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Date: 10-09-2021

To
Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property : Non-agricultural land admeasuring as per final plot
measurement 2265 Sq. Mtrs. bearing Survey No. 616,
T.P. Scheme No. 1 (Sama No.1), Final Plot No. 54 and
New Final Plot No. 125 situated in Village Sama, Taluka
Vadodara city (North) and District Vadodara.

Owner / Promoter : Sachin Patel Associate a partnership firm

Name of Project : Sherwoods Amaltas

It may be noted that Shri Sachinbhai Ravindrabhai Patel partner of Sachin Patel Associate has requested us to issue Title Clearance Certificate in respect of the above property, and has produced before us the relevant documentary evidences pertaining to the title of the said property for our investigation. We have scrutinized and examined the necessary documentary evidences pertaining to the title of the said property. We now, therefore, issue this title clearance report cum certificate in respect of the said property as follows:



Part-I : DESCRIPTION OF PROPERTY :

The real estate under our consideration is the non-agricultural land admeasuring 2265 Sq. Mtrs. bearing Survey No. 616 T.P. Scheme No. 1 (Sama No.1), Final Plot No. 54 and New Final Plot No. 125 situated in Village Sama, Taluka Vadodara city (North) and District Vadodara. Earlier a residential scheme in the name of "Om Shanti Bungalows" was organized on the said 2265 Sq. Mtrs. of land and the said land was divided into plot no. 1 to 5 totally admeasuring 2265 Sq. Mtrs. But thereafter the promoter Sachin Patel Associate has purchased the entire 2265 Sq. Mtrs. of land of all the five plots and has obtained permission for organizing a new project/ scheme in the name of "Sherwoods Amaltas" in the 2265 Sq. Mtrs. of land. Therefore we have considered the said 2265 Sq. Mtrs. of land as a single property for the sake of convenience, identification and reference in this report cum certificate.

Part-II : HISTORY OF LEGAL EVENTS :

1. We have gone through the photocopies of the certified abstracts of Village Form No. 7 & 12, Form No. 6 and Form No. 8-A of the said land. We have found the following entries relevant for the present purpose.
 - 1.1 Entry No. 214 dated nil : It shows that original land owner Vardhabhai Zaverbhai had died and name of his son Ranchhodbhai Vardhabhai was entered in revenue record by way of succession.
 - 1.2 Entry No. 279 dated 21-03-1956 : It relates to fixation of standard area for agricultural lands. Hence it is not relevant for the present purpose.
 - 1.3 Entry No. 848 dated 01-12-1964: It relates to change in revenue assessment of agricultural land. Hence it is not relevant for the present purpose.
 - 1.4 Entry No. 1326 dated 15-10-1968 : It shows that Ranchhodbhai Vardhabhai had died on 02-01-1968 and names of his legal heirs (1) Mohanbhai Ranchhodbhai, (2) Ambalal Ranchhodbhai, (3) Gordhanbhai Ranchhodbhai, (4) Fatesang Ranchhodbhai, (5) Ramabhai Ranchhodbhai, (6) Muljibhai Ranchhodbhai, (7) Natvarbhai Ranchhodbhai were entered in revenue record by way of succession.
 - 1.5 Entry No. 3093 dated 09-06-1986 : It shows that the competent Authority and Deputy Collector, ULC Vadodara had declared 460 Sq. Mtrs. as excess land under ULC Act out of total land of survey no. 616 paiki vide his order bearing no. ULC/D. No. 2999 / Sama / 3/ 1986.
 - 1.6 Entry No. 4515 dated 06-04-1990 : It shows that the land owners Mohanbhai Ranchhodbhai etc. had taken loan from Gujarat State Co-Operative Land Development Bank Limited, Vadodara branch and hence encumbrance was registered in revenue record.
 - 1.7 Entry No. 5211 dated 11-09-1991 : It shows that Ranchhodbhai Vardhabhai had made partition of his lands among his sons on 23-05-1966 and hence as per this partition land bearing Survey No. 616 admeasuring acre 1-07 guntha land had come into the share of Gordhanbhai Ranchhodbhai Rajput.
 - 1.8 Entry No. 5792 dated 06-07-1993 : It shows that land bearing Survey No. 616 admeasuring 0-32-37 Hectare-Are-Sq. Mtrs. had come into



the share of Mohanbhai Ranchhodbhai Rajput in partition dated 25-06-1984 and hence it was mutated in the name of Mohanbhai Ranchhodbhai.

