

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

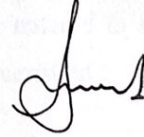
Investigation of title in respect of Tower F, G & H admeasuring approximately 1766.21 Sq. Mtrs., proportionate undivided internal common road admeasuring 325.75 Sq. Mtrs., proportionate undivided internal common Plot admeasuring 233.04 Sq. Mtrs., total admeasuring 2325 Sq. Mtrs. of BALAJI PLATINA situated in R. S. No. 688, admeasuring 7284 Sq. Mtrs. paiki 6200 Sq. Mtrs., N. A. land of village DANTESHWAR, Ta & Dist. VADODARA, City Survey No. 1359.

I have investigated the title of said plots and found that title of said plots is clear, marketable & free from encumbrances.

Date: 29-02-2020

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

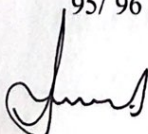
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LAXMIDAS HARIJIVAN died approximately 50 years ago, name of his heir PATEL RANCHHODBHAI LAXMIDAS was entered in revenue record for R. S. No. 688 & others vide entry No. 274, certified by revenue authority.

As per the order of A. L. T. in Tenancy Case No. 55/65 dated 13-11-1965, name SOMA TRIKAM & CHHOTA DESAI was wrongly entered as tenants. Therefore their names were deleted from revenue record for R. S. No. 688 & other vide entry No. 1448 dated 05-01-1966, certified on 12-04-1966.

PATEL RANCHHODBHAI LAXMIDAS died on 08-02-1973, name of his heir PATEL BHIKHABHAI RANCHHODBHAI was entered in revenue record for R. S. No. 688 vide entry No. 1787 dated 04-05-1973, certified on 17-07-1973.

COLLECTOR, VADODARA vides his order no. N. A. / S. R. / 37/ 95/ 96 No. LAND / BI. KHE./ 1119 to 1125/ 96 dated 15-06-1996 granted



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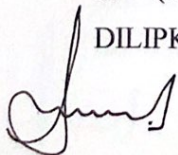
N. A. permission for residential purpose in respect of land bearing R. S. No. 688 & other. The said change was entered in revenue record for said land vide entry No. 3169 dated 26-07-1996, certified on 30-08-1996 & also mutated in property card of City Survey Department.

VADODARA MUNICIPAL CORPORATION had issued Rajachitthi No. WARD/ 3/ L/ 195/ 1995 – 96 dated 26-03-1996 & revised Rajachitthi No. WARD/ 3/ F/ 119/ 2001-2002 dated 15-09-2001 in respect of said land.

BHIKHABHAI RANCHHODBHAI PATEL died on 02-01-1997 & VIDHYABEN BHIKHABHAI PATEL died on 20-05-1994, name of their heirs (1) PATEL NIRANJAN BHIKHABHAI, (2) PATEL LILAVATIBEN BHIKHABHAI wife of CHANDRAKANT PATEL, (3) PATEL ARUNABEN BHIKHABHAI wife of RUSHIKUMAR PATEL, (4) PATEL HEENABEN BHIKHABHAI wife of JAGDISHCHANDRA PATEL were entered in revenue record for R. S. No. 688 admeasuring 7284 Sq. Mtrs. & other vide entry no. 4947 dated 27-02-2008, certified on 01-04-2008 & in property card of City Survey Department vide entry No. 4605 dated 03-05-2010, certified on 29-06-2010.

(1) PATEL LILAVATIBEN BHIKHABHAI wife of CHANDRAKANT PATEL, (2) PATEL ARUNABEN BHIKHABHAI wife of RHUSHIKUMAR PATEL, (3) PATEL HEENABEN BHIKHABHAI wife of JAGDISHCHANDRA PATEL had jointly relinquished their rights/ title/ interests/ shares from R. S. No. 688 admeasuring 7284 Sq. Mtrs. & other. Therefore, their names were deleted from revenue record for said land vide entry No. 4948 dated 27-02-2008, certified on 01-04-2008.

(1) NIRANJANBHAI BHIKHABHAI PATEL has executed registered Sale deed dated 03-04-2008 registered at Serial No. 3487 in favor of (1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL for R. S. No. 688 paiki plot area 4228 Sq. Mtrs.,



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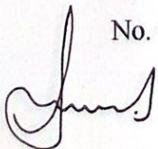
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proportionate undivided internal common plot admeasuring 646.00 Sq. Mtrs., proportionate undivided internal common road admeasuring 1326.00 Sq. Mtrs., total admeasuring 6200 Sq. Mtrs. N. A. land of village DANTESHWAR, Ta. & Dist. VADODARA. Name of purchasers are entered in revenue record for said land vide entry No. 4964 dated 16-05-2008, certified on 07-07-2008 & in property card of City Survey Department vide entry No. 4949 dated 27-07-2010, certified on 26-10-2010.

(1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL had jointly executed Notarized Development Agreement dated 11-05-2011 Notarized at Serial No. 3945 in favor of SHYAM ASSOCIATES - a partnership firm through its partners (1) HARSHANG KUNJVIHARI PANDIT, (2) VATSAL PRAMODBHAI SHAH, (3) SNEHAL RAMESHCHANDRA SHETH for Tower E to X situated in R. S. No. 688 admeasuring 7284 Sq. Mtrs. paiki admeasuring 4228.00 Sq. Mtrs., proportionate undivided internal common plot admeasuring 646.00 Sq. Mtrs., proportionate undivided internal common road admeasuring 1326.00 Sq. Mtrs., total admeasuring 6200 Sq. Mtrs, N. A. land of village DANTESHWAR, Ta. & Dist. VADODARA. Subsequently, the said Development Agreement was cancelled by notarized cancellation Development agreement dated 28-03-2012 notarized at Serial No. 273 in favor of (1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL for said land.

