

H. J. Zaia & Zala Associates

Hareshchandrasinh J. Zala
B. Com., LL.B.
ADVOCATE - Guj. High Court
(NOTARY-Govt. of India)
M.: 98254 59067



Virbhadrasinh H. Zala
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Ref. No.

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PATEL INDIRABEN JASHBHAI, PATEL SURESHBHAI JASHBHAI, PATEL RASIKBHAI JASHBHAI, PATEL LATABEN RASIKBHAI, PATEL SHANTABEN VINUBHAI, PATEL ASHWINBHAI VINUBHAI, PATEL JITENDRABHAI VINUBHAI, PATEL HEMLATABSHANTABEN VINUBHAI, and thereupon issue a Certificate certifying that The Original Owners held the title of the Scheduled Property and were competent in law to sale and or transfer the Scheduled Property when the transaction of sale was carried out by and between The Original owner PATEL INDIRABEN JASHBHAI, PATEL SURESHBHAI JASHBHAI, PATEL RASIKBHAI JASHBHAI, PATEL LATABEN RASIKBHAI, PATEL SHANTABEN VINUBHAI, PATEL ASHWINBHAI VINUBHAI, PATEL JITENDRABHAI VINUBHAI, PATEL HEMLATABEN VINUBHAI, PATEL JYOTIKABEN BAKUL KUMART and with SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL bearing sale deed no 12141 dated 15/12/2009 which was registered before sub register of vadodara, of N A LAND bearing revenue survey No. 419 which is admeasuring about 7599 sq.mtr on which land "VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J, and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold which is situated in the registration district vadodara sub district vadodara at moje village Jambuva LAND bearing revenue survey No. 419 about 7599 sq.mtr on which land "VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J, and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold.

IN RESPECT OF WHICH TITLE CLEARANCE CERTIFICATE IS ISSUED



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This Title Clearance Certificate is issued in respect of NA LAND bearing revenue survey No. 419 which is admeasuring about 7599 sq.mtr on which land "VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J, and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold which is situated in the registration district vadodara sub district vadodara at moje village Jambuva which is belonging SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL (hereinafter its referred to as "THE ORIGINAL OWNERS" for the sake of brevity and convenience) and which is bounded as follows:

Revenue survey No. 419

East:- R S No 424 and road
West: R S No 420
North: R S NO 417 & 418
South: R S No 422

DOCUMENTS RELIED UPON FOR THE PURPOSES OF ISSUANCE OF THIS CERTIFICATE

That in view of the type and nature of house and also taking into consideration the primary brief about the source of ownership of The Original Owners as was given by one of The Original Owners and also with a view to verify the title and ownership, the undersigned Advocate has also received the papers and documents from The Original Owners for the purpose of investigation of the title and ownership record in respect of the scheduled property. The papers and documents as submitted are mentioned herein below:-

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...4...
(A) Photo copy of Title clearance certificate of advocate
B.T. Parmar dated 07/07/2012

(B) Photo copy of Sale deed in favor SANJAYBHAI
VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL,
HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI
VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL,
PANKAJBHAI RAVJIBHAI PATEL

(C) photo copy of rajachitthi of v m c dated 10/09/2012

(D) Search report along with the original receipt dated
11/05/2015 vides Receipt No. 5613 in respect of payment of
search fees as paid for the same.

(E) Title clearance certificate of advocate Bharatkumar T Parmar
dated 14/12/2009

(E) N.A ORDER

(F) Title clearance certificate

(G) Abstract 7

(H) Abstract - 12

(I) plan of vuda and development certificate of vuda

(J) Development agreement dated 30/06/2010

(K) Development agreement dated 14/06/2010

(L) Agreement of sale dated 11/11/2011

(M) Index no -2 of flat no 401 tower F sale agreement

(N) Index no -2 of flat no 101 tower E sale agreement

(O) Index no -2 of flat no 501 tower I sale agreement



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(D) Search report along with the original receipt dated 07/04/2016 vides Receipt No 2016014010194f or the year 1987 to 1994, dated 07/04/2016 vides Receipt No 20163130001569 for the year 2013 to 2016 and dated 07/04/2016 vides Receipt No 2016014010194 for the year 1995 to 2012 In respect of payment of search fees as paid for the same.

