

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. 13063/2022

To,

Shree Siddhi Createurs, a Partnership Firm.

TITLE CERTIFICATE CUM TITLE REPORT

Reg.:- Non Agricultural land bearing Final Plot No. 32 paiki admeasuring 28,273.91 Sq. mtrs. (given in lieu of (i) Survey No. 434/2 admeasuring 24,065.91 Sq. mtrs. (ii) Survey No. 435 paiki admeasuring 971 Sq. mtrs. (iii) Survey No. 527 admeasuring 3,237 Sq.mtrs.) in Draft Town Planning Scheme No. 39 (Tarsali) situate, lying and being at Moje Tarsali Taluka Vadodara (South) in the Registration District of Vadodara and Sub District of Vadodara - 2 (Danteshvar) and belonging to (1) Patel Bhailalbhai Purshottambhai (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai.



As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 27-09-2022) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record

is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

➤ **History of land bearing Survey No. 434/2:-**

- 1) That land bearing Survey No. 434/2 admeasuring Acre 08-24 was belonging to Shantilal Nagajibhai since prior to the year of 1966.
- 2) That upon repayment of loan, the charge of Tagavi stands released with respect to said land bearing Survey No. 434/2. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1176 dated 19-06-1965.
- 3) That Family Partition took place between Shantilal Nagajibhai and his heirs, pursuant to which the land bearing Survey No. 434/2 admeasuring Acre 08-24 Gs. came to the share of (1) Suryakant Shantilal and (2) Bai Leelavati w/o Shantilal Nagajibhai Patel as self and as guardian of her Minor son Vinayak Shantilal. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1532 dated 05-05-1970.
- 4) That as per Durasti Patrak No 38 dated 80-81 issued by District Inspector (Land Records) and as per KJP Durasti, area of land of Survey No 434/2 is fixed at 30627 sq. mtrs. as out of total land admeasuring about 34803 sq. mtrs. land admeasuring about 4176 sq. mtrs is acquired for Road. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4272 dated 04-10-1996.
- 5) That upon repayment of loan, the charge of Tarsali Vikas Karyakari Seva Sahakri Mandali Ltd. stands released with respect to said land bearing Survey no. 434/2. Mutation



Entry to the said effect was made in the revenue record vide
Entry No. 4775 dated 24-12-1999.

- 6) That said (1) Suryakant Shantilal (2) Vinayak Shantilal and (3) Bai Leelavati w/o Shantilal sold and conveyed the said land bearing Survey No. 434/2 paiki admeasuring 22,297 Sq. mtrs. out of total land admeasuring 34,803 Sq. mtrs. to (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai by sale deed dated 14-02-2005 which was registered before the Sub Registrar of Baroda - 2 (Danteshwar) at Serial No. 1043 on 13-06-2005.

That in the above referred Sale Deed registered at Serial No. 1043, stamp duty was not paid properly, therefore Deputy Collector, (Stamp Duty Valuation Department), Vadodara had demanded to pay deficit stamp duty along with fine and penalty. The said Patel Bhailal Purshottambhai and others had paid deficit stamp duty on 10-06-2005 vide Challan bearing No. 41.

That said (1) Suryakant Shantilal (2) Vinayak Shantilal and (3) Bai Leelavati w/o Shantilal through their power of attorney holder Nilesh Bhailalbhai Patel sold and conveyed the said land bearing Survey No. 434/2 paiki admeasuring 8,330 Sq. mtrs. out of total land admeasuring 34,803 Sq. mtrs. to (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai by sale deed dated 18-05-2006 which was registered before the Sub Registrar of Baroda - 2 (Danteshwar) at Serial No. 2895 on 18-05-2006. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6001 dated 09-10-2006.



- 7) That as per the order of the Mamlatdar, Vadodara bearing No. R.T.S./ Vashi/ 2132/ 08 dated 30-06-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms were directed to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 6292 dated 07-07-2008, which was cancelled as details provided were not sufficient.
- 8) That as per the order of the Mamlatdar, Vadodara bearing No. R.T.S./ Vashi/ 2790 to 2792/08 dated 21-07-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms were directed to be rectified. Accordingly the land admeasuring 4,176 Sq. mtrs. acquired for laying of Roads is written in the second rights column of the revenue record of the said land bearing Survey No. 434/2. Mutation entry to the said effect was made in revenue record vide Entry No. 6320 dated 24-07-2008.
- 9) That the Collector, Vadodara, vide his order bearing no. Revision/ N.A./S.R./225/2011-2012 with Ref No. LAND/D/ Sec 65/Vashi/2767/2012 dated 09-04-2012 granted N.A. Use permission for commercial-cum-residential purpose in respect of the land of Survey No. 434/2 admeasuring about 30627 sq mtrs and Survey No 527 admeasuring about 3237 sq.mtrs totally admeasuring about 33864 sq.mtrs (28338.19 sq.mtrs for residential purpose and 5525.81 sq.mtrs for commercial purpose). Mutation Entry to the said effect is made in the revenue record vide Entry No. 7130 dated 15-05-2012.
- 10) That plan for making construction of residential cum commercial scheme on the land bearing Survey No



434/2/A+B and Survey No 527 is sanctioned by Assistant Town Planner, Vadodara Municipal Corporation vide its Rajachitthi bearing order No Ward/12/L-24/2012-2013 dated 04-06-2012 and Rajachitthi bearing order No Ward/12/L-7/2012-2013 dated 17-04-2012.

