

Devang H. Dave

ADVOCATE



Jignesh B. Patel

ADVOCATE

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Email: devang@lawyer.com | advjigneshpatel@yahoo.com.

Ref No:-TCR-4-2017-18

TITLE REPORT

To,

Pacifica Lakeside Developers LLP,

33, Amrapalash Bungalows, B/h. Fun Republic,

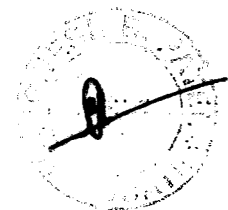
Ramdevnagar, Ahmedabad-380015.

Ref:-

In the matter of investigation of title to the Scheme of "CASA LAKESIDE" situate at BIL (Sim), Taluka-Vadodara, In the registration district Vadodara and Sub district Vadodara-3 (Akota) bearing Block Number and area as per particular Bellows.

Sr.No	Block Numbers	Area in Sq.Mtrs
1.	742/B	29643 Sq. Mtrs
2.	754/B	13934 Sq.Mtrs
3.	755	8701 Sq.Mtrs
4.	760	12443 Sq.Mtrs
5.	762	2934 Sq.Mtrs
6.	763	2934 Sq.Mtrs

We have caused necessary Searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1975, more than 30 years from now, our report on title for Private use is as stated hereafter, for details fact and Particulars, reference may be taken from the Documents, Papers, Writings and records referred to herein bellow.



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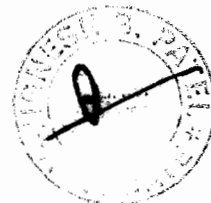
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BLOCK NO-742/A, ADMEASURING ABOUT 4554 SQ.MTRS & BLOCK NO-742/B, ADMEASURING ABOUT 4554 SQ.MTRS.,

- A). The said Land of Block No-742/A from latest records of rights, Appears referred to old Survey No-1068/A, 1069/A, 1068/B, 1069/B, 1067, 1069, 1070, 1071, 1066/1/2.
- B). As per government Notification No-VASHI/RTS.2139 / 76 dated 09.12.1976 the said land declared as a fragment land. The said changes were entered in revenue record. (Reference revenue entry No-2101 dated-27.01.1977, Certified On 25.04.1978.
- C). A consolidation scheme was introduced in sim of village BIL and same was published in official Govt. gazette published on 27-03-1980. As per consolidation record old revenue Survey No-1068/A & 1069/A were consolidated and merged in Block No-742/A land admeasuring 4554 Sq.Mtrs, The entry to the effect was entered in revenue records. (Reference. Revenue Entry No-2361 dated-29-07-1982).
- D). Thereafter the said land owner MANASVIBHAI MADHAVLAL DALWADI have executed registered deed of sale dated 14-10-2010 under serial No-12394 in favor of TAHKKAR MUKESHBHAI NIRMALBHAI, THAKKAR NIRMALBHAI RAMANBHAI, THAKKAR KAMLESHBHAI NIRMALBHAI, BHATT LOPAMUNDRA SHAHSHIKANT, BHATT CHAITAL RASHMIKANT, BHATT RASHMIKANT JAYASHANKAR for Block No-742/A & 742/B. Entry to the effect was entered in revenue record.(Reference revenue entry No-4814 dated-22-10-2010, Certified On 05-01-2011).
- E). The collector, Vadodara vide his order No-RIVI/NA/SR/102/2010-2011, Land-D/SEC-65/VASI/6750/2011 dated-17-09-2011 granted NA Permission for residential Purpose for R.S.No-10682 Admeasuring 29643 Sq.Mtrs., of Village-BIL, Taluka & District-VADODARA. Entry to the effect was entered in revenue recodes. (Reference- revenue entry No-5083 dated-21-11-2011 certified on dated-04-02-2012.



