

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of
land bearing R.S.No. 140
admeasuring H. 0-35-41, R.S.No.142
H.0-34-40 of village ATLADARA
Ta. & Dist. VADODARA.

I have investigated the title of the said land and found
that the title of said land is clear & marketable in all respect.

Date: 5/2/2011

VADODARA


V.S. GOSWAMI
(ADVOCATE)

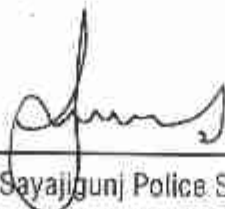
REPORT ON TITLE

**Investigation of title in respect
of land bearing R.S.No. 140
admeasuring H. 0-35-41,
R.S.No. 142 H.0-34-40 of village
ATLADARA Ta. & Dist.
VADODARA.**

DHIRUBHAI KASHIBHAI had executed registered sale deed dated 9-9-1960 in favor of DHANJIBHAI GOVINDBHAI PARMAR in respect of R.S.No. 140. Name of DHANJIBHAI GOVINDBHAI PARMAR was entered in revenue record vide entry no. 948 dated 12-6-1965. The said entry was certified on 16-8-1965.

DHIRUBHAI KASHIBHAI had executed registered sale deed dated 4-6-1962 in favor of DHANJIBHAI GOVINDBHAI PARMAR in respect of R.S.No. 142. Name of DHANJIBHAI GOVINDBHAI PARMAR was entered in revenue record vide entry no. 949 dated 12-6-1965. The said entry was certified on 16-8-1965.

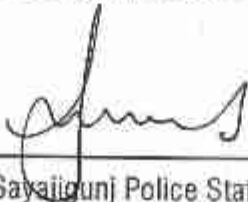
DHANJIBHAI GOVINDBHAI PARMAR died on 13-1-1992, name of his heirs KESHAVBHAI DHANJIBHAI, NATVARBHAI DHANJIBHAI, MAGANBHAI DHANJIBHAI, SHANTILAL DHANJIBHAI, DALSUKHBHAI DHANJIBHAI, PUSHAPABEN W/O MAGANBHAI D/O DHANJIBHAI GOVINDBHAI were entered



in revenue record vide entry no. 1948 dated 27-1-1992, certified on 14-3-1993.

Heirs of deceased DHANJIBHAI GOVINDBHAI PARMAR (1)KESHAVBHAI DHANJIBHAI, (2)NATVARBHAI DHANJIBHAI, (3)MAGANBHAI DHANJIBHAI, (4)SHANTILAL DHANJIBHAI, (5)DALSUKHBHAI DHANJIBHAI, (6) PUSHAPABEN W/O MAGANBHAI D/O DHANJIBHAI GOVINDBHAI had executed registered agreement to sale dated 29-1-96 registered at Sr.No.397 in favor of AMBALAL SHAMJIBHAI PATEL of R.S.No.140 & 142. The said registered agreement to sale dated 29-1-96 cancelled by registered cancellation deed dated 16-3-2006 registered at Sr.No.2045.

Heirs of deceased (1) KESHAVBHAI DHANJIBHAI PARMAR 1/1 SAVITABEN KESHAVBHAI PARMAR, 1/2 GHANSHYAMBHAI KESHAVBHAI PARMAR, 1/3 HARSHADBHAI KESHAVBHAI PARMAR, 1/4 KAPILABEN KESHAVBHAI PARMAR, 1/5 ANITABEN KESHAVBHAI PARMAR, LATABEN KESHAVBHAI PARMAR (2) NATVERBHAI DHANJIBHAI PARMAR, (3) MAGANBHAI DHANJIBHAI PARMAR, (4) SHANTILAL DHANJIBHAI PARMAR, (5) DALSUKHBHAI DHANJIBHAI PARMAR, (6) PUSHAPABEN D/O DHANJIBHAI PARMAR, NATVERBHAI DHANJIBHAI personally & as P.A holder of 1/1 to 1/6 & 3 to 6 have jointly executed a registered sale deed dated 16-3-2006 registered at Sr.No.2046 in favor of RAKESH KANTIBHAI PATEL & CHHOTALAL PREMJBHAI PATEL for R.S.No.140 H.0-35-41, R.S.No.142 H.0-34-40 of village ATLADARA Ta & Dist.VADODARA.