- 11) That the land owners (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai through their developer Shree Rajanand Associates had floated a Residential Scheme known as "Rajanand Dwelling" on land admeasuring 6,561.09 Sq. mtrs. of Survey No. 434/2 paiki. The said scheme has been developed and units have been sold to third parties.

Hence (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai continue to be land owners of remaining land bearing Survey No. 434/2 paiki admeasuring 24,065.91 Sq. mtrs.

➤ **History of land bearing Survey No. 527:-**

- 1) That land bearing Survey No. 527 admeasuring Acre 00-32 was belonging to Shantilal Nagajibhai since prior to the year of 1951.
- 2) That proceedings under Urban Land Ceiling Act were initiated, whereby the land owners had fill up the form no. 1. Thereafter the Competent Authority had granted exemption for agricultural use. Mutation Entry to the said

effect was made in the revenue record vide Entry No. 3034 dated 16-02-1983.

Note:- We have not been provided with the copy of above referred order and copy of mutation entry provided to us is incomplete and illegible.

- 3) That upon repayment of loan, the charge of Tarsali Vikas Karyakari Seva Sahakri Mandali Ltd. stands released with respect to said land bearing Survey no. 527. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4247 dated 10-07-1996.
- 4) That said Shantilal Nagajibhai died intestate on 02-06-1991. Hence names of his heirs viz. (1) Leelavatiben Shantilal (2) Anjanaben Shantilal (3) Deepika Shantilal (4) Suryakant Shantilal (5) Premilaben Shantilal (6) Vinayak Shantilal (7) Maheshbhai Shantilal and (8) Somiben Shantilal were entered in the revenue record of the said land bearing Survey No. 527. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4950 dated 03-10-2000.
- 5) That Family Partition took place between Heirs of Shantilal Nagajibhai, pursuant to which the land bearing Survey No. 527 admeasuring 3,237 Sq. mtrs. came to the share of (1) Suryakant Shantilal and (2) Vinayak Shantilal. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4951 dated 03-10-2000.
- 6) That said land bearing Survey No. 527 admeasuring 3,237 Sq. mtrs. was released from restrictions of "Fragment Land" as said land was cultivated from 10 years. Mutation Entry to the said effect was made in the revenue record vide Entry No. 5999 dated 09-10-2006.



7) That said (1) Suryakant Shantilal and (2) Vinayak Shantilal through their power of attorney holder Nilesh Bhailal Patel sold and conveyed the said land bearing Survey No. 527 admeasuring 3,237 Sq. mtrs. to (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai by sale deed dated 18-05-2006 which was registered before the Sub Registrar of Baroda - 2 (Danteshwar) at Serial No. 2896 on 18-05-2006. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6000 dated 09-10-2006.

8) That the Collector, Vadodara, vide his order bearing no. Revision/ N.A./S.R./225/2011-2012 with Ref No. LAND/D/ Sec 65/Vashi/2767/2012 dated 09-04-2012 granted N.A. Use permission for commercial-cum-residential purpose in respect of the land of Survey No. 434/2 admeasuring about 30627 sq mtrs and Survey No 527 admeasuring about 3237 sq. mtrs. totally admeasuring about 33864 sq.mtrs (28338.19 sq. mtrs. for residential purpose and 5525.81 sq. mtrs. for commercial purpose). Mutation Entry to the said effect is made in the revenue record vide Entry No. 7130 dated 15-05-2012.

➤ **History of land bearing Survey No. 435:-**

- 1) That land bearing Survey No. 435 admeasuring Acre 00-16 Gs. was belonging to Dhulabhai Girdharbhai since the year of 1965. The said land was New and Indivisible Tenure land.
- 2) That said Dhulabhai Girdharbhai died intestate on 18-11-1968. Hence names of his heirs viz. (1) Jeenabhai Ramabhai (2) Somabhai Ramabhai and (3) Shantaben Ramabhai were entered in the revenue record of the said land bearing

Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1486 dated 25-02-1969.

Note:- In the above referred Mutation Entry, Survey no. was wrongly mentioned as 435/2 instead of Survey No. 435. However the effect of the same is made in the 7/12 form.

