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Date: 03-11-2018

To
Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property: Non-agricultural land admeasuring 3329 Sq. Mtrs. bearing
Block No. 26 (Old Survey No. 27), VUDA T.P. Scheme No. 2
(Bhayli No.2), Final Plot No. 54 situated in Village Bhayli,
Taluka & District Vadodara.

Owner / Developer / Promoter : Shreeji Infra a Partnership Firm

Reference : Our earlier Title Clearance Certificate dated 21-082018.

It may be noted that above owner / developer / promoter M/s. Shreeji Infra, a partnership firm represented through its managing partners : (1) KANDARP BHAKTARAJ BRAHMBHATT, (2) RAHULKUMAR BABUBHAI MALANI, (3) JAYDEV CHHAGANBHAI ARDESHANA, (4) SHREEJI SPACELINKS PRIVATE LIMITED represented by its authorized Director MAYANKBHAI HARSHKANTBHAI RUPARELIA; has requested us to issue Fresh Title Clearance Certificate in respect of the above property, and have 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 had earlier issued title clearance certificate on 21-08-2018 of the said property. In furtherance to our earlier title clearance certificate dated 21-08-2018, we now issue this fresh title clearance report cum certificate in respect of the said property as follows:





PART-1 : DESCRIPTION OF PROPERTY :

The real estate under our consideration is Non-agricultural land admeasuring 0-47-55 Hectare-Are-Sq. Mtrs. as per Village Form No. 7/12 bearing Block No. 26 (Old Survey No. 27), which has been covered in VUDA T.P. Scheme No. 2 (Bhayli No.2) and allotted Original Final Plot No. 4 and Final Plot No. 54 admeasuring 3329 Sq.Mtrs. situated in Village Bhayli, Taluka and District Vadodara. The Revenue Account No. of the said land is 1783 and Revenue Assessment is Rs. 4.44 paisa.

The said land is bounded by as under:

On the East	:	Final Plot No. 53
On the West	:	15 Mtrs. wide T P Road
On the North	:	Final Plot No. 55
On the South	:	Final Plot No. 107

PART-2 : 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. 576 dated nil: It shows that Mathurbhai Govindbhai had died and name of Patel Desaibhai Mathurbhai was entered in revenue record.
 - 1.2 Entry No. 1723 dated 11-01-1956: It shows that as per Government Notification bearing no. Com 30335 dated 11-05-1955 standard area was declared and lands of Village Bhayli were put in different categories.
 - 1.3 Entry No. 4261 dated 06-02-1964: It shows that as per order of revenue department bearing no. 1559 dated 30-03-1960, revenue assessment of lands was changed.
 - 1.4 Entry No. 5268 dated 06-02-1971: It shows that Desaibhai Mathurbhai had taken loan of Rs. 4000/- on 11-12-1970 on the said land from The Baroda Co-Operative Land Development Bank Limited and the encumbrance was registered in revenue record.
 - 1.5 Entry No. 5655 dated 25-02-1977: It shows that the consolidation scheme was made again applicable to village Bhayli and the said land was declared as a fragment as per Section 6 of Prevention of Fragmentation Act.
 - 1.6 Entry No. 8273 dated 02-12-1984: It shows that Patel Desaibhai Mathurbhai had died on 09-10-1984 and the names of his legal heirs (1) Hasmukhbhai Desaibhai and (2) Kamlaben widow of Desaibhai Mathurbhai were entered in revenue record.
 - 1.7 Entry No. 8490 dated 09-06-1987: It shows that Desaibhai Mathurbhai had repaid the loan of Rs. 4000/- to The Baroda Co-Operative Land Development Bank Limited and on the basis of Bank's certificate dated 09-06-1987 the encumbrance was removed from revenue record.
 - 1.8 Entry No. 10346 dated 15-06-2005: It shows that Kamlaben Desaibhai Mathurbhai Patel had died on 25-04-1989 and her name was removed from revenue record.
 - 1.9 Entry No. 10769 dated 17-01-2007: It shows that Patel Hasmukhbhai Desaibhai etc. had through their power of attorney holder Bhaktaraj





Jethalal Brahmbhatt sold 2166 Sq. Mtrs. out of total the said land to Desai Rajubhai Mangalbai by registered sale deed no. 208 dated 08-01-2007 and the name of purchaser was entered in revenue record. The purchaser was holding agricultural land vide Account No. 361 of village Sokhada Khurd, Taluka Padra and Mamlatdar, Padra had issued certificate to this effect bearing no. Land/WS/387/2007/SR No.8/2007 dated 05-02-2007. It further shows that Sundarbai D. Nihalani had taken objection on the basis of Banakhat and pending Special Civil Suit No. 28/2007. Hence, this entry was certified subject to final outcome of the said civil suit.