RAKESH KANTIBHAI PATEL & CHHOTALAL PREMJBHAI PATEL have jointly executed registered sale deed dated 26-2-2008 registered at Sr.No.1873 in favor of JAYANTIBHAI DALSUKHBHAI PANCHAL, PRANAVBHAI JAYANTIBHAI PANCHAL, KARTIKBHAI JAYANTIBHAI PANCHAL for R.S.No.140 &142 of village ATLADRA. Name of purchasers are entered in revenue record for said land vide entry No. 3204 dated 3-3-2008 certified on 23-4-2008.

The Collector, VADODARA vide his order No. NA/SR/137/2007-2008 & LAND/D/Sec.65/VAS/3451/2008 dated 13-10-2008 granted NA permission for said land. The said change was entered in property card of city survey No.918 & 919 on 16-7-2009 certified on 25-8-2009.

VADODARA MAHANAGAR SEVA SADAN has issued Building Permission No. Ward HB/27/2010-2011 dated 2-11-2011 for said Land.

I have verified the relevant revenue record and carried out necessary search in the office of sub – register, VADODARA for last 30 years from available record. I have also published a public advertisement in "SANDESH" daily newspaper on 17-3-2006. I have not received any objection in response to the said notice. JAYANTIBHAI DALSUKHBHAI PANCHAL, PRANAVBHAI JAYANTIBHAI PANCHAL, KARTIKBHAI JAYANTIBHAI PANCHAL are joint owners of R.S.No.140 & 142 of village ATLADARA Ta & Dist. VADODARA. The title of said land is clear and marketable in all respect.

Date: - 5 /2/2011

VADODARA


V.S. GOSWAMI
ADVOCATE

TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect
of land bearing R.S.No. 141
admeasuring 3642 sq.mtrs
land of village ATLADARA,
Ta. & Dist. VADODARA.**

I have investigated the title of the said land and
found that the title of said land is clear & marketable in all
respect.

**Date: 5-2-2011
VADODARA**


**V.S.GOSWAMI
ADVOCATE**

REPORT ON TITLE

**Investigation of title in respect
of land bearing R.S.No. 141
admeasuring 3642 sq.mtrs land
of village ATLADARA, Ta. &
Dist. VADODARA.**

As per order of MAMLATDAR & ALT in case No.12 dated 26-8-58, Tenant BAI ANDAR W/O NANABHAI LALLUBHAI was not entitle to purchase R.S.No. 141. The said charge was entered in revenue record vide entry No. 900 dated 26-9-64 certified on 20-11-64.

As per the notification No.MN 76/191/MKN.1076/634/67/76 dated 5-7-76 R.S.No.141 declared as fragment land. The said change was entered in revenue record vide entry No.1488 dated 23-2-80 certified on 28-3-80.

As per order of MAMLATDAR & ALT in Tenancy case No. 5057 dated 28-1-1983 tenant BAI ANDAR W/O NANABHAI LALLUBHAI is not interested to purchase said land therefore sale of said land declared as invalid. The said change was entered in revenue record vide entry No.1690 dated 17-2-83 certified on 7-6-83.

BHILALBHAI NANABHAI died on 24-3-95, name of BHIKIBEN W/O BHAILALBHAI NANABHAI, KAPILABEN BHAILALBHAI, KANCHANBEN BHAILALBHAI, THAKORBHAI BHAILALBHAI, PRABHATBHAI BHAILALBHAI, MAHENDRABHAI BHAILALBHAI



were entered in revenue record for said land vide entry No.2028 dated 20-6-95 certified on 4-8-95.

As per order of MAMLATDAR & ALT in case No.RIVI/6499/92 dated 7-1-93, LSD 1654, ATLADARA, price of R.S.No.141 was fixed at Rs.2791 and name of deceased BAI ANDAR W/O NANABHAI LALLUBHAI'S heirs BHAILALBHAI NANABHAI and others were entered in kabjedar column. Charge of land owners HENLANRAO RAGHUNATH RAO for Rs.2791 was entered in second right column vide entry No. 2097 dated 17-2-97 certified on 21-8-97.