- 3) That Mutation Entry No. 3000 dated 07-08-1982 does not pertain to the said land. Hence not dealt with herein.
- 4) That said Jeenabhai Ramabhai died intestate on 11-03-1995. Hence names of his heirs viz. (1) Heeraben wd/o Jeenabhai Ramabhai and (2) Madhuben Jeenabhai were entered in the revenue record of the said land bearing Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4097 dated 04-05-1995.
- 5) That said Heeraben wd/o Jeenabhai died intestate on 28-11-2006. Hence her name was deleted from the revenue record. Moreover said Shantaben Ramabhai died intestate on 18-05-2006. Hence names of her heirs viz. (1) Bhikhabhai Mangalbhai (2) Amrutben Mangalbhai (3) Leelaben Mangalbhai and (4) Geetaben Mangalbhai were entered in the revenue record of the said land bearing Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry no. 6785 dated 28-10-2010.
- 6) That said Madhuben Jeenabhai died intestate on 14-08-2014. Hence names of his heirs viz. (1) Tejalben Maganbhai (2) Manishaben Maganbhai and (3) Reemaben Maganbhai were entered in the revenue record of the said land bearing Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry No. 7782 dated 06-02-2015.
- 7) That said Somabhai Ramabhai died intestate on 02-02-2000. Hence names of his heirs viz. (1) Arvindbhai Somabhai (2)



Manjulaben Somabhai (3) Kapilaben Somabhai and (4) Laxmiben Somabhai were entered in the revenue record of the said land bearing Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8054 dated 24-06-2016.

- 8) That said Bhikhabhai Mangalbhai died intestate on 11-08-2017 without any legal heirs. Hence name of Bhikhabhai Mangalbhai was deleted from the revenue record of the said land bearing Survey No. 435. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8623 dated 08-05-2019.
- 9) That as per order bearing No. 322/19/16/018/2019 dated 24-06-2019 passed by Collector, Vadodara, the land bearing Survey No. 435 paiki admeasuring 971 Sq. mtrs. was released from restrictions of New and Indivisible Tenure land and converted to old tenure and note of premium being paid at the time of N.A. use permission being made. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8662 dated 25-06-2019.
- 10) That Non Agricultural use permission for Multipurpose use for land bearing Final Plot No. 32 paiki admeasuring 971 Sq. mtrs. (given in lieu of Survey No. 435) in Town Planning Scheme No. 39 was granted by Collector, Vadodara by his order bearing No. 595/19/16/018/2019 dated 10-08-2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8692 dated 10-08-2019.
- 11) That said (1) Amrutben Mangalbhai (2) Leelaben Mangalbhai (3) Geetaben Mangalbhai (4) Tejalben Maganbhai (5) Manishaben Maganbhai (6) Minor Reemaben through her guardian Tejalben Maganbhai (7) Arvindbhai Somabhai (8) Manjulaben Somabhai (9) Kapilaben Somabhai and (10)

Laxmiben Somabhai sold and conveyed the said Non agricultural land bearing Survey No. 435 paiki admeasuring 971 Sq. mtrs. to (1) Bhavin Manubhai Patel (2) Manjulaben Manubhai Patel (3) Kamleshbhai Bhailalbhahi Patel (4) Hiteshbhai Bhailalbhahi Patel (5) Nilesh Bhailalbhahi Patel and (6) Govindbhai Bhailal Patel by Sale Deed dated 28-08-2019 which was registered before the Sub Registrar of Baroda - 2 (Danteshwar) at Serial No. 4076 on 04-09-2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8743 dated 25-10-2019.

- 12) That said Govindbhai Haribhai Bharwad sold and conveyed the said Non agricultural land bearing Survey No. 435 paiki admeasuring 323.67 Sq. mtrs. out of total non agricultural land admeasuring 971 Sq. mtrs. purchased vide sale deed registered at Serial No. 4076 to (1) Manubhai Purshottambhai and (2) Bhailalbhahi Purshottambhai by sale deed dated 05-07-2022 which was registered before the Sub Registrar of Baroda - 2 (Danteshwar) at Serial No. 4301 on 05-07-2022. Mutation Entry to the said effect was made in the revenue record vide Entry no. 9288 dated 25-07-2022.

In the said sale deed (1) Bhavin Manubhai Patel (2) Manjulaben Manubhai Patel (3) Kamleshbhai Bhailalbhahi Patel (4) Hiteshbhai Bhailalbhahi Patel and (5) Nilesh Bhailalbhahi Patel joined as Confirming Party.

➤ **Common History:-**

- 1) Thus said (1) Patel Bhailalbhahi Purshottamdass (2) Patel Kamleshbhai Bhailalbhahi (3) Patel Hiteshbhai Bhailalbhahi (4) Patel Nileshbhai Bhailalbhahi (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai became owners of following land parcels:-

Sr. No.	Survey No.	Area (in Sq. mtrs.)
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1.	434/2 paiki	24,065.91
2.	527	3,237
3.	435	971
Total		28,273.91 Sq. mtrs.

