the Office of the Sub-Registrar, Waghodia, District - Vadodara. The Original Copy of the Receipt of Search Fee vide No. 2 0 1 3 1 0 9 0 0 3 5 5 6 & Application

: 6 :

OPINION :

On going through and verifying the aforesaid papers and after causing/taking the available SEARCH, I give my Opinion that the Titles of the captioned property i.e. Non-Agriculture Land bearing Land-Block No. 32(Old Revenue Survey No. 72/1 of Moje Village Pavlepur, Taluka Waghodia, District Vadodara (more particularly described in the Schedule hereinbelow), are free, clear, legal and marketable, to and in favour of said Mr. Tarunbhai Arvindbhai Patel and the said Immovable Property/Land is free from encumbrance whatever, based and responded on the documents/papers referred hereinabove, feasible, legible and visible Search and the information furnished, subject to the aforesaid Development Agreement with Condition to Sell dated 07/09/2012, to and in favour of Yogikrupa Developers, a Partnership Firm, having its Office at – GF-1, Vrundavan Complex, Lakkadpitha Road, Vadodara.

SCHEDULE

NON - AGRICULTURAL LAND (FOR RESIDENTIAL PURPOSE) bearing Land-Block No. 32 (Old Revenue Survey No. 72/1) admeasuring 03 Hector – 02 Aare - 50 Prati Aare = 30250 sq. meters, its Aakar / Assessment Rs. 13=31 Paise (Khata/Account No. 259) of Moje Village Pavlepur, in the Registration District Vadodara & Sub-District Waghodia, situated at Village Pavlepur, Taluka Waghodia & District Vadodara.

The Boundaries of the said land are as under :

East : Adjoining Land-Block No. 28 & 26 Paiki of Moje Village Pavlepur.

West : Land-Block No. 295 of Moje Village Khatamba.

North : Adjoining Land-Block No. 31 of Moje Village Pavlepur.

South : Vadodara – Waghodia Road.

PLACE: VADODARA
DATE : 23/07/2013

2

Nalin J. Soni
NALIN J. SONI
ADVOCATE

INKANT J.

સર્ચ રિપોર્ટ

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પ્રતિશ્રી,
નાલિન જે. સોની - એડવોકેટ
માંજલપુર, વડોદરા

મોજે પવલેપુરા, તા. વાધોડીયા, જિ. વડોદરાના જુનો સર્વ નંબર ૭૨/૧, જેનો લેન્ડ / બ્લોક નં. ૩૨, ખાતા નં. ૨૫૯, માપ ૦૩ હે - ૦૨ આરે - ૦૫ પ્રતિઆરે આકાર રૂ. ૧૩.૩૧ પૈસા માપ ૩૦૨૫૦ ચો.મી. વાળી જમીન અંગેનો સર્ચ રિપોર્ટ.

આરજદાર : ^{ચોટી} ~~સુધી~~ કુખા રેવલોપર્સના ભાગીદાર સમીરભાઈ જગદીશભાઈ કક્કર

સને ૧૯૮૩ થી ૨૦૧૩ તા. ૩૧.૧૨.૨૦૧૨ સુધીનો સર્ચ રિપોર્ટ

વેચાણા	સ.નં. ૭૨/૧, બ્લોક નં. ૩૨, હે-વાર-એ	૧. રાવજીભાઈ છોટાભાઈ પટેલ, શ્રી ગુલામ મુસ્તુકા	૨૬.૦૬.૧૯૮૧
રૂ. ૭૦૦૦૦/-	૩-૦૨-૫૦	૨. ભાનુભેન છોટાભાઈ પટેલ, ઈશ્વારીમ શેખ	૨૭.૦૬.૧૯૮૧
	ચોકર ગુંકા ૭.૧૯	૩. ઈન્દુભેન છોટાભાઈ પટેલ	
	આકાર ૧૩.૩૧	૪. ધરમશીસિંહ મેલસિંહ	૪૬૯

માલિકી ફેરખત / વેચાણ	બ્લોક નં. ૩૨, હે.આરે.	કક્કર જગદીશભાઈ શાંતિલાલ	તરુણભાઈ	૧૭.૦૭.૨૦૧૧
	૩.૦૨.૫૦ આકાર	કક્કર પદમભેન જગદીશભાઈ	અરવિંદભાઈ પટેલ	૨૦.૦૭.૨૦૧૧
રૂ. ૨૫૦૦૦૦૦	રૂ. ૧૩.૩૧ જુની	કક્કર સમીરકુમાર જગદીશભાઈ		૨૦૦૭
/-	સ.નં. ૭૨/૧			

નોંધ : ૧. સને ૧૯૮૯, ૨૦૦૦, ૨૦૦૬ અને ૨૦૦૭ અનુક્રમ નંબર ૨ ઇન્ડેક્સ કાઢી ગયેલ છે, તેની નોંધ લેવી.

૨. સને ૨૦૦૫ થી ૨૦૧૨ માં ધણા મહિનાઓની કોમ્પ્યુટર ઇન્ડેક્સ બહાર ધાઢી જોવા મુકેલ નથી, તેની નોંધ લેશો.
૩. સને ૨૦૧૩ ની કોમ્પ્યુટર ઇન્ડેક્સ કાઢી જોવા મુકેલ નથી.
૪. દ.નં. ૧૬૮ તા. ૨૧.૦૩.૨૦૦૬ તથા દ.નં. ૮૩૨ તા. ૦૫.૧૧.૨૦૦૬ ની ઇન્ડેક્સ તથા દસ્તાવેજની નકલ મેળવવી.

આમ, ઉપરોક્ત જણાવેલ મિલકત અંગેનો સર્ચ કરતા કચેરીના અ.નં. ૨ ઇન્ડેક્સ જોતા ઉપરોક્ત નોંદ્રીઓ મળી આવેલ છે. તે સિવાય કચેરીના ઉપલબ્ધ રેકર્ડ મુજબ સદરહું મિલકત અંગે બીજી કોઈ નોંદ્રી મળી આવેલ નથી.

વડોદરા

તા. : ૨૨.૦૭.૨૦૧૩

વતી સર્ચ કરનારની સહી