- 1.10 Entry No. 10774 dated 22-01-2007: This entry was made for deletion of entry of fragment from revenue record on the basis of application of Patel Hasmukhbhai Desai. But this entry was cancelled by Circle Officer because supporting documents were not produced.
- 1.11 Entry No. 10802 dated 12-02-2007: It shows that Patel Hasmukhbhai Desai had sold the said land to Shinaben Shaileshbhai by registered sale deed no. 857 dated 31-01-2007 and the name of purchaser was entered in revenue record. But this entry was cancelled by Circle Officer because notice was not served and proof of agriculturist was not produced.
- 1.12 Entry No. 10803 dated 12-02-2007: It shows that Patel Shinaben Shaileshbhai had sold the said land to Choksi Mamtaben Popatlal wife of Shirishkumar Choksi by registered sale deed no. 1087 dated 06-02-2007 and the name of purchaser was entered in revenue record. But this entry was cancelled by Circle Officer because notice was not served and proof of agriculturist was not produced.
- 1.13 Entry No. 11232 dated 04-04-2008: It shows that the land owners Desai Desai Mathurbhai Patel etc. had to their power of attorney holder Bhaktaraj Jethalal Brahmbhatt had sold 2589 Sq. Mtrs. the said land to (1) Jatin Anupam Tarkas, (2) Ashita Jatin Tarkas, and (3) Bhavnaben Anupam Tarkas by registered sale deed no. 5748/1996 dated 17-12-1996, new no. 2009 dated 05-03-2007. It also shows that Ashitaben Jatin Tarkas and Bhavnaben Anupam Tarkas had released their rights from the said land in favour of Jatin Anupam Tarkas by registered released deed and hence the name of only Jatin Anupam Tarkas was entered in revenue record by this mutation entry.
- 1.14 Entry No. 11246 dated 09-04-2008: It shows that Sundarbai D. Nihalani had filed Special Civil Suit No. 28/2007 against Hasmukhbhai Desai Desai Patel etc. in respect of the said land in the Court of Civil Judge (SD) of Vadodara. It further shows that the Hon'ble Civil Court had passed order on 13-02-2008 and had rejected the said suit under the provisions of Order-14, Rule-2(2-b) of the Code of Civil Procedure. This entry was made in the other rights column of village form no. 7 of the said land.
- 1.15 Entry No. 11278 dated 12-05-2008: It shows that Jatin Anupam Tarkas had sold his share of 0-25-89 Hectare-Are-Sq.Mtrs. to Brahmbhatt Bhaktaraj Jethalal vide registered sale deed no. 4544 dated 31-03-2008 and the name of purchaser was entered in revenue record. The purchaser was holding agriculture land vide account no. 161 of Atladara Taluka Vadodara and on the basis certificate issued by Mamlatdar, Vadodara (City) bearing no. Land/WS/3271/2008 dated 07-07-2008 and SR No. 81/2008. Hence, this entry was certified by Circle Officer on 08-07-2008.





- 1.16 Entry No. 12089 dated 27-05-2010: It shows that Desai Rajubhai Mangalbhai had died on 22-10-2009 and the names of his legal heirs (1) Desai Lataben Rajubhai, (2) Desai Niravkumar Rajubhai and (3) Desai Ravikumar Rajubhai were entered in revenue record by way of succession.
- 1.17 Entry No. 12721 dated 12-11-2011: It shows that Patel Shinaben Shaileshbhai had filed Special Civil Suit No. 267/2010 against Patel Hasmukhbhai Desaibhai etc. in the court of Sr. Civil Judge of Vadodara and had registered its lis pendens notice in the office of Sub-Registrar vide registration no. 6626 dated 19-05-2010 and its mutation entry was made in other right column of revenue record. But this entry was cancelled by the order of Mamlatdar, Vadodara Rural in RTS Case No. 75/2012 on 02-05-2012.
- 1.18 Entry No. 13273 dated 02-02-2013: It shows that (1) Desai Lataben Rajubhai, (2) Desai Niravkumar Rajubhai and (3) Desai Ravikumar Rajubhai had sold 0-21-66 Hectare-Are-Sq. Mtrs. out of 0-47-55 Hectare-Are-Sq.Mtrs. to Bhaktaraj Jethalal Brahmhatt by registered sale deed no. 96/2013 dated 01-02-2013 and name of purchaser was entered in revenue record. But this entry was cancelled by order of Mamlatdar, Vadodara (Rural) in RTS Case No. 33/2013 dated 29-08-2013.
- 1.19 Entry No. 14402 dated 03-07-2015: It shows that RTS/Appeal/347/2013 was filed against the order of Mamlatdar in RTS Case no. 33/2013. The Deputy Collector, Vadodara (Rural) had allowed this appeal vide his order dated 20-06-2015 and had set aside the order of Mamlatdar and had certified the entry no. 13273.
- 1.20 Entry No. 14966 dated 26-07-2016: It shows that RTS/RA/325/2015 was filed before the Collector, Vadodara against the order of Deputy Collector in RTS/Appeal/347/2013. The Collector had rejected the revision application vide his order dated 21-07-2016. It was further held that the order that may be passed by The Hon'ble District Judge in pending Regular Civil Appeal No. 17/2008 shall be binding to the parties and its implementation shall be made in revenue record.
- 1.21 Entry No. 15405 dated 19-04-2017: It shows that the Collector of Vadodara has granted permission for non agriculture use for residential purpose of the said 3329 Sq. Mtrs. of land of Final Plot No. 54 vide his order bearing no. NA/SR/584/2016-17 and No. Land-D/Sec.65/WS/6073 to 6081/16 dated 23-09-2016.
- 1.22 Entry No. 15641 dated 26-09-2017: It shows that the 8th Hon'ble Additional District Judge, Vadodara had passed order on 14-09-2017 in Regular Civil Appeal no. 17/2008 and had dismissed the appeal and had confirmed the judgement and decree passed in Special Civil Suit No. 28/2008 by Additional Senior Civil Judge, Vadodara on 13-02-2008.
- 1.23 Entry No. 16009 dated 09-05-2018: It shows that the Special Secretary (Revenue Appeals), Ahmedabad had passed order in MVV/HKP/VDD/120/2016 on 08-05-2018 and had rejected the stay application / injunction application.
- 1.24 Entry No. 16107 dated 30-06-2018: It shows that the Special Secretary (Revenue Appeals), Ahmedabad had passed order in HKP/VDD/120/2016 on 15-06-2018 and had rejected the revision application of the applicant and had confirmed the order of Collector, Vadodara passed in RTS/RA/325/2015 dated 21-07-2016.



