

Ref .No.2/January -22

Date:25th January 2022

To,
M/s. Golden Gate Investment a partnership firm
Managing Partner Mr.Abdul Qayyum A.Memon
Office : B – 7 & 8, Benazir Park,
Near Bina Nagar, Vasna Road,
Vadodara.

Ref.: Investigation of title in respect of land
bearing Revenue Survey No.73 and T.P.Scheme
No.21 & F.P.No.110 ad-measuring 2215 Sq.Mtrs.
of Village Tandalja Ta. Dist. Vadodara in
Registration Dist. & Sub-Dist. Vadodara.

Sir,

In response to your request, I have investigated the title of
the captioned land.

REPORT ON TITLE

I have been supplied with the following documents:-

<u>Sr. No.</u>	<u>Particulars of Documents</u>
01.	Copy of "B" Form
02.	Copy of Intimation Letter
03.	Copy of Possession receipt on 17.01.2022
04.	Copy of Sale Deed No.21739 Dt. 2.12.2021

- 05. Copy of Sanctioned Lay-out Building Plan and Rajachitthi No.Ward-6/SHB-85/2021-2022 on 6.01.2022
- 06. Copy of Search Report last 30 years

On perusal of the above referred documents, my observations are as under:-

1. I found that the said land bearing Revenue Survey No.73 has been covered under the Town Planning Scheme No.21 and Final Plot No.110 of Village Tandalja Ta. & Dist. Vadodara.
2. I found that the land bearing Final plot No.110 ad-measuring 2215 Sq.Mtrs. having T.P. Scheme No.21 of village Tandalja which was received by Vadodara Mahanagar Palika as per the Town Planning Scheme.
3. As per the Town Planning Act the said subject land was reserved for Sale for Commercial purpose.
4. Thus, Vadodara Mahanagar Palika got the ownership of the said subject land in year 2012 and for the Sale of Commercial purpose which is mentioned in the "B" Form of Vadodara Mahanagar Seva Sadan.

5. The said subject land was put for public auction (P.R.O.No.478/2019-20) by Vadodara Mahanagar Palika on dated 15.11.2019 on as is where is, whatever there is and without recourse basis. The M/s. Golden Gate Investment a partnership firm was the successful bidder in the said auction conducted and the said bid was accepted by the Vadodara Mahanagar Palika. The M/s. Golden Gate Investment a partnership firm partner offered a bid of Rs.67,100/- (Sixty Seven Thousand and One Hundred only) per Square Meters (for Land thereon) & being the highest, was accepted by the Vadodara Mahanagar Palika.
6. In consideration of the said bid M/s. Golden Gate Investment a partnership firm has paid the entire offer (subject land i.e. F.P.No.110) amount sale price of Rs.14,86,26,500/- (Fourteen Crore Eighty Six Lacs Twenty Six Thousand Five Hundred rupees only)
7. After receiving the full said bid amount Vadodara Mahanagar Palika has executed a Regd. Sale Deed of the said subject land i.e. Revenue Survey No.73, T.P.Scheme No.21 & F.P.No.110 ad-measuring 2215.00 Sq.Mtrs. in

favour of M/s. Golden Gate Investment a partnership firm by Registered Sale deed No.21739 on dated 2.12.2021.

1. I have gone through the Vadodara Mahanagar Palika has sanctioned the layout and building plan and has issued the Commercial + Residential Building Permission of Revenue Survey No.73 of T.P. Scheme No.21 & F.P.No.110 ad-measuring 2215.00 Sq.Mtrs. land vide Rajachitthi No. Ward-6 -SHB-85/2021-2022 dated 6.01.2022.
8. The Vadodara Mahanagar Palika has issued the possession receipt of the said land i.e. T.P.Scheme No.21 & F.P.No.110 ad-measuring 2215 Sq.Mtrs. vide Out ward no.950/17.01.2022.
9. M/s. Golden Gate Investment a partnership firm for development of said land and floated Scheme of Commercial Shop & Residential Flat in the name and style of "AFZAL ENCLAVE".
10. I have also carried out necessary search in Sub-Registry office -3, at Vadodara for a period of last 1 years. But, I did not found any adverse entry during my search.
11. On careful scrutiny and perusal of the above referred documents and relying upon the information furnished by

Mubinali G.Saiyed
Advocate

the land owner M/s. Golden Gate Investment a partnership firm to me. Thus, my report says that the said land i.e. Revenue Survey No.73, T.P.Scheme No.21 & Final Plot No.110 ad-measuring 2215.00 Sq.Mtrs. of Village Tandalja Ta. Dist. Vadodara is **CLEAR, MARKETABLE, & FREE FROM ALL ENCUMBRANCES.**

Date : 25.01.2022
Place : Vadodara


Mubinali G.Saiyed
Advocate