PROCESSES CARRIED OUT FOR THE ISSUANCE OF THIS CERTIFICATE:

In order to verify that all the previous transactions that have been caused in respect of the of the Scheduled Property and determine the legality of the title of The Original Owners, the undersigned has received from the Original Owners the photo copies of the True-Certified Copies of Photo Copy of agreement of Sale in respect of scheduled property, which Sale agreement is registered before notary N S Gohil bearing registration No 14658 dated 11/11/2011 executed in favour of Pawan Infraspac Private limited its director chetan hasmukhbhai shah and seller SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL.

Development agreement in respect of scheduled property, which development agreement is registered before notary B M Bhaht bearing registration No 3176 dated 14/06/2012 executed in favour of Pawan Infraspac Private limited its director chetan hasmukhbhai shah and seller SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL through their power of attorney holder jayeshbhai J patel.

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Development agreement in respect of scheduled property, which development agreement is registered before notary nagin s gohil bearing registration No 15479 dated 30/06/2014 executed in favour of Pawan Infraspac Private limited its director Virat Ramanlal Shah and seller SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL through their power of attorney holder Jayeshbhai J patel.

Necessary permission for the Non-Agricultural use has obtained from Collector's vadodara by their Order: N.A./S.R/757/2014-15, No. Land/D/section-65, Vashi/ 6556/2010 dated 18/09/2010, Vuda vadodara maha nager seva saddan had given permission for construction bearing raja chithi NoLK-83 Ward - 12/2012/2013.

In order to cause a search of the registered documents which may have been executed in respect of the Scheduled Property in the last 30 years i.e. from 1987 to 2016 and thereby also verify the registered transactions which may have been caused in respect of the Scheduled Property, an authorized person was deputed to Office of Sub-Registrar, Vadodara to cause the search of the entries in the records of the registered documents executed in respect of the Scheduled Property and the search was caused but the payment of search fees by the authorized person was made on dated 07/04/2016 vides Receipt No 2016014010194 for the year 1987 to 1994, dated 07/04/2016 vides Receipt No 20163130001569 for the year 2013 to 2016 and dated 07/04/2016 vides Receipt No 2016014010194 for the year 1995 to 2012. The undersigned had verified the search report and till date of execution of sale deed which is registered before sub register of vadodara by and between The Original owner PATEL INDIRABEN JASHBHAI, PATEL SURESHBHAI JASHBHAI.



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PATEL RASIKBHAI JASHBHAI, PATEL LATABEN RASIKBHAI, PATEL SHANTABEN VINUBHAI, PATEL ASHWINBHAI VINUBHAI, PATEL JITENDRABHAI VINUBHAI, PATEL HEMLATABEN VINUBHAI, PATEL JYOTIKABEN BAKUL KUMART and with SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL bearing sale deed no 12141 dated 15/12/2009 which was registered before sub register of vadodara also said purchaser SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL had executed above mention agreement of sale and development agreement in favour of Pawan Infraspace Private limited its director chetan hasmukhbhai shah said both party had executed sale deed of 195 flat of VIRAM-III in favor of different member of the VIRAM -III still flat no 302,303,402,403,501,502 of tower B, flat No 202,203 of tower C, flat No 404 of tower F, flat NO 404 of tower G, flat no 404 of tower no H which all flat is book only by member of the VIRAM -III.

Mr sanjaybhai vallabhbbhai patel executed power of attorney in respect of NA LAND bearing revenue survey No. 419 which is admeasuring about 7599 sq.mtr on which land "VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J, and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold which is situated in the registration district vadodara sub district vadodara at moje village Jambuva in favour of Shri Alkesh Jethalal shah and Chetan Hasmukhlal shah dated 28/02/2013 bearing registration No 391 which was register before sub register of vadodara.

Mr Jayeshbbhai jagdishbbhai patel, patel hardik jagdishbbhai, patel satishbbhai vallabhbbhai executed power of attorney in respect of NA LAND bearing revenue survey No. 419 which is admeasuring about 7599



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sq.mtr on which land "VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J, and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold which is situated in the registration district vadodara sub district vadodara at moje village Jambuva in favour of M/S Pawan InfraSpace PVT. LTD. Shri Alkesh Jethalal shah and Chetan Hasmukhlal shah dated 2/03/2013 bearing registration No 432 which was register before sub register of vadodara .