- 1.9 Entry No. 6760 dated 16-02-1998 : It shows that the land owners had repaid loan of Rs. 1,36,000/- to Gujarat State Co-Operative Land Development Bank Limited, Vadodara branch and hence encumbrance was removed from revenue record.
- 1.10 Entry No. 6976 dated 02-01-1999 : It shows that District Development Officer Vadodara had issued permission for non agricultural use of 2265 Sq. Mtrs. of land of final plot no. 54 of survey no. 616 vide his order bearing no. LND / SR/15/1998-99 and WS / 1956 / 98 dated 28-12-1998.
- 1.11 Entry No. 6999 dated 06-02-1999 : It shows that Mohanbhai Ranchhodbhai Rajput etc. through their power of attorney holder Harjivanbhai Maganbhai Parbadia had sold land admeasuring 2265 Sq. Mtrs. bearing final plot no. 54 by registered sale deed no. 88 dated 08-01-1999 to Rashmikaben Harjivan Parbadia and Shankarlal Champalal Somani and the names of purchasers were entered in revenue record.
- 1.12 Entry No. 8034 dated 14-10-2003 : It shows that Mohanbhai Ranchhodbhai Rajput had died on 25-07-2003 and the names of his legal heirs (1) Himmatbhai Mohanbhai Rajput, (2) Keshavbhai Mohanbhai Rajput, (3) Bhupatbhai Mohanbhai Rajput, (4) Dilipbhai Mohanbhai Rajput, (5) legal heirs of late Jashodaben daughter of Mohanbhai 5/1. Hasmukhbhai Vitthalbhai, 5/2. Bhupendrabhai Vitthalbhai, 5/3. Sudhaben Vitthalbhai were entered in revenue record by way of succession.
- 1.13 Entry No. 8055 dated 21-11-2003 : It shows that Mohanbhai Ranchhodbhai Rajput etc. had sold 2265 Sq. Mtrs. of N.A. Land by sale deed to Rashmikaben Harjivanbhai Parbadia and Shankarlal Champalal Somani and the names of these purchasers were mutated by entry no. 6999 dated 16-03-1999. Thereafter Mohanbhai Ranchhodbhai had died and names of his legal heirs were mutated in revenue record by entry no. 8034. But before that the said land was already sold and therefore the names of legal heirs of late Mohanbhai were by mistake entered in revenue record. Therefore the names of legal heirs of late Mohanbhai were deleted from revenue record.
2. Certificate of payment of development charge dated 20-12-2006 : We have gone through photostat copy of certificate bearing no. 3723 dated 20-12-2006 issued by VUDA for payment of development charge of Rs. 4865/- for final plot no. 125 old final plot no. 54.
3. Rajachitthi dated 07-09-1998 : We have gone through photostat copy of development permission / Rajachitthi bearing no. VUDA / Permission / 5 / 544 / 1998 dated 07-09-1998 for 2265 Sq. Mtrs. of land of final plot no. 54 issued by VUDA to Mohanbhai Ranchhodbhai Rajput being represented by power of attorney holder Harjivanbhai M Parbadia.
4. Sale Deed No. 88 dated 08-01-1999 Registered on 19-02-1999: We have gone through the photostat copy of this Sale Deed executed by Mohanbhai Ranchhodbhai Rajput etc. through their power of attorney holder Harjivanbhai Maganbhai Parbadia in favour of (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani for sale of land admeasuring 2265 Sq. Mtrs. bearing survey no. 616 , T.P. Scheme No. 1, Final Plot No. 54 , of Sama, Ta. Dist. Vadodara. This documents has been



- registered vide no. 88 on 19-02-1999 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
5. Index No. 2 of Sale Deed No. 88/1999: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2 (Danteshwar) on 05-03-1999. It shows that the above Sale deed has been duly registered vide document No. 88 on 19-02-1999.
 6. Sale Deed No. 2690 dated 27-04-2007 : We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Minaxi Narsinh Sabhani for sale of plot no. 2 admeasuring 294.55 Sq. Mtrs. of plot area and 70.53 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 365.08 sq. mtrs. bearing survey no. 616, T.P. Scheme No. 1, Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2690 on 27-04-2007 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
 7. Registration Receipt of Sale Deed No. 2690 dated 27-04-2007: We have gone through photostat copy of receipt for payment of registration fees of Rs. 120/- for Sale Deed No. 2690 on 27-04-2007 issued by Sub-Registrar, Vadodara-2 (Danteshwar).
 8. Index No. 2 of Sale Deed No. 2690/2007: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2 (Danteshwar) on 30-04-2007. It shows that the above Sale deed has been duly registered vide document No. 2690 on 27-04-2007.
 9. Sale Deed No. 2691 dated 27-04-2007: We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Ushakumari Omkar Trivedi for sale of plot no. 5 admeasuring 789.67 Sq. Mtrs. of plot area and 189.10 Sq. Mtrs. Proportionate share in common road and common plot and there by total plot area of 978.77 Sq. Mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2691 on 27-04-2007 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
 10. Registration Receipt of Sale Deed No. 2691 dated 27-04-2007: We have gone through photostat copy of receipt for payment of registration fees of Rs. 130/- for Sale Deed No. 2691 on 27-04-2007 issued by Sub-Registrar, Vadodara-2 (Danteshwar).
 11. Index No. 2 of Sale Deed No. 2691/2007: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2 (Danteshwar) on 30-04-2007. It shows that the above Sale deed has been duly registered vide document No. 2691 on 27-04-2007.
 12. VUDA Zone Certificate: We have gone through photostat copy of Zone Certificate bearing No. UDA / Zone Certi / 79254 / 2020 dated 15-01-2020 issued by Vadodara Urban Development Authority. It shows that land bearing Survey No. 616 of Sama is situated in Residential Zone R-1 as per the Zoning Regulations effective from 18-01-2012.
 13. Part Plan of Final Plot: We have gone through photostat copy of Part Plan of Final Plot No. 125 of T.P. Scheme No. 1 issued by Vadodara Municipal Corporation on 06-12-2019. It shows that there is TP road on north side and there is also TP road on west side of the said final plot no. 125.
 14. Lay out Plan dated 15-04-2008 : We have gone through photostat copy of revised lay out plan and building plan for final plot no. 125 approved by