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BLOCK NO-754/A, ADMEASURING ABOUT 2955 SQ.MTRS., & BLOCK NO-754/B, ADMEASURING 13934 SQ.MTRS.,

- A). The said Land of Block No-754/A from latest records of rights, Appears referred to old Survey No-1088 & 1089.
- B). originally the land above referred to was registered in the name of Motibhai Talsibhai. The said Motibhai Talsibhai died on 31.05.1973, Name of SAVITABEN w/o MOTIBHAI TALSIBHAI, NAGINBHAI MOTIBHAI, Minor PRAVINBHAI MOTIBHAI Through his Guardian SAVITABEN w/o MOTIBHAI TALSIBHAI Were entered in revenue records, (Reference revenue entry No-1938 dated-08-08-1973, Certified On 23-09-1973).
- C). The ULC Authority state of Gujarat had granted an exemption U/S. 20 of ULC Act for Revenue Survey No-1088 & 1089. The said change was entered in revenue records, (Reference revenue entry No-2462 dated-13-05-1985, Certified On 19-08-1985).
- D). The charge of BIL JUTH VVK SAHAKARI MANDALI was deleted from Block No-754. The said entry was entered in revenue records, (Reference revenue entry No-2512 dated-10-05-1986, Certified On 06-08-1986). The said charge was again deleted from revenue record, (Reference revenue entry No-3019 dated-05-12-1994).
- E). The Charge of Gujarat State co operative land development bank for Rs.47,400/- was registered in Block No-754 and others. (Reference revenue entry No-2335 dated-24-11-1986, Certified On 07-02-1987). Charge of UCO Bank, bil branch for Rs.6000/- was entered in revenue record for Block No-754. (Reference revenue entry No-2580 dated-18-09-1987, Certified On 14-10-1987). The said charge deleted from revenue record. (Reference revenue entry No-3013 dated-25-10-1994, Certified On 02-01-1995).
- F). Thereafter the said Savitaben Motibhai Patel died on dated-13-05-1990, Name of her legal heirs 1. Shardaben Motibhai, 2. Kantaben Motibhai, 3. Leelaben Motibhai, 4. Naginbhai Motibhai, 5. Pravinbhai Motibhai was entered in revenue



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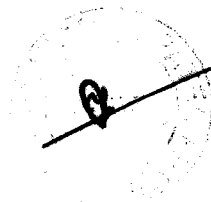
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record for Block No-754. (Reference revenue entry No-3094 dated-10-05-1986, Certified On 02-08-1996).

- G). Thereafter Patel Nagindas Motibhai, 2. Patel Pravinbhai Motibhai, 3. Patel Shardaben Motibhai, 4. Patel Kantaben Motibhai, 5. Patel Leelaben Motibhai and Conforming Party Kalubhai Bhurabhai Patel was jointly executed deed of sale dated 19-03-2003 under serial No-1844 in favor of Dhiraj Lal Nathalal Gajera (HUF & KARTA DHIRAJLAL NATHALAL GAJERA) for Block No-754/A & 754/B. Name of Dhirajlal Gajera was entered in revenue record.(Reference revenue entry No-3485 dated-22-03-2002).
- H). Thereafter the said land owner Dhirajlal Nathalal Gajera (HUF & KARTA Dhirajlal Nathalal Gajera & Confirming party Dilip Kishanchand Advani, Jitendra Jashbhai Patel, Hemlata Ranchodbhai Patel have jointly executed registered deed of sale dated 07-07-2007 under serial No-3136 in favor of Shah Bharatlal Jethalal & Khurana Ashokbhai Madhavdas for Block No-754/A & 754/B. Entry to the effect was entered in revenue record.(Reference revenue entry No-3966 dated-12-04-2007, Certified On 19-09-2007).
- I). The collector, Vadodara vide his order No-N.A./S.R./98/2010-11, Land-D/SEC-65/VASI/254/2011 dated-29-01-2011 granted NA Permission for residential Purpose for R.S.No-1088, 1089, 1090, Block No-754/A land admeasuring 2955 Sq.Mtrs, Block No- 754/B land admeasuring 13934 Sq.Mtrs & Block No-755 land admeasuring 8701 Sq.Mtrs., Total land admeasuring 25590 Sq.Mtrs., of Village-BIL, Taluka & District-VADODARA. The entry to the effect was entered in revenue record. (Reference revenue entry No-4922 dated-02-05-2011, Certified On 18-08-2011).