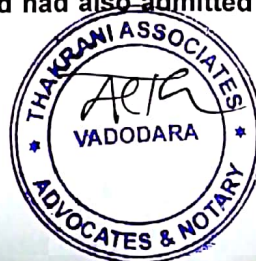
1.25 Entry No.16214 dated 06-09-2018: It shows that the original land owner Bhaktaraj Jethalal Brahmbhatt has sold the said land admeasuring 3329 Sq. Mtrs. along with construction of 35 Sq. Mtrs. by Registered Sale Deed No. 13781 dated 23-08-2018 to Shreeji Infra a partnership firm represented by its (1) KANDARP BHAKTARAJ BRAHMBHATT, (2) RAHULKUMAR BABUBHAI MALANI, (3) JAYDEV CHHAGANBHAI ARDESHANA, (4) SHREEJI SPACELINKS PRIVATE LIMITED represented by its authorized Director MAYANKBHAI HARSHKANTBHAI RUPARELIA. The name of purchaser Shreeji Infra has been mutated in revenue record on the basis of the above sale deed. This entry has been certified by Circle Officer (North), Vadodara Rural on 12-10-2018 and the name of Shreeji Infra has been entered in Village Form No. 7, 12 and 8-A.

2. Order of Mamlatdar dated 02-05-2012: We have gone through photostat copy of order passed by Mamlatdar, Vadodara Rural in RTS Case No. 75/2012 dated 02-05-2012. It shows that Patel Shinaben Shaileshbhai had filed Special Civil Suit No. 267/2010 against Hasmukhbhai Desai bhai Patel and others in the Hon'ble Civil Court, Vadodara and had also registered its lis pendens notice before the Sub-Registrar, Vadodara vide document no. 6626 dated 19-05-2010. It further shows that on the application of Patel Shinaben a mutation entry regarding lis pendens of suit was posted in revenue record bearing entry no. 12721 on 12-11-2011. But, the Mamlatdar had cancelled this entry vide order dated 02-05-2012 in RTS Case No. 75/2012.
3. Order of Mamlatdar dated 29-08-2013: We have gone through photostat copy of order passed by Mamlatdar, Vadodara Rural in RTS Case No. 33/2013 dated 29-08-2013. It shows that the Mamlatdar had cancelled the entry no. 13273 dated 02-02-2013 which was posted on the basis of sale deed dated 01-02-2013 of Bhaktaraj Jethalal Brahmbhatt.
4. Order of Deputy Collector dated 20-06-2015: We have gone through photostat copy of order passed by Deputy Collector; Vadodara Rural in RTS/Appeal/347/2013 dated 20-06-2015. It shows that Bhaktaraj Jethalal Brahmbhatt had filed this appeal against the order of Mamlatdar dated 29-08-2013. It further shows that the Deputy Collector had set aside the order of Mamlatdar of RTS Case No. 33/2013 dated 29-08-2013 in respect of entry no. 13273 and had certified the entry no. 13273.
5. Order of Collector dated 21-07-2016: We have gone through photostat copy of order passed by Collector; Vadodara in RTS/RA/325/2015 dated 21-07-2016. It shows that Sundarlal Dhanraj Nihalani had filed this revision application against the order of Deputy Collector Vadodara (Rural) dated 20-06-2015. It further shows that the Collector had rejected this revision application and had confirmed the order passed by Deputy Collector in RTS/Appeal/347/2013 dated 20-06-2015. It further shows that the Collector had also issued directions to the parties that the parties will comply with the final outcome of regular civil appeal No. 17/2008 which is pending before the Hon'ble Dist. Court of Vadodara.
6. Order of SSRD dated 08-05-2018: We have gone through photostat copy of order passed by Special Secretary, Revenue Department (Appeals), Ahmedabad in MVV/HKP/VDD/120/2016 dated 08-05-2016. It appears that the SSRD has rejected the application of Sundarlal Dhanraj Nihalani for stay of order of Collector.
7. Order of SSRD dated 15-06-2018: We have gone through photostat copy of order passed by Special Secretary, Revenue Department (Appeals),