As per order of MAMLATDAR & ALT, VADODARA in Tenancy case No. 6499/92 dated /3/97, as tenant BHAILALBHAI NANABHAI has paid/deposited purchase price of the said land therefore sale certificate was issued in name of tenant BHAILALBHAI NANABHAI for said land. The said change was entered in revenue record vide entry No. 2105 dated 15-3-97 certified on 21-8-97.

LAKHIBEN D/O NANABHAI died on 2-5-97, name of her heirs SOLANKI KANTIBHAI SHANKARBHAI husband of LAKHIBEN, MANJUBEN KANTIBHAI D/O LAKHIBEN, MAFATBHAI KANTIBHAI – son of LAKHIBEN were entered in revenue record for said land vide entry No. 2385 dated 28-2-2000 certified on 14-3-2000.

KANTIBHAI SHANKARBHAI SOLANKI died on 8-9-04 his name was deleted from revenue record vide entry No. 2963 dated 14-8-06 certified on 8-12-06.

The collector, vadodara vide his order no. Tenancy/A/VASI/7504/07 dated 4-10-07 has converted R.S.No. 141 from prohibited tenure to old tenure land. The said change was entered in revenue record vide entry No.3164 dated 30-10-07 certified on 2-1-08.

BHIKHIBEN W/O BHAILALBHAI CHAVDA, KAPILABEN BHAILALBHAI CHAVDA, KANCHANBEN BHAILALBHAI CHAVDA, THAKORBHAI BHAILALBHAI CHAVDA, PRABHATBHAI BHAILALBHAI CHAVDA, MAHENDRABHAI BHAILALBHAI CHAVDA, MANJULABEN KANTIBHAI SOLANKI, MAFATBHAI KANTIBHAI SOLANKI had executed registered sale deed dated 11-10-07 registered at Sr.no.9112 in favor of JAYANTIBHAI DALSUKHBHAI PANCHAL, PRANAVBHAI JAYANTIBHAI PANCHAL, KARTIKBHAI JAYANTIBHAI PANCHAL for R.S.No.141 of village ATLADRA Ta & Dist. VADODARA. Name of purchasers are entered in revenue record vide entry No. 3165 dated 30-10-07 certified on 8-1-08.

The collector VADODARA, vide his order no. NA/SR/56/2008-2009 & Land/D/SEC-65/VASI/4970/2008 dated 24-12-2008 has granted NA permission for 3642 Sq. mtrs. Land of village ATLADARA Ta. & Dist. VADODARA.

VADODARA MAHANAGAR SEVA SADAN has issued Building Permission No. Ward HB/27/2010-2011 dated 2-11-2011 for said Land.

I have verified relevant revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. I have also published public notice in "GUJARAT SAMACHAR" daily newspapers on 21-1-2011. I have not received any objection in response to the said notice. JAYANTIBHAI DALSUKHBHAI PANCHAL, PRANAVBHAI JAYANTIBHAI PANCHAL, KARTIKBHAI JAYANTIBHAI PANCHAL are joint owners of R.S.No. 141. admeasuring

3642 sq.mtrs land of village ATLADRA, Ta. & Dist. VADODARA. The title of said land is clear & marketable in all respect.

Date: 5-2-2011

VADODARA


V.S.GOSWAMI
ADVOCATE



ALPESH K. JAGTAP

B.Com, LL.B.

ADVOCATE (GUJARAT HIGH COURT)

Add: G-149, Paragraj Society, Hami-Ajwa Ring Road, Vadodra, Mob No.: 9824571999

Date: / / 2011

Date: 05-10-2011

TO WHOM SO EVER IT MAY CONCERN

REPORT ON TITLE

The Investigation and Report on Title in respect of land bearing **R. S. No. 140** admeasuring H. 0-35-41 Sq. Mtrs., **R. S. No. 142** admeasuring H. 0-34-40 Sq. Mtrs., and **R. S. No. 141** admeasuring H. 0-36-42 Sq. Mtrs.; situated in the Sim of Moje Village **ATLADARA** Tal. & Dist. VADODARA.