BLOCK No-755, ADMEASURING 8701 SQ.MTRS

- A). The said Land of Block No-755 from latest records of rights, Appears referred to old Survey No-1090.



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- B). Originally the land above referred to was registered in the name of RATILAL SOMABHAI & NATWARBHAI SOMABHAI. The said land owner Sold and convey said land to ARVINDBHAI RANCHHODBHAI. The said changes were entered in revenue record. (Reference revenue entry No-2181 dated-19-08-1979, Certified on dated-10-10-1979).
- C). Charge of BANK OF BARODA, Bhutdi Zapa branch for Rs. 48,000/- (Rupees forty Eight Thousand Only) were entered in revenue record. (Reference revenue entry No-2405 dated-04-05-1983, Certified on dated-13-06-1983). The said changes was deleted from revenue records.((Reference revenue entry No-3306 dated-20-09-1999, Certified by revenue Authority).
- D). Charge of BANK OF BARODA, Bhutdi Zapa branch were entered in revenue record. (Reference revenue entry No-2664 dated-19-07-1989, Certified on dated-01-09-1989).
- E). With the consent of the ARVINDBHAI RANCHHODBHAI PATEL name of his family member TARABEN wife of ARVINDBHAI, minor son KALOESHBHAI ARVINDBHAI & minor son JIGNESH ARVINDBHAI through their GARDIAN TARABEN ARVINDBHAI were entered in revenue record for Block No-755. Effect to the entered in revenue record. (Reference revenue entry No-2680 dated-14-02-1990, Certified on dated-21-03-1990).
- F). The said ARVINDBHAI RANCHHODBHAI PATEL has released his right / share from Block No-755, entry to the effect was entered in revenue record.((Reference revenue entry No-2681 dated-14-02-1990, Certified On 21-03-1990).
- G). Charge of BIL VVK SAHAKARI MANDALI for Rs.20,000/- (Rupees Twenty Thousand Only) for Block No-755. Entry to the effect was entered in revenue record. (Reference revenue entry No-3351 dated-15-05-2000, Certified On 08-01-2001).
- H). RAJESHBHAI RASIKLAL PAREKH through his POA Holder RASIKLAL CHANDULAL PAREKH has filed RCS No-696/2006 against defendant TARABEN ARVINDBHAI PATEL, KALPESH ARVINDBHAI PATEL,

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JIGNESH ARVINDBHAI PATEL in respect of Land bearing old revenue Survey No-1090 new Block No-755 land admeasuring 8701 Sq.Mtrs of Village Bill, The said NOTICE of lispendency of Suit under section 52 of T.P.Act dated-30-11-2006 was registered before the office of registrar at BARODA under serial No-9585 dated-30-11-2006. Thereafter the suil was compromised between RAJESH RASIKLAL PAREKH & TARABEN ARVINDBHAI PATEL & others. which please NOTE. According to the compromise, consent terms were field in the court on 12-08-2007. On the basis of said consent terms Hon' ble court has passed a decree on 12-08-2007. The said consent of terms and decree plaintiff RAJESHBHAI RASIKLAL PAREKH has declared that he has not having any rights title, interest in the said suit of land bearing Survey No-1090, Block No-755 Admeasuring 8701 Sq.Mtrs., of Village-BILL, Taluka & District-VADODARA.