M/S Pawan InfraSpace PVT. LTD. Shri Alkesh Jethalal shah and Chetan Hasmukhlal Power of attorney Holder of No 1 to 6 SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL had mortgage NA LAND bearing revenue survey No. 419 which is admeasuring about 7599 sq.mtr on which land "VIRAM- III" in central Bank of India MID Mandir B P C Road vadodara through its manger p v jimmy on date 19/03/2013 bearing registration No 620 which was register before sub register of vadodara .

ANALYSIS OF THE LEGALITY OF THE TITLE AND OWNERSHIP RIGHTS OF THE ORIGINAL OWNERS:

That in furtherance of the documents as referred to above being received and the processes, in order to determine the legality of the Title and Ownership Rights of The Original Owners, the analysis is caused hereunder:

I have gone through all the papers which is proudest before me in respect of the scheduled property and I find that by virtue of Sale Deed executed by SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI PATEL, HARDIKBHAI JAGDISHBHAI PATEL,



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SATISHBHAI VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL, PANKAJBHAI RAVJIBHAI PATEL as owner of the land and Pawan Infraspac Private limited its director chetan hasmukhbhai shah as confirming party which is registered before sub register of vadodara bearing Flat NO A 101 registration no.204, dated: 21/01/2015 executed in favour of Alok kumar Sharma and Pratima Sharma bearing Flat NO A 201 registration no.461, dated: 19/02/2015 executed in favour of Gisele Clancy Rudrigues bearing Flat NO A 301 registration no.1361, dated: 19/05/2015 executed in favour of Oza sheelaben vinodbhai bearing Flat NO A 401 registration no.1940 dated: 16/07/2015 executed in favour of Umesh Jayntilal Jobanpura bearing Flat NO A 501 registration no.680, dated: 10/03/2015 executed in favour of Zala Hansaben devjibhai bearing Flat NO B 101 registration no. 9, dated: 05/01/2015 executed in favour of Vishal Tomar bearing Flat NO B 102 registration no.354, dated: 04/02/2015 executed in favour of Supriyo Dutta bearing Flat NO B 103 registration no.1185, dated: 58/04/2015 executed in favour of Geetaben N Chauhan bearing Flat NO B 104 registration no.2252, dated: 16/09/2015 executed in favour of Sunil Mehta bearing Flat NO B 201 registration no.203, dated: 20/01/2015 executed in favour of k H Patil bearing Flat NO B 202 registration no.462, dated: 20/02/2015 executed in favour of C D Shah bearing Flat NO B 203 registration no.307, dated: 31/01/2015 executed in favour of Arpita Mathur bearing Flat NO B 204 registration no.8, dated: 05/01/2015 executed in favour of Gurdeep Tadwal bearing Flat NO B 301 registration no.679, dated: 11/03/2015 executed in favour of Ajay kumar Yadav



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bearing Flat NO B 304 registration no.136, dated: 20/01/2016 executed
in favour of S S Shinde
bearing Flat NO B 401 registration no. 12, dated: 01/01/2015 executed
in favour of K K Bhatt
bearing Flat NO C 102 registration no. 7, dated: 01/01/2015 executed
in favour of B P Dave
bearing Flat NO C103 registration no.201, dated: 21/01/2015 executed
in favour of L A Vadoariya
bearing Flat NO C 104 registration no.1635, dated: 21/01/2015
executed in favour of Manav Jain
bearing Flat NO C 202 registration no.200, dated: 21/01/2015 executed
in favour of Arvind patil
bearing Flat NO NO C 204 registration no.677, dated: 11/03/2015
executed in favour of S S Palker
bearing Flat NO NO C 301 registration no.1408, dated: 15/07/2013
executed in favour of Sandeep bagul
bearing Flat NO NO C 302 registration no.2551, dated: 16/09/2015
executed in favour of Anilkumar Renu G
bearing Flat NO C 303 registration no.37, dated: 07/01/2016 executed
in favour of K C Kahar
bearing Flat NO C 304 registration no.320, dated: 11/02/2016 executed
in favour of H Contractor
bearing Flat NO C 401 registration no.3029, dated: 20/11/2015
executed in favour of Shinde J C
bearing Flat NO C 402 registration no.2550, dated: 16/09/2015
executed in favour of N S Shukla
bearing Flat NO C 403 registration no.834, dated: 24/03/2015 executed
in favour of A K Dokania
bearing Flat NO F 101 registration no.354, dated: 10/02/2014 executed
in favour of Abraham Mathew