- Vadodara Mahanagar Seva Sadan vide building permission order no. L-7 / 2008-2009 dated 15-04-2008.
15. N. A. Order dated 28-12-1998 : We have gone through photostat copy of N.A. Order issued by the District Development Officer Vadodara, bearing No. LND / SR/15/1998-99 and WS / 1956 / 98 dated 28-12-1998 for granting permission for non agricultural use of 2265 Sq. Mtrs. land of final plot no. 54 for residential purpose. This permission was granted to Mohanbhai Ranchhodbhai Rajput represented by his power of attorney holder Harjivanbhai M. Parbadia.
 16. ULC Permission dated 18-02-1999 : We have gone through photostat copy of permission issued by competent authority and additional collector, ULC, Vadodara bearing no. SR / 11200 / 1999 dated 18-02-1999 for sale of 2265 Sq. Mtrs. of land of final plot no. 54. This permission was granted to Mohanbhai Ranchhodbhai Rajput etc. for sale of the said land to Rashmikaben Harjivanbhai Parbadia and Shankarlal Champalal Somani under the provisions of section 26 (2) of the ULC Act.
 17. ULC Order dated 29-07-1994: We have gone through photostat copy of ULC Order bearing no. ULC/ D. No. 2999 / Sama dated 29-07-1994 issued by competent Authority and Additional Collector, ULC, Vadodara. It shows that the earlier ULC order dated 27-03-1986 was set aside by Urban Land Tribunal And Ex Officio Secretary, revenue department Ahmedabad appeal no. 71/1986 by order dated 16-03-1991 and matter was remanded. Hence in remand case the ULC Authority declared that out of total 19944.50 Sq. Mtrs. land of legal heirs of Ranchhodbhai Vardhabhai, 17000.28 Sq. Mtrs. was held as retainable and remaining 2944.22 Sq. Mtrs. was held excess land. It also shows that 684 Sq. Mtrs. of survey no. 584 (FP No. 37/1) and 1373 Sq. Mtrs. of survey no. 610 (FP No. 59) and 887.22 Sq. Mtrs. of survey no. 615 (FP No. 53) were held excess land. All other land were held retainable under the ULC Act.
 18. Rajachitthi Dated 19-12-2008: We have gone through photostat copy of development permission/Rajachitthi bearing no. ward-7/219/2008-2009 dated 19-12-2008 issued by Vadodara Mahanagar Seva Sadan to Ushakumari Omkar Trivedi for carrying out construction of ground floor and first floor and stair cabin in plot no. 5 of final plot no. 125.
 19. Occupation Certificate Dated 20-09-2011: We have gone through photostat copy of occupation certificate bearing no. ward-7/72/2011-2012 dated 20-09-2011 issued by Vadodara Mahanagar Seva Sadan to Ushakumari Omkar Trivedi for use of construction of ground floor and first floor made in plot no. 5. of final plot no. 125. It shows construction was made as per the Rajachitthi bearing no. 219/2008-2009 dated 19-12-2008. It further shows that plinth checking certificate no. 130/2008-2009 dated 17-01-2009 and completion certificate no.115/2008-2009 dated 18-03-2009 were issued for the said construction.
 20. Power of Attorney Dated 02-10-2006, Notarized on 09-10-2006 : We have gone through photostat copy of power of attorney given by (1) Rashmikaben Harjivanbhai Parbadiya and (2) Shankarlal Champalal Somani to Bharatkumar Shankarlal Somani in respect of 2265 sq. mtrs land of final plot no. 125, T.P. Scheme no.1 , Survey No. 616 of Sama. This power has been notarized by N.H. Pandya Notary at Vadodara on 09-10-2006 vide his notary register serial number 8956.
 21. Redistribution Statement: We have gone through photostat copy of redistribution statement issued by Vadodara Municipal Corporation on 11-10-2006. It shows that Land Bearing Survey No. 616 of Sama admeasuring 3237 Sq. Mtrs. was covered in TP Scheme No. 1 (Sama No. 1) of Vadodara