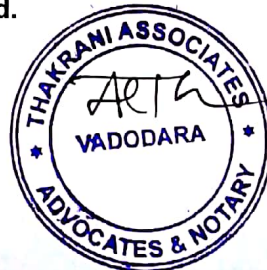
Ahmedabad in MVV/HKP/VDD/120/2016 dated 15-06-2018. It appears that Sundarlal Dhanraj Nihalani had challenged the order of Collector, Vadodara bearing RTS/RA/325/2015 dated 21-07-2016 regarding entry no. 13273 before the SSRD. It further appears that the SSRD has rejected this revision application by order dated 15-06-2018 and has confirmed the order of Collector, Vadodara.

8. Order of Special Civil Suit No. 28/2007: We have gone through photostat copy of certified copy of application filed by Hasmukhbhai Desaiabhai Patel etc. in Special Civil Suit No. 28/2007 before the Hon'ble Civil Court, Vadodara. It appears that Sundarbhai D. Nihalani had filed this suit. It further appears that the defendant Hasmukhbhai Desaiabhai Patel and others had moved an application under Order 14, Rule 2 (2) of the Code of Civil Procedure read with Section-3, Article-54 of The Limitation Act for rejection of suit on the ground of bar of limitation. It further appears that the Hon'ble Civil Court had vide order dated 13-02-2008 rejected this suit on the ground of Bar of Limitation as per the provisions of Order-7, Rule-11 of the Code of Civil Procedure.
9. Judgment of District Court Dated 14-09-2017: We have gone through photostat copy of certified copy of Judgment passed by the Hon'ble 8th Additional District Judge, Vadodara in Regular Civil Appeal No. 17/2008 on 14-09-2017. It shows that Sundarbhai D. Nihalani had filed this appeal against Hasmukhbhai Desaiabhai Patel and others to challenge the Judgment and Decree passed by Hon'ble Civil judge Vadodara in Special Civil Suit No. 28/2007. It further shows that the Hon'ble District Court has dismissed this Appeal and had confirmed the Judgment and Decree passed by Hon'ble Civil Judge Vadodara in Special Civil Suit No. 28/2007 on 13-02-2008.
10. Decree of Special Civil Suit No. 267/2010 Dated 06-12-2014: We have gone through photostat copy of certified copy of Plaint, compromised agreement, withdrawal process and Decree passed by Hon'ble 9th Additional Senior Civil judge, Vadodara in Special Civil Suit No. 267/2010. It appears that Shinaben Shaileshbhai Patel had filed this suit against Hasmukhbhai Desaiabhai Patel and others (total 10 Defendants.) for cancellation of sale deed and injunction. It further shows that thereafter she had submitted withdrawal Purshish on 20-10-2014 for withdrawal of Suit against Defendant No. 1 to 9. It further shows that, thereafter compromised agreement was filed in the court by and between Shinaben Shaileshbhai Patel and Defendant No. 10, Bhaktaraj Jethalal Brahmabhatt on 20-10-2014. It further appears that the Court had recorded this compromise and had passed the Decree in this Suit as per the compromise. It further appears that the Court had allowed the plaintiff to unconditionally withdraw the Suit as against Defendant No. 1 to 9 by order dated 20-10-2014. It further appears that the Court had recorded the compromise with the condition that the Compromised Decree does not have any overriding effect. The rights of any party which is not a signatory in this compromised deed and that the Decree is only binding to plaintiff and defendant no. 10 only. It further appears that as per this Compromised Decree the plaintiff had settled her dispute with Defendant No. 10 and had admitted the Power of Attorney dated 08-08-1991, Banakhat dated 08-08-1991 of Narmadaben, widow of Jethabhai Bhailalabhai Brahmabhatt, development agreement dated 08-08-1991 of Narmadaben, widow of Jethabhai Bhailalabhai Brahmabhatt, Sale Deed No. 5748, new No. 2009 Dated 05-03-2007, Sale Deed No. 4544 Dated 31-03-2008 and had also admitted that the possession of the said land is with Defendant no. 10 and had also admitted that Defendant no. 10



is pursued with Honor and occupier of the said land and is entitled to sell and dispose off the said land and has also admitted that she has no rights, interest or claim in the said land. The plaintiff had released all her rights which she has acquired by sale deed dated 31-01-2007, in favour of the defendant No. 10 Shri Bhaktaraj Jethalal Brahmbhatt and Defendant No. 10 had agreed to pay Rs. 58,26,000/- (Rupees Fifty eight lakh and twenty six thousands only) to the plaintiff for this settlement and as a return of cost of legal proceedings and investment as fund.