- H). The said KALPESH ARVINDBHAI PATEL, ARVINDBHAI RANCHHOBHAI PATEL, TARABEN ARVINDBHAI PATEL, JIGNESHBHAI ARVINDBHAI PATEL have executed registered sale deed dated 22-12-2006 registered at serial No-10509 dated 27-12-2006 in favor of PATEL KAMINIBEN JITENDRABHAI for old R.S.No-1090 Block No-755 admeasuring 8701 Sq.Mtrs., The entry to the effect was entered in revenue Records. (Reference revenue entry No-3892 dated-30-12-2006, Certified On 23-02-2007).
- I) The said land land owner sold and conveyed said land to SHAH BHARATBHAI JETHALAL & KHURANA ASHOKBHAI MADHAVLAL. The said deed of sale was registered before the office of registrar at Vadodara under serial No-6730 dated-30-05-2008. Entry to the effect was entered in revenue records. (Reference revenue entry No-4251 dated-02-07-2008, Certified On 06-09-2008).
- J). The said land owner i.e. SHAH BHARATBHAI JETHALAL & KHURANA ASHOKBHAI MADHAVLAL Paiki KHURANA ASHOKBHAI MADHAVLAL has release his rights without any consideration in the said land by way of Affidavit, Release deed on Rs.100/- stamp paper. Entry to the effect

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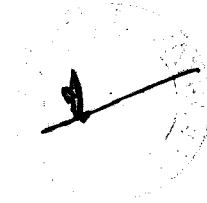
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was entered in revenue record. (Reference revenue entry No-4646 dated-23-03-2010, Certified On 19-05-2010). As per document perused by customer / client the deed of release between SHAH BHARATBHAI JETHALAL AND KHURANA ASHOKBHAI MADHAVLAL was not found. Which please Note.

- K). Thereafter the said land owner SHAH BHARATBHAI JETHALAL sold and conveyed said land to THAKKAR NIRMALBHAI RAMANBHAI, THAKKAR MUKESHBHAI NIRMALBHAI & THAKKAR KAMLESHBHAI NIRMALBHAI. The deed of sale was registered before the office of registrar at Ahmedabad under serial No-5359 dated-22-04-2010. The said entry to the effect was entered in revenue record. (Reference revenue entry No-4675 dated-29-04-2010, Certified On 22-06-2010).
- L). The collector, Vadodara vide his order No-N.A./S.R./98/2010-11, Land-D/SEC-65/VASI/254/2011 dated-29-01-2011 granted NA Permission for residential Purpose for R.S.No-1088, 1089, 1090, Block No-754/A land admeasuring 2955 Sq.Mtrs, Block No- 754/B land admeasuring 13934 Sq.Mtrs & Block No-755 land admeasuring 8701 Sq.Mtrs., Total land admeasuring 25590 Sq.Mtrs., of Village-BIL, Taluka & District-VADODARA. The entry to the effect was entered in revenue record. (Reference revenue entry No-4922 dated-02-05-2011, Certified On 18-08-2011).

BLOCK NO-760, ADMEASURING ABOUT 12443 SQ.MTRS

- A) The said Land of Block No-754/A from latest records of rights, Appears referred to old Survey No-1072/2, 1072/3, 1072/4 & 1097.
- B) The charge of BIL JUTH VVK SAHAKARI MANDALI was entered in revenue records for Rs.40,000/-(Forty Thousand Only), (Reference revenue entry No-1740.
- C) Originally the land above referred to was registered in the name of PATEL AMBALAL SOMABHAI.



