

TITLE CLEARANCE REPORT

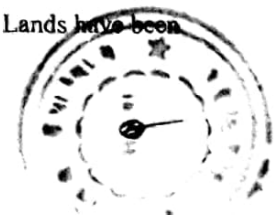
M/s Vihav Builders – A Partnership Firm through Managing Partner Rajesh Mishrilal Arya resident of Vadodara, has placed with me the File of property of **Plots no. 49 -50-51 and 52** in Scheme “Pratham Upvan ” in Village **Tandalaja** Vadodara in Lands of **Survey no. 167 & 169 in T.P. no. 27 (Draft) – Final Plot no. 19/2 having City Survey no. 1062 and 1063** , which is more described in the Title Report and will be referred as “ said Plots ” and has requested me to issue Title Clearance Report of the scheduled Property.

I have been supplied with the Xerox copies of Documents such as Property Card - Sale deed in favor of Geeta U. Bhatt for Plot no.49- , Sale deed in favor of Paresh Saraiyya for Plot no. 52 –and 51 –Sale deed in favor of Nitaben Patel for Plot no. 50 – Partnership Deed of Vihav Builders- Four sale deed in favor Vihav Builders for Plots no. 49-50-51 and 52- Two Retirement Deeds of Partner – Power of Attorney by Partners of Vihav Builders --, Permission Order for Construction from Municipal Corporation –Pan Card of Vihav Builders and Lay out Plan. –I have scrutinized the documents. A search has been taken with Sub Registrar , Vadodara for last 15 years. From the Search and Scrutiny of Documents , My opinion as to the Title of referred Property of Four Plots in Pratham Upvan ,is as follows.

From the City Survey Records other Documents , it is seen that the lands of Survey no. 167 and 169 of village Tandalaja - Vadodara originally belongs to Mahendrasingh Rao since long time. Upon his demise lands mutated in names of legal heirs namely Taraben M. Rao, Naresh M. Rao, Saroj M. Rao, Usha M. Rao, Mamta M. Rao, Maya M. Rao and Usha M. Rao .It is seen from the Records lands having City Survey No. 1062 and 1063.

It is seen from Records and Documents that all landlords executed agreement to sale in favor of Pushti Developers on Dated 21/10/2004 vide registration no. 8528. Later on Pushti Developers assigned rights in favor of Pratham Developers and with their consent Landlords executed registered Development Agreement in favor of “ Pratahm Developers “ for Development and Construction vide dated 06/09/2006 vide registration no. 7433 for 20841 sq. meters of Lands of said survey no.

M/s Pratahm Developers obtained Permission for construction from Municipal Corporation – Vadodara on dated 16/06/2006 vide no. Ward-6/L-41/2006-2007 and Later on Revised Permission Order has been obtained from Vadodara Municipal Corporation on dated 05/12/2006 vide no. Ward-6/L-109/2006-2007. Lands have been Plotted and Scheme has been given Name as “ Pratham Upvan “



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It is seen that then Landlords through Power of Attorney Holder and Pratham Developers sold Open Plot no. 49 in Pratham Upvan by registered sale deed Dated 07/08/2007 vide Registration no. 7221 for Rs.3,06,495/- to Mrs. Geeta Uday Bhatt. I have seen Copy of Sale deed. It is seen that previously registered Banakhat has been executed by Landlords and Developers on dated 21/05/2007 vide registration no. 4767 and Full Stamp Duty has been paid in registered agreement to sale and so Sale Deed has been executed on Stamp of Rs. 100/-

It is seen that then Landlords through Power of Attorney Holder and Pratham Developers sold Open Plot no. 52 in Pratham Upvan by registered sale deed Dated 16/04/2008 vide Registration no. 5386 for Rs.3,26,340/- to Paresh M. Saraiyya HUF. I have seen Copy of Sale deed and RR. It is seen that previously registered Banakhat has been executed by Landlords and Developers on dated 24/07/2007 vide registration no. 6803 and Full Stamp Duty has been paid in registered agreement to sale and so Sale Deed has been executed on Stamp of Rs. 100/-

It is seen that then Landlords through Power of Attorney Holder and Pratham Developers sold Open Plot no. 51 in Pratham Upvan by registered sale deed Dated 16/04/2008 vide Registration no. 5386 for Rs.3,10,905/- to Paresh M. Saraiyya HUF. I have seen Copy of Sale deed and RR. It is seen that previously registered Banakhat has been executed by Landlords and Developers on dated 24/07/2007 vide registration no. 3210 and Full Stamp Duty has been paid in registered agreement to sale and so Sale Deed has been executed on Stamp of Rs. 100/-

It is seen that then Landlords through Power of Attorney Holder and Pratham Developers sold Open Plot no. 50 in Pratham Upvan by registered sale deed Dated 30/03/2009 vide Registration no. 2560 for Rs.4,86,500/- to M/s Landmark Developers through Nitaben M. Patel. I have seen Copy of Sale deed and RR.