11. Suit No. 361/2007: We have gone through copy of plaint of Regular Civil Suit No. 361/2007 filed by Jatin Anupam Tarkas and others against Desaibhai Mathurbhai Patel and others in respect of the said land for declaration and permanent injunction. It appears that this suit was filed on 16-04-2007 in the Court of Hon'ble Civil Judge (SD) of Vadodara. It further appears that thereafter plaintiffs submitted withdrawal purshish for withdrawal of this suit on 02-10-2008 and the court had disposed of this suit as withdrawn on 02-10-2008. It appears that when this suit was pending its Lis Pendens Notice was registered with the office of Sub-Registrar, Vadodara vide document No. 8873 Dated 01-10-2007.
12. Lis Pendens Notice No. 12 Dated 02-01-2016 of Shinaben Shaileshbhai Patel Versus Hasmukhbhai Desaibhai Patel: We have gone through photostat copy of Lis Pendens Notice of Special Civil Suit No. 267 of 2010 registered by Shinaben Shaileshbhai Patel with the office of Sub-Registrar, Vadodara 8 (Rural), regarding compromised Decree in Special Civil Suit No 267 of 2010.
13. Banakhat dated 17-03-1997: We have gone through photostat copy of Banakhat (agreement to sell) executed by Haskumbhai Desaibhai and his legal heirs in favour of Sundarbhai D. Nihalani in respect of 22000 Sq. Ft. land out of total land of revenue survey no. 27 of Bhayli. This banakhat was notarized before N.H. Pandya, Notary vide Register Sr. No. 6170 dated 19-03-1997.
14. Banakhat Cancellation agreement Dated 18-07-2018: We have gone through photostat copy of agreement dated 18-07-2018 made by and between Sundarbhai D. Nihalani and Hasmukhbhai Desaibhai Patel for cancellation of banakhat dated 19-03-1997 and also for cancellation of agreement dated 10-07-1998 for extension of time period. It appears that Sundarbhai D. Nihalani has given his consent for cancellation of both the above agreement and Hasmukhbhai Desaibhai Patel has paid Rs. 5,00,000/- to him by HDFC Bank Cheque No. 000077 dated 10-07-2018 for cancellation of Banakhat and agreement. It further shows that the dispute was settled between the parties and hence Sundarbhai D. Nihalani had agreed to withdraw his second appeal no. 386/2017 from the Hon'ble High Court.
15. Affidavit of Sundarbhai D. Nihalani dated 10-07-2018; We have gone through photostat copy of affidavit of Sundarbhai D. Nihalani dated 10-07-2018 filed by him in Second appeal no 386/2017 in the Hon'ble High Court of Gujarat. It appears that he has declared in this affidavit that, a settlement has been arrived at between the parties on 09-07-2018 and hence he does not want to pursue the second appeal and hence in view of the aforesaid facts he wants to withdraw the second appeal.
16. High Court Order dated 08-08-2018: We have gone through copy of order of Hon'ble High Court of Gujarat in 2nd Appeal no. 386/2017 dated 08-08-2018. It shows that the petitioner Sundarbhai D. Nihalani has withdrawn his appeal from the High Court and the Hon'ble High Court has accordingly disposed of this appeal as not pressed.