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- D) As per oral Partition dated-27-03-1981, Revenue survey No-1072/2, 1072/3, 1072/4 & 1097 mutated in the name of PATEL HASMUKHBHAI AMBALAL. The said changes were entered in revenue records. (Reference revenue entry No-2320 dated-27-03-1981, Certified On 28-04-1981).
- E) A consolidation scheme was introduced in sim of village BIL and same was published in official Govt. gazette published on 27-03-1980. As per consolidation record old revenue Survey No-1072/2, 1072/3, 1072/4 & 1097 were consolidated and merged in Block No-760 land admeasuring 12443 Sq.Mtrs, The entry to the effect was entered in revenue records. (Reference. Revenue Entry No-2361/19 dated-29-07-1982).
- F) The charge of BIL JUTH VVK SAHAKARI MANDALI was deleted from Survey No-1072/2, 1072/3, 1072/4 & 1097. The said entry was entered in revenue records, (Rs.7,000/- (Rupees Seven Thousand Only) (Reference revenue entry No-2373 dated-24-06-1982, Certified On 16-02-1983).
- G) The charge of UKO BANK was entered in revenue records for Rs.3,000/-(Rupees Three Thousand Only), (Reference revenue entry No-2427 dated-30-05-1984, Certified On 30-08-1984).
- H) The charge of UCO BANK was deleted from Block No-760. The said entry was entered in revenue records, (Reference revenue entry No-2507 dated-01-04-1986, Certified On 08-05-1986).
- I) The charge of BIL JUTH VVK SAHAKARI MANDALI was entered in revenue record from Block No-756. The said entry was entered in revenue records, (Reference revenue entry No-2832/20 dated-09-3-1992, Certified On 29-04-1992).
- J) The Gujarat State Agri & Rural Development Bank, Vadodara create charge of land bearing Block No-760 of Rs. 20,000/-(Rupees Twenty Thousand Only) was entered in revenue records. (Reference revenue entry No-2940 dated-20-08-1993).
- K) Charge of BIL SAHKARI MANDALI for Rs.3,000/-was entered in revenue record for Block No-756. The said Entry to the effect was entered in revenue record.



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(Reference. Revenue Entry No-2992/31 dated-11-04-1994 certified on dated-14-07-1994).

L) Charge of BIL SAHKARI MANDALI for Rs.3,000/-was entered in revenue record for Block No-756. The said Entry to the effect was entered in revenue record.

(Reference. Revenue Entry No-2994/12 dated-22-04-1994 certified on dated-14-07-1994).

M) Charge of BIL SAHKARI MANDALI for Rs.15,000/-was entered in revenue record for Block No-756. The said Entry to the effect was entered in revenue record.

(Reference. Revenue Entry No-3381/25 dated-25-10-2000 certified on dated-29-11-2000).

N) The name of HARSHADBHAI AMBALAL PATEL entered in revenue Block No-760 by way of consent of HASMUKHBHAI AMBALAL PATEL & The name of HASMUKHBHAI AMBALAL PATEL entered in revenue Block No-709/b by way of consent of HARSHADBHAI AMBALAL PATEL. Entry to The effect was entered in revenue record. (Reference. Revenue Entry No-3556 dated-24-03-2003 certified on dated-28-04-2004).

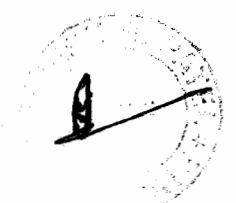
O) The charge of Bil Juth Sahkari Mandali Limited was deleted from Block No-760. The said entry was entered in revenue records, (Reference revenue entry No-3736 dated-01-08-2005, Certified On 31-03-2005).

P) The charge of UCO BANK was entered in Block No-760. The said entry was entered in revenue records, (Rs.3,00,000/- (Rupees Three Lac Only) (Reference revenue entry No-3926 dated-21-02-2007, Certified On 03-05-2007).

BLOCK NO-762, ADMEASURING ABOUT 2934 SQ.MTRS

A). The said Land of Block No-762 from latest records of rights, Appears referred to old Survey No-1098

B). originally the land above referred to was registered in the name of one TALJIBHAI HIRABHAI.