Meanwhile M/s Vihav Builders has been formed as Partnership Firm with 7 Partners with motive to Act as Promoters-Organizers-Developers and Construction Contractors in Lands and Estates on date 12/01/2016 and Partnership Deed has been executed and Notarised on dated 11/04/2016. I have seen copy of Partnership Deed.

It is seen that Landmark Developers through Nitaben M. Patel has then executed registered sale deed for sale of Plot no. 50 of area 139 sq. meter in Pratham Upvan to M/s Vihav Builders - a Partnership firm through Partner Rajesh Mishrilal Arya for Rs.44,12,694/- on date 13/04/2016 - actually registered on dated 29/04/2016 vide registration no.5746. I have seen copy of Sale deed and its lodgment receipt and Index. Name of Vihav Builders have been mutated in City Survey records on dated 31/12/2016 vide entry no. 18384. So M/s Vihav Builders - a Partnership Firm through

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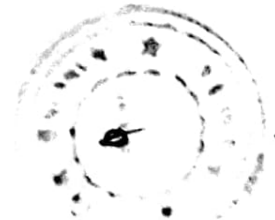
Partner Rajesh Mishrilal Arya has become owner of Plot no. 50 in Pratham Upvan of area 139 meter in Survey no. 167-168 - of Village Tandalaja - Vadodara

It is seen that Geeta Uday Bhatt has then executed registered sale deed for sale of Plot no. 49 of area 139 sq. meter in Pratham Upavan to M/s Vihav Builders - a Partnership firm through Partner Rajesh Mishrilal Arya for Rs.44,12,694/- on date 19/04/2016 - actually registered on dated 29/04/2016 vide registration no.5971. I have seen copy of Sale deed and its lodgment receipt and Index. Name of Vihav Builders have been mutated in City Survey records on dated 31/12/2016 vide entry no. 18381 So M/s Vihav Builders - a Partnership Firm through Partner Rajesh Mishrilal Arya has become owner of Plot no. 49 in Pratham Upvan of area 139 meter in Survey no. 167-168 - of Village Tandalaja - Vadodara

It is seen that Paresh M. Saraiyya HUF has then executed registered sale deed for sale of Plot no. 51 of area 141 sq. meter in Pratham Upavan to M/s Vihav Builders - a Partnership firm through Partner Rajesh Mishrilal Arya for Rs.44,76,186/- on date 21/04/2016 - actually registered on dated 29/04/2016 vide registration no.6074. I have seen copy of Sale deed and its lodgment receipt and Index. Name of Vihav Builders have been mutated in City Survey records on dated 31/12/2016 vide entry no. 18382 . So M/s Vihav Builders - a Partnership Firm through Partner Rajesh Mishrilal Arya has become owner of Plot no. 51 in Pratham Upvan of area 141 meter in Survey no. 167-168 - of Village Tandalaja - Vadodara

It is seen that Paresh M. Saraiyya HUF has then executed registered sale deed for sale of Plot no. 52 of area 148 sq. meter in Pratham Upavan to M/s Vihav Builders - a Partnership firm through Partner Rajesh Mishrilal Arya for Rs.46,98,408/- on date 21/04/2016 - actually registered on dated 29/04/2016 vide registration no.6075. I have seen copy of Sale deed and its lodgment receipt and Index. Name of Vihav Builders have been mutated in City Survey records on dated 31/12/2016 vide entry no. 18383. So M/s Vihav Builders - a Partnership Firm through Partner Rajesh Mishrilal Arya has become owner of Plot no. 52 in Pratham Upvan of area 148 meter in Survey no. 167-168 - of Village Tandalaja - Vadodara

It is seen that Two Partners have retired from Partnership Firm of Vihav Builders and I have seen Two Retirement Deeds . It is also seen that then Vihav Builders have obtained a Permission Order from Municipal Corporation Vadodara for Construction of Commercial Complex in referred Plots with shops and offices on dated 13/12/2016 vide order no. Complex- ward-11/193/2016-2017. I have also seen Lay Out Plan and Pan Card of Vihav Builders.