17. Banakhat No. 10714 Dated 28-12-2006: We have gone through photostat copy of certified of Banakhat (agreement to sell) executed by Hasmukhbhai Desaihbhai Patel through Power of Attorney Holders Saileshbhai Jashbhai Patel in favour of (1) Shinaben Shaileshbhai Patel and (2) Jadhav Jorawarsinh Himmatsinh for and in respect of 0-47-55 Hectare-Are-Sq.Mtrs. of Survey No. 27, of block no 26 of Bhayli. This Banakhat is registered vide document no. 10714 on 28-12-2006 with the office of Sub-Registrar Vadodara.
18. Power of Attorney dated 08-08-1991: We have gone through photostat copy of power of attorney given by Hasmukhbhai Desaihbhai Patel and legal heirs of Late Kamlaben widow of Desaihbhai Mathurbhai on 08-08-1991 in respect of the land bearing survey no. 27 admeasuring 0-43-50 Hectare-Are-Sq.Mtrs. to Bhaktaraj Jethalal Brahmbhatt. This power was registered as Power No. 319/91 with the office of Sub-Registrar, Vadodara.
19. Banakhat dated 08-08-1991: We have gone through photostat copy of Banakhat (agreement to sell) executed by legal heirs of Late Desaihbhai Mathurbhai Patel in favour of Narmadaben, widow of Jethabhai Bhailalbhahi Brahmbhatt in respect of 2589 Sq. Mtrs. ULC free hold land out of total 0-43-050 Hectare-Are-Sq. Mtrs. land of revenue survey no. 27 of Bhayli. This banakhat was registered vide document no. 11678 on 08-08-1991 with the office of Sub-Registrar Vadodara.
20. Development Agreement dated 08-08-1991: We have gone through photostat copy of certified copy of Development Agreement executed by legal heirs of Late Desaihbhai Mathurbhai Patel in favour of Narmadaben, widow of Jethabhai Bhailalbhahi Brahmbhatt in respect of 2166 Sq. Mtrs. ULC excess declared land out of total 0-43-050 Hectare-Are-Sq. Mtrs. land of revenue survey no. 27 of Bhayli. This Development agreement was registered vide document no. 11682 on 08-08-1991 with the office of Sub-Registrar Vadodara.
21. Power of Attorney dated 17-03-1997: We have gone through photostat copy of Power of Attorney given by Haskumbhai Desaihbhai and his legal heirs in favour of Sundarbhahi D. Nihalani in respect of 22000 Sq. Ft. land out of total land of revenue survey no. 27 of Bhayli. This Power was notarized before N.H. Pandya, Notary vide Register Sr. No. 6171 dated 19-03-1997.
22. Agreement dated 10-07-1998 for extension of time limit of Banakhat: We have gone through photostat copy of Agreement dated 10-07-1998 executed by Haskumbhai Desaihbhai and his legal heirs in favour of Sundarbhahi D. Nihalani in respect of 22000 Sq. Ft. land out of total land of revenue survey no. 27 of Bhayli. It shows that the parties had extended the time limit of earlier banakhat dated 17-03-1997 had been extended upto 31-12-1998 and upto the receipt of permission for non agricultural use of the said land.
23. Sale Deed No. 208 dated 08-01-2007 of Rajubhai Mangalbhahi Desai: We have gone through photostat copy of sale deed executed by Hasmukhbhai Desaihbhai Patel through power of attorney holder Bhaktaraj Jethalal Brahmbhatt in favour of Rajubhai Mangalbhahi Desai on 08-01-2007 for sale of 2166 Sq. Mtrs. land out of total 4755 Sq. Mtrs. of land of the said block no. 26. This sale deed was registered vide document no. 208 on 08-01-2007 in the office of Sub-Registrar, Vadodara (Akota-3).
24. Sale Deed No. 1087 dated 06-02-2007: We have gone through photostat copy of sale deed executed by Shinaben Shaileshbhai Patel in favour of Mamtaben Popatlal Choksi wife of Shirishkumar Krushnalal Choksi on 06-02-2007 for sale of 0-47-55 Hectare-Are-Sq.Mtrs.. as per revenue record and 0-33-29 Hectare-Are-Sq.Mtrs.. as per final plot measurement of the



agricultural land bearing old survey no. 27, Block No. 26, T.P. Scheme no. 2 of Bhayli. This sale deed was executed on 06-02-2007 and it was registered vide document no. 1087 on 06-02-2007 with the office of Sub-Registrar, Vadodara-3, (Akota).

25. Index No. 2 of sale deed no. 1087: We have gone through photostat copy of Index No. 2 issued by Sub-Registrar, Vadodara-3 (Akota) on 07-07-2010. It shows that the above sale deed has been duly registered vide document No. 1087 on 06-02-2007.
26. Sale Deed No. 857 dated 31-01-2007: We have gone through photostat copy of sale deed executed by Hasmukhbhai Desai bhai Patel karta of family in favour of Shinaben Shaileshbhai Patel on 31-01-2007 for sale of 0-47-55 Hectare-Are-Sq.Mtrs.. as per revenue record and 0-33-29 Hectare-Are-Sq.Mtrs.. as per final plot measurement of the agricultural land bearing old survey no. 27, Block No. 26, T.P. Scheme no. 2, Final Plot No. 4 of Bhayli. This sale deed was executed on 31-01-2007 and it was registered vide document no. 857 on 31-01-2007 with the office of Sub-Registrar, Vadodara-3, (Akota). It further shows that Yadhav Jorawarsinh Himmatsinh had also joined and signed this sale deed as confirming party and had given consent for this sale deed. Page No. 8 missing.
27. Sale Deed No. 1995 dated 05-03-2007: We have gone through photostat copy of sale deed executed by Mamtaben Popatlal Choksi wife of Shirishkumar Krushnalal Choksi in favour of Shinaben Shaileshbhai Patel on 05-03-2007 for sale of 3329 Sq.Mtrs. of land as per final plot measurement of the agricultural land bearing old survey no. 27, Block No. 26, T.P. Scheme no. 2 of Bhayli. This sale deed was executed on 05-03-2007 and it was registered vide document no. 1995 on 07-03-2007 with the office of Sub-Registrar, Vadodara-3, (Akota).
28. Sale Deed No. 5748 dated 17-12-1996 (New no. 2009 dated 05-03-2007): We have gone through photostat copy of sale deed executed by legal heirs of Late Desai bhai Mathurbhai Patel in favour of (1) Jatin Anupam Tarkas (2) Ashita Jatinbhai Tarkas and (3) Bhavnaben Anupam Tarkas on 17-12-1996 for sale of 2589 Sq. Mtrs. of ULC free hold land out of total 4755 Sq.Mtrs. of Final Plot No. 4 of T.P. Scheme no. 2, Survey No. 27 of Bhayli. This sale deed was executed on 17-12-1996 and it was presented for registration vide document no. 5748 on 17-12-1996 with the office of Sub-Registrar, Vadodara-3, (Akota). But its registration was pending for verification of stamp duty. The Deputy Collector, Stamp Duty Valuation Organization, Vadodara-2 has certified this document has duly stamped vide his order dated 05-03-2007 and hence this sale deed was registered with new no. 2009 dated 05-03-2007 by the Sub-Registrar, Vadodara-3 (Akota). It appears that Narmadaben widows of Jethabhai Bhailal bhai Brahmabhatt has also joined and signed this sale deed as confirming party on the basis of her Banakhat dated 08-08-1991 and Development Agreement dated 08-08-1991.
29. Release Deed dated 16-03-2008: We have gone through photostat copy of release deed executed by (1) Ashita Jatinbhai Tarkas and (2) Bhavnaben Anupam Tarkas in favour of Jatin Anupam Tarkas on 16-03-2008 for release of their rights from 2589 Sq. Mtrs. of ULC free hold land out of total 3329 Sq.Mtrs. of Final Plot No. 4 of T.P. Scheme no. 2, Survey No. 27 of Bhayli. This release deed was executed on 16-03-2008 and it was registered vide document no. 2996 on 16-03-2008 with the office of Sub-Registrar, Vadodara-3, (Akota).
30. Sale Deed No. 4544 dated 31-03-2008: We have gone through photostat copy of sale deed executed by Jatin Anupam Tarkas in favour of Bhaktaraj Jethalal Brahmabhatt on 31-03-2008 for sale of 2589 Sq.Mtrs.. ULC free hold