I have investigated, verify & scrutinized the relevant documents, papers & permission etc.; whatever placed before me, which are mentioned particularly in *Annexure-I* attached herewith, in concern to the Title of the said land bearing **R. S. No. 140** admeasuring H. 0-35-41 Sq. Mtrs., **R. S. No. 142** admeasuring H. 0-34-40 Sq. Mtrs., and **R.S. No. 141** admeasuring H. 0-36-42 Sq. Mtrs.; situated in the Sim of Moje Village **ATLADARA** Tal. & Dist. VADODARA.

THAT, in respect to land bearing **R. S. No. 140** admeasuring H. 0-35-41 Sq. Mtrs. and **R. S. No. 142** admeasuring H. 0-34-40 Sq. Mtrs.; a registered Sale Deed dated 26-02-2008 registered at Serial No. 1873 has been executed in favor of (1) Shri JAYANTIBHAI DALSUKHBHAI PANCHAL, (2) PRANAV JAYANTIBHAI PANCHAL and (3) KARTIK JAYANTIBHAI PANCHAL by previous owners, and on basis of the same mutation entry no 3204 dated 03-03-2008 certified on 23-04-2008 in revenue record.

THAT, in respect to land bearing **R. S. No. 141** admeasuring H. 0-36-42 Sq. Mtrs., a registered Sale Deed dated 11-10-2007 registered at Serial No. 9112 has been executed in favor of (1) JAYANTIBHAI DALSUKHBHAI



ALPESH K. JAGTAP

B.Com, LL.B

ADVOCATE (GUJARAT HIGH COURT)

Add: G-149, Paragraj Society, Harni-Ajwa Ring Road, Vadodara. Mob No.: 9824571999

Date: / / 201

PANCHAL, (2) PRANAV JAYANTIBHAI PANCHAL & (3) KARTIK JAYANTIBHAI PANCHAL by previous owners and on basis of the same mutation entry no 3165 dated 30-10-2007 certified on 08-01-2008 in revenue record.

THEREAFTER land owners JAYANTIBHAI D. PANCHAL & others has entered into Development Agreement with NARAYAN REALTY LTD., represented through its Director KARTIK JAYANTIBHAI PANCHAL in respect of land bearing Revenue Survey Nos. 140, 142 & 141 of Village Atladara sim. The said Development Agreement was notarized before Notary Public Mr. Vibhakar P. Shah on 04-02-2011 at sr. no. 232.

AND THEREAFTER, the above named land owners JAYANTIBHAI D. PANCHAL & others had also executed a Power of Attorney in favour of PRANAVBHAI JAYANTIBHAI PANCHAL & KARTIKBHAI JAYANTIBHAI PANCHAL on 10-02-2011 to act on their behalf in respect of said land properties.

THEREBY Construction Permission has been issued by the VADODARA MAHANAGAR SEVA SADAN (VMSS) vide no Ward/6-HB-27/2010-2011 dated 02-11-2010 in respect to said R. S. Nos. 140, 142 & 141 for the development of residential High Rise Building in the name of "Narayan Aura" and, the developer Narayan Realty Ltd., has started the development & construction activity accordingly.

That, in respect to said land properties Advocate Shri VIJAY S. GOSWAMI has issued Title Clearance Certificate on 05-02-2011, which is to be referred & read along with this Report on Title, and thereby relying upon the same and in furtherance thereto necessary Search has been caused with the Office of Sub-Registrar through representative,



ALPESH K. JAGTAP

B.Com, LL.B.

ADVOCATE (GUJARAT HIGH COURT)

Add: G-149, Paragraj Society, Hami-Ajwa Ring Road, Vadodara. Mob No.: 9824571999

Date: / / 2011

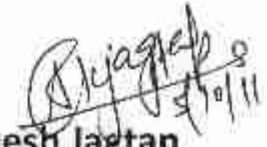
for which Search Receipt dated 29-09-2011 has been issued, and referring and considering the same I does not found any entry contrary to the rights of existing land owner(s).