(1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL had jointly executed registered agreement to sale dated 11-05-2011 registered at serial No. 3945 in favor of SHYAM ASSOCIATES - a partnership firm through its partners (1) HARSHANG KUNJVIHARI PANDIT, (2) VATSAL PRAMODBHAI SHAH, (3) SNEHAL RAMESHCHANDRA SHETH for Tower E to X situated in R. S. No. 688 admeasuring 7284 Sq. Mtrs. paiki admeasuring 4228.00 Sq. Mtrs.,



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proportionate undivided internal common plot admeasuring 646.00 Sq. Mtrs., proportionate undivided internal common road admeasuring 1326.00 Sq. Mtrs., total admeasuring 6200 Sq. Mtrs, N. A. land of village DANTESHWAR, Ta. & Dist. VADODARA.

VADODARA MUNICIPAL CORPORATION had issued revised Rajachhithi No. WARD/ 3/ L – 27/ 2011 – 12 dated 13-05-2011 granted building permission for said land.

SHYAM ASSOCIATES - a partnership firm through its partners (1) HARSHANG KUNJVIHARI PANDIT, (2) VATSAL PRAMODBHAI SHAH, (3) SNEHAL RAMESHCHANDRA SHETH had jointly executed registered rectification of agreement to sale dated 01-06-2012 registered at Serial No. 4897 in favor of (1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL had continued Agreement to Sale for Tower A, B, C, D, E, I approximately admeasuring 2944.50 Sq. Mtrs., proportionate undivided internal common road admeasuring 542 Sq. Mtrs., proportionate undivided internal common open plot admeasuring 388.50 Sq. Mtrs. total admeasuring 3875 Sq. Mtrs. land & had cancelled Agreement to Sale dated 11-05-2011 for Tower F, G & H approximately admeasuring 1766.21 Sq. Mtrs., proportionate undivided internal common road admeasuring 325.75 Sq. Mtrs., proportionate undivided internal common plot admeasuring 233.04 Sq. Mtrs. total admeasuring 2325 Sq. Mtrs. situated in R. S. No. 688 admeasuring 7284 Sq. Mtrs. paiki admeasuring 4228.00 Sq. Mtrs., proportionate undivided internal common plot admeasuring 646.00 Sq. Mtrs., proportionate undivided internal common road admeasuring 1326.00 Sq. Mtrs., total admeasuring 6200 Sq. Mtrs N. A. land of village DANTESHWAR, Ta. & Dist. VADODARA.

SHYAM ASSOCIATES - a partnership firm through its partners (1) HARSHANG KUNJVIHARI PANDIT, (2) VATSAL PRAMODBHAI SHAH, (3) SNEHAL RAMESHCHANDRA SHETH had jointly executed

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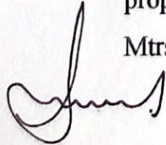
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notarized cancellation of agreement to sale dated 01-06-2012 in favor of (1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL for Tower F, G & H approximately admeasuring 1766.21 Sq. Mtrs., proportionate undivided internal common road admeasuring 325.75 Sq. Mtrs., proportionate undivided internal common plot admeasuring 233.04 Sq. Mtrs. total admeasuring 2325 Sq. Mtrs. situated in R. S. No. 688 of village DANTESHWAR, Ta. & Dist. VADODARA.

(1) SANJAYBHAI RAMANBHAI PATEL, (2) DHAVAL DILIPKUMAR PATEL have jointly executed registered Sale Deed dated 13-02-2020 registered at Serial No. 801 in favor of SHREE VIMALNATH DEVELOPERS through its proprietor VAISHALIBEN JAYDEEPBHAI SHAH for Tower F, G & H admeasuring approximately 1766.21 Sq. Mtrs., proportionate undivided internal common road admeasuring 325.75 Sq. Mtrs., proportionate undivided internal common Plot admeasuring 233.04 Sq. Mtrs. total admeasuring 2325 Sq. Mtrs. of BALAJI PLATINA situated in R. S. No. 688 of village DANTESHWAR, Ta & Dist. VADODARA, City Survey No. 1359.

I have also perused notarized affidavit dated 29-02-2020 registered at Serial No. 1430 filed by VAISHALIBEN JAYDEEPBHAI SHAH – a proprietor of SHREE VIMALNATH DEVELOPERS.

I have verified available revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. I have also published public advertisement in “GUJARAT SAMACHAR” daily newspaper on 12-02-2019. I have not received any objection in respect of said notice. SHREE VIMALNATH DEVELOPERS through its proprietor VAISHALIBEN JAYDEEPBHAI SHAH is owner of land bearing Tower F, G & H admeasuring approximately 1766.21 Sq. Mtrs., proportionate undivided internal common road admeasuring 325.75 Sq. Mtrs., proportionate undivided internal common Plot admeasuring 233.04



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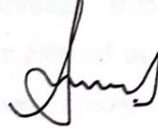
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Sq. Mtrs. total admeasuring 2325 Sq. Mtrs. of BALAJI PLATINA situated in R. S. No. 688 of village DANTESHWAR, Ta & Dist. VADODARA, City Survey No. 1359. As per my opinion the title of said plots are clear, marketable & free from encumbrances.

Date: 29-02-2020

Advocate sign:



Place: Vadodara.

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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: TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 38 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

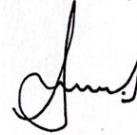
Property Ref:

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