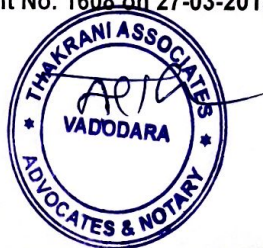
- Municipal Corporation and was allotted Original Plot No. 71 admeasuring 3237 Sq. Mtrs. and Final Plot No. 125 admeasuring 2265 Sq. Mtrs.
22. Sale Deed No. 2689 dated 27-04-2007 : We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Shantilal Hiralal Patel for sale of plot no. 1 admeasuring 299.26 Sq. Mtrs. of plot area and 71.66 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 370.92 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1, Old Final Plot No. 54, New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2689 on 27-04-2007 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
23. Registration Receipt of Sale Deed No. 2689 dated 27-04-2007: We have gone through photostat copy of receipt for payment of registration fees of Rs. 8220/- for Sale Deed No. 2689 on 27-04-2007 issued by Sub-Registrar, Vadodara-2 (Danteshwar).
24. Index No. 2 of Sale Deed No. 2689/2007: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2 (Danteshwar) on 30-04-2007. It shows that the above Sale Deed has been duly registered vide document No. 2689 on 27-04-2007.
25. Sale Deed No. 2692 dated 27-04-2007 : We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Shashikant Babulal Patadiya for sale of plot no. 3 admeasuring 218.80 Sq. Mtrs. of plot area and 52.40 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 271.20 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1, Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2692 on 27-04-2007 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
26. Registration Receipt of Sale Deed No. 2692 dated 27-04-2007: We have gone through photostat copy of receipt for payment of registration fees of Rs. 5970/- for Sale Deed No. 2692 on 27-04-2007 issued by Sub-Registrar, Vadodara-2 (Danteshwar).
27. Index No. 2 of Sale Deed No. 2692/2007: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2 (Danteshwar) on 30-04-2007. It shows that the above Sale deed has been duly registered vide document No. 2692 on 27-04-2007.
28. Sale Deed No. 2693 dated 27-04-2007 : We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Mukesh Babulal Patadiya for sale of plot no. 4 admeasuring 225.12 Sq. Mtrs. of plot area and 53.91 Sq. Mtrs. Proportionate share in common road and common plot and there by total plot area of 279.03 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2693 on 27-04-2007 with the office of Sub-Registrar Vadodara- 2 (Danteshwar).
29. Registration Receipt of Sale Deed No. 2693 dated 27-04-2007: We have gone through photostat copy of receipt for payment of registration fees of Rs. 6120/- for Sale Deed No. 2693 on 27-04-2007 issued by Sub-Registrar, Vadodara-2 (Danteshwar).
30. Index No. 2 of Sale Deed No. 2693/2007: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-2



- (Danteshwar) on 06-03-2009. It shows that the above Sale deed has been duly registered vide document No. 2693 on 27-04-2007.
31. Sale Deed No. 4 dated 01-01-2014: We have gone through the photostat copy of this Sale Deed executed by (1) Rashmikaben Harjivanbhai Parbadia and (2) Shankarlal Champalal Somani through their power of attorney holder Bharatkumar Shankarlal Somani in favour of Naynaben Kishorkumar Patadiya, Kishorkumar Babulal Patadiya and Mukeshkumar Babulal Patadiya for sale of plot no. 5 admeasuring 789.67 Sq. Mtrs. of plot area and 189.10 Sq. Mtrs. Proportionate share in common road and common plot and there by total plot area of 998.77 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 4 on 01-01-2014 with the office of Sub-Registrar Vadodara- 7 (Chhani).
32. Registration Receipt of Sale Deed No. 4 dated 01-01-2014: We have gone through photostat copy of receipt for payment of registration fees of Rs. 3,00,210/- for Sale Deed No. 4 on 01-01-2014 issued by Sub-Registrar, Vadodara-7 (Chhani).
33. Index No. 2 of Sale Deed No. 4/2014: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 01-01-2014. It shows that the above Sale deed has been duly registered vide document No. 4 on 01-01-2014.
34. Sale Deed No. 5507 dated 22-10-2019 : We have gone through the photostat copy of this Sale Deed executed by Shantilal Hirabhai Patel in favour of Arvindbhai Bechardas Ventures LLP for sale of plot no. 1 admeasuring 299.26 Sq. Mtrs. of plot area and 71.66 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 370.92 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 5507 on 22-10-2019 with the office of Sub-Registrar Vadodara- 7 (Chhani).
35. Registration Receipt of Sale Deed No. 5507 dated 22-10-2019: We have gone through photostat copy of receipt for payment of registration fees of Rs. 61360/- for Sale Deed No. 5507 on 22-10-2019 issued by Sub-Registrar, Vadodara-7 (Chhani).
36. Index No. 2 of Sale Deed No. 5507/2019: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 23-10-2019. It shows that the above Sale deed has been duly registered vide document No. 5507 on 22-10-2019.
37. Sale Deed No. 2078 dated 04-04-2018 : We have gone through the photostat copy of this Sale Deed executed by Minaxi Narsinh Sabhani in favour of Arvindbhai Bechardas Jewellers Pvt. Ltd. for sale of plot no. 2 admeasuring 294.55 Sq. Mtrs. of plot area and 70.53 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 365.08 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 2078 on 04-04-2018 with the office of Sub-Registrar Vadodara- 7 (Chhani).
38. Registration Receipt of Sale Deed No. 2078 dated 04-04-2018: We have gone through photostat copy of receipt for payment of registration fees of Rs. 56200/- for Sale Deed No. 2078 on 04-04-2018 issued by Sub-Registrar, Vadodara-7 (Chhani).
39. Index No. 2 of Sale Deed No. 2078/2018: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7