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- C). TALJIBHAI HIRABHAI died and the name his legal heirs. AMBALAL TALJIBHAI, GORDHAN TALJIBHAI, JASBHAI TALJIBHAI Were entered in the revenue records for the said land. (Reference. Revenue Entry No-1/16).
- D). The said AMBALAL TALJIBHAI died and on his death, his name was deleted from the revenue records. (Reference. Revenue Entry No-1036 dated-05-11-1962). Thus GORDHANBHAI TALJIBHAI and JASHBHAI TALJIBHAI became the joint owner of this land.
- E). A consolidation scheme was introduced in sim of village BIL and same was published in official Govt. gazette published on 27-03-1980. As per consolidation record old revenue Survey No-1098 were consolidated and merged in Block No-762 land admeasuring 2934 Sq.Mtrs, The entry to the effect was entered in revenue records. (Reference. Revenue Entry No-2361 dated-26-09-1981).
- F). JASHBHAI TALJIBHAI died ON DATED-31-08-2006 and the name his legal heirs.
INDIRABEN JASHBHAI, BHAVNABEN JASHBHAI PATEL, RAJESHBHAI JASHBHAI PATEL, PRAKASHBHAI JASHBHAI PATEL, Were entered in the revenue records for the said land. (Reference. Revenue Entry No-3902 dated-19-01-2007).
- G). GORDHANBHAI TALJIBHAI died on dated-20-02-2008 and the name his legal heirs. MUKESHBHAI GORDHANBHAI PATEL, VIJAY GORDHANBHAI PATEL, GHANSHYAM GORDHANBHAI PATEL, Were entered in the revenue records for the said land. (Reference. Revenue Entry No-4655 dated-07-04-2010).
- H). The collector, Vadodara vide his order No-RIVI/NA/SR/102/2010-2011, Land-D/SEC-65/VASI/6750/2011 dated-17-09-2011 granted NA Permission for residential Purpose for R.S.No-10682 Admeasuring 29643 Sq.Mtrs., of Village-BIL, Taluka & District-VADODARA. Entry to the effect was entered in revenue recodes. (Reference- revenue entry No-5083 dated-21-11-201, certified on dated-04-02-2012).



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BLOCK NO-763, ADMEASURING 2934 SQ.MTRS

- A). The said Land of Block No-763 from latest records of rights, Appears referred to old Survey No-1099.
- B). As per government Notification No-VASHI/RTS.2139 / 76 dated 09.12.1976 the said land declared as a fragment land. The said changes were entered in revenue record. (Reference revenue entry No-2101 dated-27.01.1977, Certified On 25.04.1978.
- C). A consolidation scheme was introduced in sim of village BIL and same was published in official Govt. gazette published on 27-03-1980. As per consolidation record old revenue Survey No-1099 were consolidated and merged in Block No-763 land admeasuring 2934 Sq.Mtrs, The entry to the effect was entered in revenue records. (Reference. Revenue Entry No-2361 dated-29-07-1982).
- D). The ULC Authority state of Gujarat had granted an exemption U/S. 20 of ULC Act for Revenue Survey No-1099. The said change was entered in revenue records, (Reference revenue entry No-2462 dated-13-05-1985, Certified On 19-08-1985).
- E). The charge of Gujarat State land development Bank, vadodara create charge of Rs.47,400/-(Rupees Forty seven Thousand Four Hundred Only) in Block No-763. Entry to the effect was entered in revenue record. (Reference revenue entry No-2535 dated-24-11-1986, Certified On 07-02-1987).
- F). Charge of UKO BANK was entered in revenue record for Block No-763. The said Entry to the effect was entered in revenue record. (Reference. Revenue Entry No-2580 dated-19-08-1987 certified on dated-14-10-1987).
- G). Charge of BIL SAHKARI MANDALI was entered in revenue record for Block No-763. The said Entry to the effect was entered in revenue record. (Reference. Revenue Entry No-2992 dated-11-04-1994 certified on dated-14-07-1994).