- 2) That on implementation of Draft Town Planning Scheme No. 39 (Tarsali), the land bearing Survey No. 434/2, 527 and 435 totally admeasuring 35,483 Sq. mtrs. were jointly given Final Plot No. 32 admeasuring 35,483 Sq. mtrs.
- 3) That revised plan for making construction of residential cum commercial construction on the land of Final Plot No 32 (Survey No 434/2 and 527) of Draft Town Planning Scheme No 39 is sanctioned by Deputy Town Planning officer, Vadodara Urban Development Authority vide its Rajachitthi No Ward/4/L-143/2015-2016 dated 12-01-2016.
- 4) That said (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshebhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai had entered into a Development Agreement vide two Development Agreement with Shree Siddhi Createurs, a Partnership Firm in the following manner:-

Sr. No.	Land Description	Registration No. and Date
1.	Final Plot No. 32 paiki admeasuring 5,448 Sq. mtrs. (given in lieu of Survey No. 434/2 paiki) (Southernside) in Draft Town Planning Scheme No. 39 (Tarsali)	Registered at Serial No. 6598 on 28-10-2016
2.	Final Plot No. 32 admeasuring 22,825.91 Sq. mtrs. (given in lieu	Registered at Serial No. 6201

of Survey No. 434/2, 435 and 527) in Draft Town Planning Scheme No. 39 (Tarsali)	on 16-09-2022
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- 5) That said land owners (1) Bhailalbhai Purshottamdas Patel (2) Kamleshbhai Bhailalbhai Patel and (3) Hiteshbhai Bhailalbhai Patel gave Power of Attorney in favour of Shri Nileshbhai Bhailalbhai Patel with respect to land of Survey No 434/2 paiki (Southern side) land admeasuring about 5448 sq.mtrs which is given Final Plot No 32 paiki admeasuring about 5448 sq. mtrs of Draft Town Planning Scheme No 39 (Tarsali) vide Power of Attorney dated 28-10-2016, registered before the Sub Registrar of Baroda-2 (Danteshwar) at Serial No 6600 dated 28-10-2016.
- 6) That said land owners (1) Manubhai Purshottambhai Patel (2) Manjulaben Manubhai gave Power of Attorney in favour of Shri Bhavin Manubhai Patel with respect to land of Survey No 434/2 paiki (Southern side) land admeasuring about 5448 sq.mtrs which is given Final Plot No 32 paiki admeasuring about 5448 sq. mtrs of Draft Town Planning Scheme No 39 (Tarsali) vide Power of Attorney dated 28-10-2016, registered before the Sub Registrar of Baroda-2 (Danteshwar) at Serial No 6601 dated 28-10-2016.
- 7) That said (1) Patel Bhailalbhai Purshottamdas (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai had floated a Residential and Commercial Scheme in the name of "SANVICASA 105" and "SANVI RETAIL SPACES". The Vadodara Municipal Corporation has granted development permission vide its Raja Chitthi No. VMC/02-07-2022/1509161/01/083676 dated 12-07-2022.



In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural land bearing Final Plot No. 32 paiki admeasuring 28,273.91 Sq. mtrs. (given in lieu of (i) Survey No. 434/2 admeasuring 24,065.91 Sq. mtrs. (ii) Survey No. 435 paiki admeasuring 971 Sq. mtrs. (iii) Survey No. 527 admeasuring 3,237 Sq.mtrs.) in Draft Town Planning Scheme No. 39 (Tarsali) situate, lying and being at Moje Tarsali Taluka Vadodara (South) in the Registration District of Vadodara and Sub District of Vadodara - 2 (Danteshvar) and belonging to (1) Patel Bhailalbhai Purshottambhai (2) Patel Kamleshbhai Bhailalbhai (3) Patel Hiteshbhai Bhailalbhai (4) Patel Nileshbhai Bhailalbhai (5) Patel Manubhai Purshottambhai (6) Patel Manjulaben Manubhai and (7) Patel Bhavinbhai Manubhai shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of said land.
- [2] Terms and Conditions laid down in N.A. use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of VMC and plans of construction being sanctioned by VMC and provisions of Draft Town Planning Scheme No. 39 (Tarsali).
- [4] Development rights granted in favour of Shree Siddhi Createurs, a Partnership Firm.
- [5] Usual Public Notice inviting objection from public being published.

DATED THIS 14th DAY OF OCTOBER, 2022

Hrush P. Jani
ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.

[2] Please note that the registration record of most of the years from 1988 to 2007 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/ maintained by State government agency and hence may be erroneous, resulting into our error.

[3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land. We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.