That, referring to relevant papers, Title Clearance Certificate dated 05-02-2011 and aforesaid facts & circumstances, hereby I states & submit that (1) JAYANTIBHAI DALSUKHBHAI PANCHAL, (2) PRANAV JAYANTIBHAI PANCHAL & (3) KARTIK JAYANTIBHAI PANCHAL is present absolute joint owners of land properties bearing **Revenue Survey Nos. 140, 142 & 141** of Village **ATLADARA** Tal. & Dist. **VADODARA**, and the Title of the said land properties are Clear & Free from Reasonable doubt, except to the right of Narayan Realty Ltd accrued by virtue of Development Agreement dated: 04-02-2011.

Place: Vadodara

Date: 05-10-2011




Alpesh Jagtap
Advocate



ALPESH K. JAGTAP

B.Com, LL.B

ADVOCATE (GUJARAT HIGH COURT)

Add: G-149, Paragraj Society, Harni-Ajwa Ring Road, Vadodara. Mob No.: 9824571999

Date: / / 201

Annexure - I

Sr. No.	Particular of Document	Date
1	Title Clearance Certificate for R. S. Nos. 140, 142 & 141 of Village Ataladara issued by Advocate Shri Vijay S. Goswami.	05-02-2011
2	Search Report for R. S. Nos. 140, 142 & 141 of Village Ataladara.	29-09-2011
3	Sale Deed bearing registration no. 1873 for R. S. Nos. 140 & 142 of Village Ataladara.	26-02-2008
4	Sale Deed bearing registration no. 9112 for R. S. No. 141 of Village Ataladara.	11-10-2007
5	N.A. permission granted by the Collector, Vadodara for R. S. Nos. 140 & 142 of Village Ataladara.	13-10-2008
6	N.A. permission granted by the Collector, Vadodara for R. S. No. 141 of Village Ataladara.	24-12-2008
7	Building Construction Permission granted by the VMSS for project Narayan Aura.	02-11-2010
8	Development Agreement for R. S. Nos. 140, 142 & 141 of Village Ataladara executed by J. D. Panchal & others in favor of Narayan Realty Ltd.	04-02-2011
9	Notarize Power of Attorney for R. S. Nos. 140, 142 & 141 of Village Ataladara executed by J. D. Panchal & others.	10-02-2011
10	Relevant revenue record i.e. Village form no. 7/12, 6 and 8-A.	--

Place: Vadodara

Date: 05-10-2011



Alpesh Jagtap
Advocate

અરજી પહોંચ

મેલકાતનું વર્ણન સ.નં. 140,141,142 માપ 10623 ચો.મી.

Search in: અટલાદરા/ATLADARA

પરિચ્છેદ નંબર ૨૦૧૧૦૧૬૦૨૧૩૩૪

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જી કરનારનું નામ પ્રીતેશ કાચરશ

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રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સારીઠ / કોલોનો.....

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શેરની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાંદોળો (કલમ ૬૪ ચો ૬૭).....

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શોષ અગર તપાસણી.....

Year

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નકલ ફી કોલોનો.....

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ફિન્ડેન્સ ફી.....

આ સિવાયની વાબતોની ફી

કુલ એકેદરે રૂ.

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સબ રજીસ્ટ્રાર પંદર પુલ

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ના દિવસે તૈયાર થશે અને

સરનામે નોંધણી નીચેના સરનામે નોંધણી

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં અપવામાં

આવશે

(D N Brahmbhatti)

સબ રજીસ્ટ્રાર

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અપરલાદ્ય, વીરેલ

અન્ય નવલિખનસમાર કાચાનગર અપરલાદ્ય કોર સોન

→ ૨૦૧૨ થી કચેરીમાં લખાવત / ઉપરથી
અધુરા લખાવત વાલુ કરે કોઈ ઉપરથી
જાણતા અંગે તેટલ નવલિખન કરવા મનાવતા.

→ જરૂરી સમયે સોનંગોળામાં, નામની જાણ નહીં થી
પાલ સીદદ પ્રોપ. વીંગેનો તરફો ફોટા, તેના
અન્યત્ર જાણના રહેશે

→ જરૂર જણાયે કે નવેર તોગીસ આપવાની રહેશે

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