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- H). Charge of BIL SAHKARI MANDALI was deleted in revenue record for Block No-763. The said Entry to the effect was entered in revenue record. (Reference. Revenue Entry No-3019 dated-11-04-1994 certified on dated-14-07-1994).
- I). Charge of BIL SAHKARI MANDALI was entered in revenue record for Block No-763. The said Entry to the effect was entered in revenue record. (Reference. Revenue Entry No-3025).
- J). The said NAGINBHAI MOTIBHAI PATEL died on dated-26-11-2006 his legal heir entered in revenue records. PATEL GEETABEN w/o NAGINBHAI MOTIBHAI, PATEL HEMANTBHAI S/o NAGINBHAI MOTIBHAI, PATEL JITUBHAI S/o NAGINBHAI MOTIBHAI, (Reference–revenue entry No-3907 dated-26-01-2007 certified-12-03-2007)
- K). That the one Agreement to sell was found in search for Block No-763 land admeasuring 2934 Sq.Mtrs. between PATEL SHARDABEN MOTIBHAI, & others AND SHAILESHBHAI VIBHABHAI BHARWAD. The said document was registered before the office of registrar at Vadodara under serial No-8540 dated-07-07-2010.
- L). The said Agreement to sell was cancel by SHAILESHBHAI VIBHABHAI BHARWAD. The said document was registered before the office of registrar at Vadodara under serial No-2962 dated-16-03-2012.
- M). Thereafter the said PRAVINBHAI MOTIBHAI & others sold and conveyed said land to NALINBHAI DAHYABHAI PATEL by way of registered sale deed. The said sale deed was registered before the office of registrar at Vadodara under serial No-10773 dated-20-10-2011. As per revenue records the said purchaser was not produced evidence for Agriculture. The entry No-5064 Was rejected by Circle inspector dated-30-04-2012. The said purchaser filed suit No-62/12. The said Suit was rejected by Circle officer Shri B.S.Barad.
- N). Thereafter the said purchase going to appeal before the higher Authority, file Appeal No-242 / 2012 & 416 / 2012. The said appeal was granted / Approved by Deputy Collector Shri A.J.GOHIL. Entry to the effect was entered in revenue

Devang H. Dave

ADVOCATE



Jignesh B. Patel

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record.(Reverence-Revenue entry No-5439 dated-19-08-2013, Certified dated-19-09-2013).

- O). The Prant Authority / Deputy collector of state of Gujarat had granted an exemption for Revenue Survey No-1099 new Block No-763 land admeasuring 2934. The said change was entered in revenue records, (Reference revenue entry No-5249 dated-24-08-2012, Certified On 23-10-2012).
- P). The said NALINBHAI DAHYABHAI THAKKAR sold and conveyed land bearing block no-763 admeasuring 2934 Sq.Mtrs from NIRMALBHAI RAMANBHAI THAKKAR, MUKESHBHAI NIRMALBHAI THAKKAR, KAMLESHBHAI NIRMALBHAI THAKKAR, RASMIKANT JAYASHANKAR BHATT, CHAITAL RASMIKANT BHATT. The said deed of sale was registered before the office of registrar at VADODARA under serial No-11601 dated-21-10-2011.
- Q). Thereafter the said land owner paiki RASMIKANT JAYASHANKAR BHATT, CHAITAL RASMIKANT BHATT sold and conveyed his undivided share of land admeasuring 1467 Sq.Mtrs for Block No-763 from NIRMALBHAI RAMANBHAI THAKKAR, MUKESHBHAI NIRMALBHAI THAKKAR, KAMLESHBHAI NIRMALBHAI THAKKAR. The said deed of sale was registered before the office of registrar at VADODARA under serial No-343 dated-06-03-2014. The said Entry to the effect was entered in revenue record. (Reverence-Revenue entry No-5550 dated-07-03-2014, Certified dated-06-05-2014).
- A) The vadodara urban development Authority has been issued zoning certified. Which is follows.