- (Chhani) on 05-04-2018. It shows that the above Sale deed has been duly registered vide document No. 2078 on 04-04-2018.
40. Sale Deed No. 7057 dated 13-12-2017 : We have gone through the photostat copy of this Sale Deed executed by Shashikant Babulal Patadiya in favour of Arvindbhai Bechardas Jewellers Pvt. Ltd. for sale of plot no. 3 admeasuring 218.80 Sq. Mtrs. of plot area and 52.40 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 271.20 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 7057 on 13-12-2017 with the office of Sub-Registrar Vadodara- 7 (Chhani).
41. Registration Receipt of Sale Deed No. 7057 dated 13-12-2017: We have gone through photostat copy of receipt for payment of registration fees of Rs. 41670/- for Sale Deed No. 7057 on 13-12-2017 issued by Sub-Registrar, Vadodara-7 (Chhani).
42. Index No. 2 of Sale Deed No. 7057/2017: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 15-12-2017. It shows that the above Sale deed has been duly registered vide document No. 7057 on 13-12-2017.
43. Sale Deed No. 7058 dated 13-12-2017 : We have gone through the photostat copy of this Sale Deed executed by Mukesh Babubhai Patdiya in favour of Arvindbhai Bechardas Jewellers Pvt. Ltd. for sale of plot no. 4 admeasuring 225.12 Sq. Mtrs. of plot area and 53.91 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 279.03 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 7058 on 13-12-2017 with the office of Sub-Registrar Vadodara- 7 (Chhani).
44. Registration Receipt of Sale Deed No. 7058 dated 13-12-2017: We have gone through photostat copy of receipt for payment of registration fees of Rs. 66920/- for Sale Deed No. 7058 on 13-12-2017 issued by Sub-Registrar, Vadodara-7 (Chhani).
45. Index No. 2 of Sale Deed No. 7058/2017: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 15-12-2017. It shows that the above Sale deed has been duly registered vide document No. 7058 on 13-12-2017.
46. Sale Deed No. 1608 dated 27-03-2019 : We have gone through the photostat copy of this Sale Deed executed by Naynaben Kishorkumar Patadiya, Kishor kumar Babulal Patadiya and Mukeshkumar Babulal Patadiya in favour of Arvindbhai Bechardas Ventures LLP for sale of plot no. 5 admeasuring 789.67 Sq. Mtrs. of plot area and 189.10 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 987.77 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 1608 on 27-03-2019 with the office of Sub-Registrar Vadodara- 7 (Chhani).
47. Registration Receipt of Sale Deed No. 1608 dated 27-03-2019: We have gone through photostat copy of receipt for payment of registration fees of Rs. 3,50,200/- for Sale Deed No. 1608 on 27-03-2019 issued by Sub-Registrar, Vadodara-7 (Chhani).
48. Index No. 2 of Sale Deed No. 1608/2019: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 28-03-2019. It shows that the above Sale deed has been duly registered vide document No. 1608 on 27-03-2019.