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bearing Flat NO F 102 registration no.10, dated: 05/01/2015 executed
in favour of Ajitkumar D. Singh

bearing Flat NO F 103 registration no.2414, dated: 07/12/2013
executed in favour of Vinodkumar Singh

bearing Flat NO F 104 registration no.2063, dated: 17/10/2013
executed in favour of Raghuvanshi Shyamsingh

bearing Flat NO F 201 registration no.1291, dated: 08/05/2015
executed in favour of M.N. PATEL

bearing Flat NO F 202 registration no.127, dated: 18/01/2014 executed
in favour of Dhananjay alva

bearing Flat NO F 203 registration no.799, dated: 09/04/2014 executed
in favour of S.N. JHA

bearing Flat NO F 204 registration no.2065, dated: 17/01/2013
executed in favour of AJMERI RICKY P

bearing Flat NO F 301 registration no.676, dated: 11/03/2015 executed
in favour of KANDARP M SHAH

bearing Flat NO F 302 registration no.16, dated: 02/01/2014 executed
in favour of SUDHA NAVSARIKAR

bearing Flat NO F 303 registration no.11, dated: 05/01/2015 executed
in favour of SHAKTISH J. PATEL

bearing Flat NO F 304 registration no.2518, dated: 19/12/2013
executed in favour of VIKAS TOMAR



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bearing Flat NO F 402 registration no.129, dated: 21/01/2014 executed
in favour of GUPTA MAYURA MANOJ

bearing Flat NO F 403 registration no.453, dated: 21/02/2014 executed
in favour of M.P. GUPTA

bearing Flat NO F 501 registration no.2062, dated: 17/10/2013
executed in favour of S.Y. BAMBODE

bearing Flat NO F 502 registration no.226, dated: 29/01/2014 executed
in favour of NEHA S. GADKARI

bearing Flat NO G 101 registration no.2068, dated: 17/10/2013
executed in favour of NIRAJ KUMAR SINHA

bearing Flat NO G 102 registration no.874, dated: 02/05/2014 executed
in favour of SURYAKANT K. PANDYA

bearing Flat NO G 103 registration no.2412, dated: 07/12/2013
executed in favour of SHAMBHU PRASAD

bearing Flat NO G 104 registration no.1098, dated: 02/06/2014
executed in favour of S.S. TIWARI

bearing Flat NO G 201 registration no.13, dated: 01/01/2015 executed
in favour of SANDEEP S. DESAI



bearing Flat NO G 202 registration no.420, dated: 12/02/2015 executed
in favour of G.S. SOMANI

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bearing Flat NO G 203 registration no.2067, dated: 17/10/2013
executed in favour of SHAM PANDITRAO KENDREKAR

bearing Flat NO G 204 registration no.384, dated: 14/02/2014 executed
in favour of S.R. AHUWALIA

bearing Flat NO G 301 registration no.3030, dated: 20/11/2015
executed in favour of K.B. PATEL

bearing Flat NO G 302 registration no.2064, dated: 17/10/2013
executed in favour of H.C. PARMAR

bearing Flat NO G 303 registration no.426, dated: 20/02/2014 executed
in favour of R.M. THAKUR

bearing Flat NO G 304 registration no.2060, dated: 17/10/2013
executed in favour of G.V. BHUT

bearing Flat NO G 401 registration no.939, dated: 08/05/2014 executed
in favour of M.B. GUPTA

bearing Flat NO G 402 registration no.938, dated: 08/05/2014 executed
in favour of M.B. GUPTA

bearing Flat NO G 403 registration no.224, dated: 23/01/2015 executed
in favour of K.J. PATHAK

bearing Flat NO G 503 registration no.208, dated: 21/01/2015 executed
in favour of V.P. PATEL



bearing Flat NO H 101 registration no.1487, dated: 25/07/2013
executed in favour of S.K. TULI