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A search has been taken with Sub Registrar for last 15 years vide receipts no. 2017016025194 – Dated 09/08/2017. No adverse entry has been found.

I have also gone through documents. So from the search taken and scrutiny of documents I am of the opinion that property of **Plots no. 49-50-51 and 52** in Pratham Upvan in Sim of Village Tandalaja – Vadodara having Survey no. 167 and 169 and City Survey no.1062 and 1063 included in TP no.27 (Draft) – Final Plot no. 19/2 owned by M/s Vihav Builders – A Partnership Firm through Partner Rajesh Arya bears clear marketable **TITLE** free from charges and encumbrances.

SCHEDULE OF THE PROPERTY

1) Plot no. 49 – Pratham Upvan – Village Tandalaja :-

Registration District Vadodara-- Sub District Vadodara -- Village **Tandalaja**
– Survey no. 167 and 169- City Survey no. 1062 and 1063- Draft T.P. no. 27- Final Plot no. 19/2 – NA Land Area 20841 sq. meter – In which **Plot no. 49 of Plot Area 139 sq. meter** with four boundaries as under-

On East- 30 meter T.P. Road
On West – Plot no. 38
On North – Plot no. 50
On South – Plot no. 48

2) Plot no. 50 – Pratham Upvan – Village Tandalaja :-

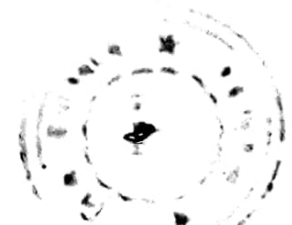
Registration District Vadodara-- Sub District Vadodara -- Village **Tandalaja**
– Survey no. 167 and 169- City Survey no. 1062 and 1063- Draft T.P. no. 27- Final Plot no. 19/2 – NA Land Area 20841 sq. meter – In which **Plot no. 50 of Plot Area 139 sq. meter** with four boundaries as under-

On East- 30 meter T.P. Road
On West – Plot no. 37
On North – Plot no. 51
On South – Plot no. 49

3) Plot no. 51 – Pratham Upvan – Village Tandalaja :-

Registration District Vadodara-- Sub District Vadodara -- Village **Tandalaja**
– Survey no. 167 and 169- City Survey no. 1062 and 1063- Draft T.P. no. 27- Final Plot no. 19/2 – NA Land Area 20841 sq. meter – In which **Plot no. 49 of Plot Area 141 sq. meter** with four boundaries as under-

On East- 30 meter T.P. Road
On West – Plot no. 36
On North – Plot no. 52



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On South – Plot no. 50

4) Plot no. 52– Pratham Upvan – Village Tandalaja :-

Registration District Vadodara– Sub District Vadodara – Village **Tandalaja**
– Survey no. 167 and 169- City Survey no. 1062 and 1063- Draft T.P. no. 27- Final
Plot no. 19/2 – NA Land Area 20841 sq. meter – In which **Plot no. 52 of Plot Area**
148 sq. meter with four boundaries as under-

On East- 30 meter T.P. Road

On West – Plot no. 35

On North – Plot no. 53

On South – Plot no. 51



ANIL UPADHYAY –Advocate.

Dated :- 10/08/2017



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Advocate

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M/s Vihav Builders ..
Vadodara.

Sub.- Title Opinion for the Property of M/s Vihav Builders
Ref.- Village **Tandalaja** – Survey no. 167 and 169 – City Survey no.
1062 and 1063 – Proposed T.P. no. 27 – Final Plot no. 19/2 –
Lands in Pratham Upvan planned – **Plot no. 49 to 52**

Dear Sir,

I am thankful for referring the file of property M/s Vihav Builders – Partnership Firm through Partner Rajesh M. Arya. for Title opinion. The file contains the Xerox documents. A search has been taken with Sub Registrar, Vadodara for last 15 years. I have also gone through the documents provided. From the search taken and scrutiny of the documents my Opinion regarding Title of the referred property is that the property of **Plots no. 49-50-51 and 52** in Pratham Upvan in Sim of Village Tandalaja – Vadodara having Survey no. 167 and 169 and City Survey no.1062 and 1063 included in TP no.27 (Draft) – Final Plot no. 19/2 owned by M/s Vihav Builders – A Partnership Firm through Partner Rajesh M. Arya bears clear marketable TITLE free from charges and encumbrances.

Date: 10/08/2017

Place – Vadodara.


ANIL UPADHYAY –Advocate