49. Sale Deed No. 3156 dated 11-06-2021, registered on 15-06-2021 : We have gone through the photostat copy of this Sale Deed executed by Arvindbhai Bechardas Ventures LLP through its managing partners Shri Vijaykumar Arvindlal Soni in favour of Sachin Patel Associate a partnership firm represented by its partner Shri Sachinbhai Ravindrabhai Patel for sale of two plots namely (1) Plot No. 1 admeasuring 299.26 Sq. Mtrs. of plot area and 71.66 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 370.92 sq. mtrs. and (2) Plot No. 5 admeasuring 789.67 Sq. Mtrs. of plot area and 189.10 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 978.77 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 3156 on 15-06-2021 with the office of Sub-Registrar Vadodara- 7 (Chhani).
50. Registration Receipt of Sale Deed No. 3156 dated 11-06-2021: We have gone through photostat copy of receipt for payment of registration fees of Rs. 6,71,800/- for Sale Deed No. 3156 on 11-06-2021 issued by Sub-Registrar, Vadodara-7 (Chhani).
51. Index No. 2 of Sale Deed No. 3156/2021: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 16-06-2021. It shows that the above Sale deed dated 11-06-2021 has been duly registered vide document No. 3156 on 15-06-2021.
52. Sale Deed No. 3157 dated 11-06-2021, registered on 15-06-2021 : We have gone through the photostat copy of this Sale Deed executed by Arvindbhai Bechardas Jewellers Ltd. through its director Shri Vijaykumar Arvindlal Soni in favour of Sachin Patel Associate a partnership firm represented by its partner Shri Sachinbhai Ravindrabhai Patel for sale of three plots namely (1) Plot No. 2 admeasuring 294.55 Sq. Mtrs. of plot area and 70.53 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 365.08 sq. mtrs. and (2) Plot No. 3 admeasuring 218.80 Sq. Mtrs. of plot area and 52.40 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 271.20 sq. mtrs. and (3) Plot No. 4 admeasuring 225.12 Sq. Mtrs. of plot area and 53.91 sq. mtrs. Proportionate share in common road and common plot and there by total plot area of 279.03 sq. mtrs. bearing survey no. 616 , T.P. Scheme No. 1 , Old Final Plot No. 54 , New Final Plot No. 125 of Sama, Ta. Dist. Vadodara. This documents has been registered vide no. 3157 on 15-06-2021 with the office of Sub-Registrar Vadodara- 7 (Chhani).
53. Registration Receipt of Sale Deed No. 3157 dated 11-06-2021: We have gone through photostat copy of receipt for payment of registration fees of Rs. 2,61,800/- for Sale Deed No. 3157 on 11-06-2021 issued by Sub-Registrar, Vadodara-7 (Chhani).
54. Index No. 2 of Sale Deed No. 3157/2021: We have gone through photostat copy of certified copy of Index No. 2 issued by Sub-Registrar, Vadodara-7 (Chhani) on 16-06-2021. It shows that the above Sale deed dated 11-06-2021 has been duly registered vide document No. 3157 on 15-06-2021.
55. Partnership Deed dated 23-01-2020, notarized on 24-01-2020: We have gone through photostat copy of partnership deed of Sachin Patel Associate made by and between its partners (1) Sachin Ravindrabhai Patel and (2) Minal Sachin Patel on 23-01-2020. It has been notarized before A.P. Thakrani Notary at Vadodara on 24-01-2020 vide his notary register serial no. 27. It shows that there are only two partners in this firm.
56. Layout Plan and Building Plan Dated 28-05-2021: We have gone through photostat copy of layout plan approved by Vadodara Mahanagar Seva



Sadan by building permission order no. ward-2/HB-23/2021-2022 date 28-05-2021 for proposed construction in the said land. As shown in this plan, there will be 40 flats/units in the proposed construction in the said 2265 Sq. mtrs.

57. Rajachitthi Dated 28-05-2021: We have gone through photostat copy of development permission/Rajachitthi bearing no. ward-/HB-23/2021-2022 dated 28-05-2021 issued by Vadodara Mahanagar Seva Sadan to Arvindbhai Bechardas Ventures LLP and others for carrying out proposed construction of basement (Parking) + ground floor (Parking) + first floor to ninth floor (9x4=36) flats + tenth floor (lower + upper level) 4 duplex flats + stair cabin + lift machine room in the said final plot no.125.
58. Land Revenue Payment receipt dated 02-09-2021: We have gone through receipts issued by Talati, Sama Village Panchayat on 02-09-2021 for payment of land revenue of Rs. 12735/- and education cess Rs. 2123/- for land bearing Account No. 4021. These receipts have been issued in the name of Rashmikaben Harjivanbhai and the amount is paid by Sachin Patel.
59. Affidavit of seller Vijaykumar Soni: We have gone through Affidavit of Shri Vijaykumar Arvindlal Soni made on 17-08-2021. He has made this affidavit in the capacity of partner of Arvindbhai Bechardas Ventures LLP and also in the capacity of director of Arvindbhai Bechardas Jewellers Private Limited, made on 17-08-2021 at Ahmedabad before notary Alpa R. Vyas which has been registered vide notary register serial number B-155 on 17-08-2021. He has declared on oath that M/s. Arvindbhai Bechardas Ventures LLP has sold the said plot no. 1 and 5 by registered sale deed no. 3156 dated 11-06-2021 registered on 15-06-2021 to Sachin Patel Associate. He has further declared on oath that M/s. Arvindbhai Bechardas Jewellers Private Limited has sold the said plot no. 2, 3 and 4 by registered sale deed no. 3157 dated 11-06-2021 registered on 15-06-2021 to Sachin Patel Associate. He has further declared on oath that both the above sellers have executed above sale deeds by accepting post dated cheques for the amount of sale considerations. He has further declared on oath that both the above sellers shall not file any suit or any other proceedings for cancellation of the above sale deeds if the post dated cheque/ cheques is /are returned unpaid from the bank. He has further declared on oath that both the above sellers shall not raise any questions or dispute as to the ownership rights title and interest of Sachin Patel Associate in the said lands. He has admitted and confirmed that on the bases of the above two sale deeds Sachin Patel Associate has become lawful, independent, complete and absolute owner of the said lands. He has further declared on oath that both the above sellers have no objection as to the development of the said land by organizing a project by Sachin Patel Associate. He has further declared on oath that both the above sellers have no objection against obtaining project loan / finance by Sachin Patel Associate from any bank or financial institutions by mortgaging the said project land and structure of proposed construction as security for repayment. He has further declared on oath that both the above sellers have no objection against obtaining home loans by members of on there respective flats/ units in the said project form any bank or financial institution by mortgaging their respective flats as security for repayment. He has further declared on oath that both the above sellers have no objection against of issuance of title clearance certificate in favor of Sachin Patel Associate. We have relied upon this affidavit.