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bearing Flat NO H 102 registration no.1099, dated: 02/06/2014
executed in favour of HITESHKUMAR BHATT

bearing Flat NO H 103 registration no.454, dated: 21/02/2014 executed
in favour of YADAV AWDHESH

bearing Flat NO H 104 registration no.2493, dated: 17/12/2013
executed in favour of P.R. MORE

bearing Flat NO H 201 registration no.192, dated: 23/01/2014 executed
in favour of KAPILDEV YADV

bearing Flat NO H 202 registration no.2411, dated: 05/12/2013
executed in favour of R.K. PATEL

bearing Flat NO H 203 registration no.272, dated: 31/01/2014 executed
in favour of B.V. MEHTA

bearing Flat NO H 204 registration no.273, dated: 01/02/2014 executed
in favour of B.V. MEHTA

bearing Flat NO H 301 registration no.2535, dated: 21/12/2013
executed in favour of KRISHNAKUMAR

bearing Flat NO H 302 registration no.128, dated: 17/01/2014 executed
in favour of SANJEEV KUMAR

bearing Flat NO H 303 registration no.125, dated: 17/01/2014 executed
in favour of ARUN KUMAR SINGH



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Ref. No.

Date :

...15...

bearing Flat NO H 304 registration no.2199, dated: 30/10/2013
executed in favour of HARSHIL DESAI

bearing Flat NO H 401 registration no.798, dated: 09/04/2014 executed
in favour of PARSHURAM M. PANCHAL

bearing Flat NO H -402 registration no.797, dated: 09/04/2014
executed in favour of N.B. PARMAR

bearing Flat NO H 403 registration no.202, dated: 20/1/2015 executed
in favour of PRERNA MALHOTRA

bearing Flat NO I 101 registration no.560, dated: 06/03/2014 executed
in favour of A.S. BISHT

bearing Flat NO I 102 registration no.1829, dated: 04/07/2015
executed in favour of PRAKASH R. BHAT

bearing Flat NO I 103 registration no.5, dated: 01/01/2015 executed in
favour of K.P. ORI

bearing Flat NO I 201 registration no.463, dated: 19/02/2015 executed
in favour of RUSHAB M. GAEKWAD

bearing Flat NO I 202 registration no.2413, dated: 05/12/2013
executed in favour of PRITESH PATEL

bearing Flat NO I 203 registration no.800, dated: 09/04/2014 executed
in favour of RAJNIKANT I. CHAUHAN



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Ref. No.

Date :

...16...

bearing Flat NO I 204 registration no.2492, dated: 17/12/2013
executed in favour of T.M. JOSHI

bearing Flat NO I 301 registration no.2061, dated: 17/10/2013
executed in favour of JINCY RAJU

bearing Flat NO I 302 registration no.678, dated: 10/03/2015 executed
in favour of BINAYKUMAR PANDEY

bearing Flat NO I 303 registration no.1077, dated: 15/04/2015
executed in favour of N.J. SOLANKI

bearing Flat NO I 304 registration no.1965, dated: 08/10/2013
executed in favour of RAJNEESH JHA

bearing Flat NO I 401 registration no.306, dated: 30/01/2015 executed
in favour of V.C. PATEL

bearing Flat NO I 402 registration no.1975, dated: 08/10/2013
executed in favour of SOBU GEORGE

bearing Flat NO I 403 registration no.1561, dated: 04/08/2014
executed in favour of SHARMA DEVKNAND

bearing Flat NO I 404 registration no.305, dated: 31/01/2015 executed
in favour of S.R. PATEL

bearing Flat NO J 101 registration no.6, dated: 05/01/2015 executed in
favour of K.V.MAKWANA



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Date :

...17...