land out of total 0-47-55 Hectare-Are-Sq.Mtrs. of final plot No. 4 of T.P. Scheme No. 2, block No. 26 of Bhayli. This sale deed was executed on 31-03-2008 and it was registered vide document no. 4544 on 03-04-2008 with the office of Sub-Registrar, Vadodara-3, (Akota). Page No. 14 missing.

31. Sale Deed No. 96 dated 24-01-2013: We have gone through photostat copy of sale deed executed by (1) Desai Lataben Rajubhai, (2) Desai Niravkumar Rajubhai and (3) Desai Ravikumar Rajubhai in favour of Bhaktaraj Jethalal Brahmbhatt on 24-01-2013 for sale of 0-21-26 Hectare-Are-Sq.Mtrs. out of total 0-47-55 Hectare-Are-Sq.Mtrs. of block No. 26 of Bhayli. This sale deed was executed on 24-01-2013 and it was registered vide document no. 96 on 01-02-2013 with the office of Sub-Registrar, Vadodara-8, (Rural).
32. Allotment letter: We have gone through photostat copy of allotment letter issued by Town Planning Officer, Town Planning Scheme, Bhayli No.2, Unit-3, Vadodara dated 19-06-2009. It shows that the land bearing block no. 26 has been covered in T.P. Scheme no. 2 and has been allotted original plot no. 4 admeasuring 4755 Sq. Mtrs. and final plot no. 54 admeasuring 3329 Sq. Mtrs.
33. Zone Certificate: We have gone through photostat copy of zone certificate bearing No. UDA/Zone Certi./71506/2018 dated 20-08-2018 issued by Vadodara Urban Development Authority. It shows that as per the approved second revised development plan (effective from 18-1-2012), the said land is situated in Residence Zone R-1 and it has been covered in T.P. Scheme No. 2 (Bhayli No.2) of VUDA.
34. Site Plan of Final Plot No. 54: We have gone through photostat copy of site plan of Final Plot No. 54 bearing No. UDA/DEV/205035/2018 dated 21-08-2018. It shows that the land bearing Final Plot No. 54 is admeasuring 3329 Sq. Mtrs.
35. N.A. Order: We have gone through photostat copy of N. A. Order issued by the collector Vadodara bearing No. NA/SR/584/2016-17 and No. LAND-D/Section-65/WS/6073 to 6081/16 Dated 23-09-2016. It shows that the Collector had granted permission to Brahmbhatt Bhaktaraj Jethalal for non-agricultural use for residential purpose for 3329 Sq. Mtrs. of land of block no.26 (Survey no. 27), T.P. Scheme no.2, Final plot No. 54 of Bhayli.
36. Affidavit of land owner: We have gone through the affidavit of the land Shri Bhaktaraj Jethalal Brahmbhatt made on 18-08-2018. He declare on oath that: He is lawful owner and occupier of the non agricultural land admeasuring 0-47-55 Hectare-Are-Sq. Mtrs. as per Village Form No. 7/12 bearing Block No. 26 (Old Survey No. 27), which has been covered in VUDA T.P. Scheme No. 2 (Bhayli No.2) and allotted Old Final Plot No. 4 and New Final Plot No. 54 admeasuring 3329 Sq.Mtrs. situated in Village Bhayli, Taluka and District Vadodara. The Collector of Vadodara had granted permission for non agricultural use of the said land vide his order bearing no. NA/SR/584/2016-17 and No. LAND-D/Section65/WS/6073 to 6081/16 Dated 23-09-2016. All the litigations which were pending before the Revenue Courts, Civil Courts and High Court in respect of the said land have been finally disposed of. At present no litigation / suit / legal proceedings is/are pending in any Revenue Court, Civil Court or High Court or before any other court or statutory authority. He has not created any charge or encumbrance on the said property. He has not made any agreement to sell, sale deed, mortgage deed or any other deed for document for transfer, assignment or conveyance of said property in favour of any party. The said land is in his actual possession. The proposed purchaser M/s. Shreeji Infra, a partnership firm has requested Thakrani Associates Advocates of Vadodara to issue Title Clearance