60. Affidavit of seller: We gone through affidavit of seller Shri Vijaykumar Arvinlal Soni, a partner of Arvindbhai Bechardas Ventures LLP and director of Arvindbhai Bechardas Jewellers Pvt. Ltd. made of 17-08-2021 before Notray ALPA R VYAS at Ahmedabad which has been notrized at registered serial no. B-155/2021 on 17-08-2021. He has declared on oath that M/s. Arvindbhai Bechardas Ventures LLP was owner of NA land bearing plot no. 1 and 5 having total plot area 1088.93 sq. mtrs and proportionate share in common road and common plot coming to 260.76 sq.mtrs and thereby total plot area coming to 1349.69 sq. mtrs. bearing revenue survey number 166, T.P. Scheme No. 1 (Sama No.1), Final Plot No. 125 (old final plot no. 54) situated at village sama, Taluka & Dist. Vadodara. M/s. Arvindbhai Bechardas Ventures LLP has sold these plot no.1 & 5 to Sachin Patel Associate by registered sale deed no.3156 dated 11-06-2021 which has been registered on 15-06-2021 with the office of sub registrar vadodara-7 (Chhani). He has further declared that the said seller has executed this sale deed for a sale consideration of Rs. 6,71,0000/- by accepting post dated cheques. He has further declared that M/s. Arvindbhai Bechardas Jewellers Pvt. Ltd. was owner of NA land bearing plot no. 2, 3 and 4 having total plot area 738.47 sq. mtrs and propionate share in common road and common plot coming to 176.84 sq.mtrs and thereby total plot area coming to 915.31 sq. mtrs. bearing revenue survey number 166, T.P. Scheme No. 1 (Sama No.1), Final Plot No. 125 (old final plot no. 54) situated at village sama, Taluka & Dist. Vadodara. M/s. Arvindbhai Bechardas Ventures LLP has sold these plot no. 2, 3 & 4 to Sachin Patel Associate by registered sale deed no. 3157 dated 11-06-2021 which has been registered on 15-06-2021 with the office of sub registrar vadodara-7 (Chhani). He has further declared that the seller has executed this sale deed for a sale consideration of Rs. 2,61,0000/- by accepting post dated cheques. He has further declared that, M/s. Arvindbhai Bechardas Ventures LLP and M/s. Arvindbhai Bechardas Jewellers Pvt. Ltd have sold the above properties and have executed the above sale deeds with the understanding that they shall always be entitled to received the sale consideration from the purchaser and also that the purchase shall always be bound to pay and clear the post dated cheques mentioned in the above sale deeds. He has further stated to clarify and assure to the purchaser M/s. Sachin Patel Associate that if, for any reason, any one or more cheque/cheques is/are returned unpaid from the bank then also they shall not file any suit or any other legal proceedings for cancellation of the above sale deeds or any of it. The ownership right, title and interest of the purchaser Sachin Patel Associate in the said lands shall never be questioned or disputed by them. He has further declared that they have no objection against issuance of title clearance certificate of the said land by legal practitioner in favour of Sachin Patel Associate. He has further declared that they have also no objection as to the development of the said land by organizing a project by Sachin Patel Associate. He has further declared that they have also no objection against bookings, execution of agreements for sale, sale deeds and any other necessary documents by the promoter Sachin Patel Associate in favour of members of respective flats/units of the project to be organized on the said land. He has further declared that they have also no objection against obtaining project loan/finance by Sachin Patel Associate from any bank or financial institution by mortgaging the said project land and structure that may be constructed on the said land as security for repayment. He has further declared that they have also no objection against obtaining home loans by members on their respective flats/units in



the said project from any bank or financial institution by mortgaging their respective flats as security for repayment. He has further declared that he has made this affidavit in the capacity of partner of Arvindbhai Bechardas Ventures LLP. I have also made this affidavit in the capacity of director of Arvindbhai Bechardas Jewellers Pvt. Ltd. We have relied upon this affidavit.