bearing Flat NO J 102 registration no.3, dated: 05/01/2015 executed in
favour of A.J. TRIPATHI

bearing Flat NO J 201 registration no.2114, dated: 01/08/2015
executed in favour of R.B. SINGH

bearing Flat NO J 202 registration no.4, dated: 05/01/2015 executed in
favour of R.K. SOLANKI

bearing Flat NO J 301 registration no.202, dated: 28/01/2016 executed
in favour of D.S. VAYEDA

bearing Flat NO J 302 registration no.201, dated: 28/01/2016 executed
in favour of N.H. THAKER

bearing Flat NO K 101 registration no.2415, dated: 11/12/2013
executed in favour of N.N. NAI

bearing Flat NO K 102 registration no.1079, dated: 16/04/2015
executed in favour of A.H. JOSHI

bearing Flat NO K 103 registration no.875, dated: 02/05/2014 executed
in favour of R.N. MANWATKAR

bearing Flat NO K 104 registration no.1101, dated: 02/06/2014
executed in favour of J.M. ANANTRAM

bearing Flat NO K 201 registration no.2059, dated: 17/10/2013
executed in favour of LILLORE NAVNEET

bearing Flat NO K 202 registration no.2066, dated: 17/10/2013
executed in favour of S.J. GAMIT



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Date :

...18...

bearing Flat NO K 203 registration no.2197, dated: 01/11/2013
executed in favour of P.B. GOHIL

bearing Flat NO K 204 registration no.2058, dated: 17/10/2013
executed in favour of N.P. PARMAR

bearing Flat NO K 301 registration no.1100, dated: 02/06/2014
executed in favour of DILIP D. PANCHAL

bearing Flat NO K 302 registration no.274, dated: 01/02/2014 executed
in favour of KARTHIK DUGGINA

bearing Flat NO K 303 registration no.835, dated: 24/03/2015 executed
in favour of GAURAV MANDSORWALE

bearing Flat NO K 304 registration no.2057, dated: 17/10/2013
executed in favour of N.A. PARMAR

bearing Flat NO K 401 registration no.559, dated: 06/03/2014 executed
in favour of N.K. PIPPAL

bearing Flat NO K 402 registration no.1424, dated: 25/05/2015
executed in favour of R.R.DUBEY

bearing Flat NO K 404 registration no.1102, dated: 02/06/2014
executed in favour of GUNJAN TIWARI

bearing Flat NO K 501 registration no.130, dated: 18/01/2014 executed
in favour of H.S.BHATT



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Ref. No.

Date :

...19...

bearing Flat NO F 401 registration no.224, dated: 25/10/2012 executed
in favour of BHUPINDERSINGH MALHOTRA

bearing Flat NO E 101 registration no.206, dated: 28/01/2016 executed
in favour of R.B. GHOL

bearing Flat NO I 501 registration no.1995, dated: 13/10/2014 executed
in favour of S.R. PATEL

Also I find that by virtue of agreement Sale which is executed by
SANJAYBHAI VALLABHBHAI PATEL, JAYESHBHAI JAGDISHBHAI
PATEL, HARDIKBHAI JAGDISHBHAI PATEL, SATISHBHAI
VALLABHBHAI PATEL, HITENDRABHAI RAVJIBHAI PATEL,
PANKAJBHAI RAVJIBHAI PATEL as owner of the land and Pawan
Infraspace Private limited its director chetan hasmukhbhai shah as
confirming party which is registered before sub register of vadodara

bearing Flat no 401-F registration no.224, dated: 25/10/2012 executed
in favour bhupindersingh malhotra and flat no 101 E registration no
206 datew 28/01/2016 flat no 501 registration no 206 datew
28/01/2016

"VIRAM- III" 1 & 2 BHK Apartment in which total 195 flat is
constructed in different 11 tower namely A, B, C, D, E, F, G, H, I, J,
and K out of total 195 flat 127 flat is all ready sold and 68 flat is unsold

OPINION

That therefore subject to the observations / recommendations and in
light of the facts as emerging from various documents being received from
The Original Owners and as referred to above, I am of the clear opinion
that the scheduled property was lawfully and exclusively owned and
occupied by "The Original Owners" as absolute, exclusive owners and the
title of the scheduled property was clear, marketable and transferable and
was free from reasonable doubts subject to the condition that R S No 419

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Date :

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admeasuring about 7588 Sq Mtr land is mortgage with central Bank of India MID Mandir B P C Road vadodara through its manger p v jimmy on date 19/03/2013 bearing registration No 620 which was register before sub register of vadodara , is required to be enter in the property card of the city survey The Original Owners transferred / sold the Scheduled Property in favour of any person.

Place: Vadodara

Date: 08/04/2016.

Advocates and Notary

Hareshchandrasinh J. Zala