Certificates of the said land. He has produced and provided necessary documents of the said land to the advocates for title clearance purpose. He has also declared that all the documents produced before Thakrani Associates Advocates for their scrutiny and verification for the purpose of the title clearance certificate are genuine documents. All relevant original documents of title are in his possession and custody. The tile of the said property is clear and marketable. 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. The said property is not a subject matter of any suit, litigation or legal proceedings. No legal actions, suits, cases, proceedings and litigations are pending in respect of the said property before any court, tribunal or statutory authority or any department of the State Government and the Central Government. WE have relied upon this affidavit.

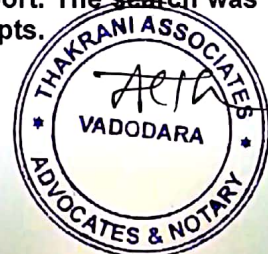
37. Sale Deed No. 13781 dated 23-08-2018 of Shreeji Infra: We have gone through photostat copy of sale deed executed by Bhaktaraj Jethalal Brahmbhatt in favour of Shreeji Infra a partnership firm represented by its partners (1) KANDARP BHAKTARAJ BRAHMBHATT, (2) RAHULKUMAR BABUBHAI MALANI, (3) JAYDEV CHHAGANBHAI ARDESHANA, (4) SHREEJI SPACELINKS PRIVATE LIMITED represented by its authorized Director MAYANKBHAI HARSHKANTBHAI RUPARELIA; on 23-08-2018 for sale of 3329 Sq. Mtrs. of non agricultural land along with construction of office admeasuring 35 Sq. Mtrs. bearing final plot no. 54 of T.P. Scheme no. 2 (Bhayli No.2). This sale deed was registered vide document no. 13781 on 23-08-2018 in the office of Sub-Registrar, Vadodara (Akota-3).
38. Index No. 2 of Sale Deed No. 13781 dated 23-08-2018: We have gone through photostat copy of Index No. 2 of Sale Deed No. 13781 dated 23-08-2018 issued by Sub-Registrar, Vadodara-3 (Akota) on 27-08-2018. It shows that the said sale deed has been duly registered vide document registration no. 13781 dated 23-08-2018.
39. Registration Receipt for Sale Deed No. 13781 dated 23-08-2018: We have gone through photostat copy of receipt for payment of registration charges Rs. 6,09,400/- for Sale Deed No. 13781 dated 23-08-2018 issued by Sub-Registrar, Vadodara-3 (Akota) on 23-08-2018.

PART-3 : PUBLIC NOTICE

PUBLIC NOTICE: We had issued a public notice in Gujarat Samachar and Sandesh daily newspapers of Vadodara edition on 17-07-2018 for inviting objections from the public against the issuance of title clearance certificate in respect of the said property. We had given 10 days time for raising objections, if any. We have not received any objections in response to this public notice, till date.

PART-4 : SEARCH

SEARCH FOR LAST 30 YEARS: We have conducted through Shri Jayantilal V. Chavda Advocate, search for the last 30 years (i.e. from 1989 to 2018) of the relevant records available with the office of the Sub-Registrar, Vadodara. Shri Jayantilal V. Chavda Advocate has given his Search Report on 17-07-2018. 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
2018014021214	14343	17-07-2018	40	SRO-1, Vadodara
2018318002749	1512	17-07-2018	145	SRO-8, Vadodara
2018016024099	11489	17-07-2018	100	SRO-3, Vadodara



PART-5: ENCUMBRANCES, IF ANY.

ENCUMBRANCES: We have not found any encumbrance in the said land.

PART-6: CERTIFICATE

CERTIFICATE: In view of the above discussion of the factual and legal aspects, we now hereby certify that, in our opinion, Shreeji Infra a partnership firm is the lawful owner of the non-agricultural land admeasuring 3329 Sq.Mtrs. bearing Block no. 26 (old Survey No. 27), Final Plot No. 54 of VUDA T.P. Scheme No. 2 (Bhayli No.2), situated in Village Bhayli, Taluka and District Vadodara; and that the title of the said land is clear and marketable and free from encumbrances.

Place: Vadodara
Date: 3rd November 2018

For Thakrani Associates

Amrutlal Parbatbhai Thakrani

Advocate & Notary