61. Affidavit of Land Owner/Promoter: We have gone through affidavit of land owner/promoter Shri Sachin Ravindrabhai Patel a Partner of Sachin Patel Associate, in his personal capacity and as Partner of Sachin Patel Associate; made on 08-09-2021 which has been notarized before A.P. Thakrani Notary at Vadodara vide register serial no. 333 dated 08-09-2021. He has declared on oath that they have purchased in the name of their firm Sachin Patel Associate NA land bearing plot no. 1 and 5 having total plot area 1088.93 Sq.Mtrs and propionate share in common road and common plot coming to 260.76 Sq.Mtrs and thereby total plot area coming to 1349.69 sq. mtrs. bearing revenue survey number 616, T.P. Scheme No. 1 (Sama No.1), Final Plot No. 125 (old final plot no. 54) situated at village sama, Taluka & Dist. Vadodara from M/s. Arvindbhai Bechardas Ventures LLP by registered sale deed no.3156 dated 11-06-2021 which has been registered on 15-06-2021 with the office of sub registrar vadodara-7 (Chhani). He has further declared that they have purchased in the name of their firm Sachin Patel Associate NA land bearing plot no. 2, 3 and 4 having total plot area 738.47 Sq.Mtrs and propionate share in common road and common plot coming to 176.84 Sq. Mtrs. and thereby total plot area coming to 915.31 sq. mtrs. bearing revenue survey number 616, T.P. Scheme No. 1 (Sama No.1), Final Plot No. 125 (old final plot no. 54) situated at village sama, Taluka & Dist. Vadodara from M/s. Arvindbhai Bechardas Jewellers Pvt. Ltd by registered sale deed no. 3157 dated 11-06-2021 which has been registered on 15-06-2021 with the office of sub registrar, Vadodara-7 (Chhani). He has further declared that on the basis of the above two sale deeds their firm Sachin Patel Associate has become lawful, independent, complete and absolute owner of the said lands. The said properties are in their actual possession. That all relevant original documents of title are in their custody. He has further declared that they have not executed any agreement for sale, sale deed, mortgage deed or any other agreement for transfer or assignment of the said properties or any part of it. They have not created any third party rights or encumbrance on the said properties nor have they given the said properties as security for any debt. That all statutory dues, taxes, charges, etc. of government and semi-government authorities and local authorities have been fully paid and that no such taxes, etc. are outstanding in respect of the said property. That the said properties are not a subject matter of any suit, litigation or legal proceedings. He has further declared that no legal actions, suits, cases, proceedings and litigations are pending in respect of the said properties before any court, tribunal or statutory authority or any department of the State Government and the Central Government. We have relied upon this affidavit.



PART-III: PUBLIC NOTICE:

PUBLIC NOTICE: We had issued a public notice in Sandesh daily Newspapers of Vadodara edition on 03-08-2021 for inviting objections from the public against the issuance of title clearance certificate in respect of



the said property. We had given 07 days time for raising objections, if any. We have not received any objections in response to this public notice, till date.

PART-IV: SEARCH

SEARCH FOR LAST 30 YEARS: We have conducted through Shri Jayantilal V. Chavda Advocate, search for the last 30 years (i.e. from 1992 to 2021) of the relevant records available with the office of the Sub-Registrar, Vadodara. Shri Jayantilal V. Chavda Advocate has given his Search Report on 03-08-2021. We have not found anything adverse to the title of the said land in the search report. We have relied upon this report. The search was conducted by paying requisite fees vide following receipts.

Receipt No.	Application No.	Date	Amt Rs.	SRO
For Plot No. 1				
2021014017657	11159	03-08-2021	40	SRO-1, Vadodara
2021015010573	6130	03-08-2021	190	SRO-2, Vadodara
2021317007651	2196	03-08-2021	210	SRO-7, Vadodara
For Plot No. 2				
2021014017661	11162	03-08-2021	40	SRO-1, Vadodara
2021015010574	6131	03-08-2021	190	SRO-2, Vadodara
2021317007653	2918	03-08-2021	210	SRO-7, Vadodara
For Plot No. 3				
2021014017667	11167	03-08-2021	40	SRO-1, Vadodara
2021015010577	6133	03-08-2021	190	SRO-2, Vadodara
2021317007649	2915	03-08-2021	210	SRO-7, Vadodara
For Plot No. 4				
2021014017668	11168	03-08-2021	40	SRO-1, Vadodara
2021015010576	6132	03-08-2021	190	SRO-2, Vadodara
2021317007648	2914	03-08-2021	210	SRO-7, Vadodara
For Plot No. 5				
2021014017669	11169	03-08-2021	40	SRO-1, Vadodara
2021015010579	6134	03-08-2021	190	SRO-2, Vadodara
2021317007647	2913	03-08-2021	210	SRO-7, Vadodara



PART-V: ENCUMBRANCES, IF ANY.

ENCUMBRANCES: We have not found any encumbrances on the said land. However it is clarified here that the land owner/promoter has not got their name mutated in revenue record. Hence the land owner / promoter should get their names mutated in village form no. 7/12 or property card on the basis of their registered sale deeds for updating the revenue records of the said lands.

PART-VI: CERTIFICATE

CERTIFICATE: In view of the above discussion of the factual and legal aspects, we now hereby certify that, in our opinion, Sachin Patel Associate a partnership firm is the lawful owner of the non-agricultural land admeasuring 2265 Sq. Mtrs. bearing Survey No. 616, T.P. Scheme No. 1 (Sama No.1), Final Plot No. 54 and New Final Plot No. 125 situated in Village Sama, Taluka Vadodara city (North) and District Vadodara; and that the title of the said land is clear and marketable and free from encumbrances.

Place: Vadodara
Date: 10-09-2021

For Thakrani Associates


Amrutlal Parbatbhai Thakrani
Advocate & Notary