Sr. No	Block No	Order No	Date
2	754/B	UDA/ZONE CERTI/1593/2011	28/04/2011
3	755	UDA/ZONE CERTI/1593/2011	28/04/2011

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7	742/B	UDA/ZONE CERTI/21119/2012	14/12/2012
8	762	UDA/ZONE CERTI/21115/2012	14/12/2012
9	763	UDA/ZONE CERTI/21116/2012	14/12/2012
10	748/A	UDA/ZONE CERTI/21114/2012	14/12/2012

- B) The vadodara urban development Authority has been granted development Permission for Revenue Block No-748/A, 754/A, 754/B, 755, 756, 757, 762, 763, 742/A & 742/B by its different order.
- C) As per document submitted by Client I have seen one notarized development Agreement Between NIRMAL RAMANBHAI THAKKAR, MUKESH NIRMALBHAI THAKKER, KAMLESH NIRMALBHAI THAKKER, BHATT LUPAMUNDRA SHASHIKANTBHAI, BHATT CHAITAL RASHMIKANT, BHATT RASHMIKANT JAYASHANKAR AND PACIFICA LAKESIDE DEVELOPERS LIMITED dated-28-11-2013. The said document was registered before the Notary on his registrar serial No-1043 dated-28-11-2013 for Block Nos-742/A, 742/B, 748/A, 754/A, 754/B, 755, 756, 757, 760, 762 & 763 Total land admeasuring 104991 Sq.Mtrs., As per development agreement the said land owner have / has given right to development for above block numbers.
- D) As per document submitted by Client I have seen one notarized LLP AGREEMENT between DHARTI MADRID COUNTY LLP, AND CHAITAL RASHMIKANT BHATT AND NIRMANBHAI RAMANBHAI THAKKAR, MUKESH NIRMANBHAI THAKKAR, KAMLESH NIRMAKBHAI THAKKAR, DHARMENDRA NATWARLAL SHAH AND HARSHIL ANURAG PATEL.

Devang H. Dave

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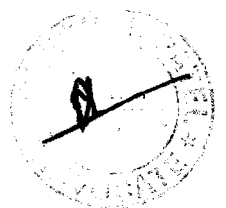
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E) As per search of registered office, I have shown one Agreement for sale between NIRMANBHAI RAMANLAL THAKKAR, MUKESH NIRMANBHAI THAKKAR, KAMLESH NIRMANBHAI THAKKAR, BHATT CHAITA RASHMIKANT, BHATT RASHMIKANT JAYASHANKAR & BHATT LUPAMUNDRA SHASHIKANT AND PACIFICA LAKESIDE DEVELOPERS LLP. The said Agreement for sale was registered before the office of registrar at-AKOTA- vadodara under serial No-12733 of 2013 dated-28-11-2013.

The aforesaid report is reference of Revenue records Sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub registry records. This report is based on the available revenue and sub regisrrtry records, and some records and details are not available as reported, No usual public notice is instructed by you to be given however devolution flow of title is generally acceptable.

As informed to us by you, the said land have not been given in security and no charge or encumbrances of any nature whatsoever is created thereon, nor there is any pending claim, dispute or challenging affecting title, nor the said lands are subject meter of any pending proceedings revenue or otherwise, nor any order, decree, attachment, or any order of any court, or authority is Operating against the said lands adversely affecting the title, nor any portion thereof under aquisit ion or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.



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Law applicable and in force, at the relevant time, to effect legally and properly sale,
transfer or other transaction with respect of the said lands/

Accordingly, we hereby certified that the title of Land bearing below
mentioned Survey Numbers of “CASA LAKESIDE”,

Sr.No	Block Numbers	Area in Sq.Mtrs
1.	742/B	29643 Sq. Mtrs
2.	754/B	13934 Sq.Mtrs
3.	755	8701 Sq.Mtrs
4.	760	12443 Sq.Mtrs
5.	762	2934 Sq.Mtrs
6.	763	2934 Sq.Mtrs

Dated- 23-07-2017

JIGNESH PATEL

Advocate