

**VIJAY S. GOSWAMI**

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Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

**-: TO WHOM SO EVER IT MAY CONCERN :-**

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "no encumbrance" certificate of land in which the owner of the land has the right / title / interest in the property and I also have 35 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Date: 20-09-2017

Advocate sign:



Place: Vadodara.

Advocate name: Vijay S. Goswami



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The contents of above are true and correct and I have concealed nothing there from.

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संज्ञक संख्या

वेबसाइट संख्या: ई.सं. 929, सी.सं. 182171  
Search in: गोत्र/GOTRI

86

संज्ञक संख्या: 4050518884400771448  
वेबसाइट संख्या: 929  
सी.सं.: 182171

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Handwritten signature and official stamp of the Registrar of Companies, Mumbai.

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No. 401, 504, 104, 201 of Tower C9, Flat No. 203, 103, 301 of Tower D,  
Flat No. 401, 402, 301 of Tower E1, Flat No. 402 of Tower E3, Flat No.  
502, 304, 503, 403, 504, 404 of Tower F1, Flat No. 404 of Tower F2 &  
Notarized Agreement to Sale of Flat No. 503 of Tower C6 of "AKSHAR  
PAVILION."

Date:01-07-2015  
VADODARA

  
V. S. GOSWAMI  
ADVOCATE



**Jayantilal V. Chawda**

B. Sc., L.L.B., D. L. P.  
Advocate (Gujarat High Court)

**Office :**

Ground Floor, Ranade Villa,  
Ananta Tekari, Kotha Char Easta  
Vadodara.

સર્વે રીપોર્ટ

તા. ૨૦/૦૬/૨૦૧૫.

ફાઇલ નં : -૨

પ્રતિ શ્રી,  
વિવેક જોશ્યામી, એડવોકેટ  
કુર્ણી  
અરવિંદ/મણીક  
મોજે ઝોરી, તા. જી. વડોદરા

રે.સ.નં. ૯૨૪, ૯૨૫ પેકેટી, ૯૨૫/બી પેકેટી, સી.સ.નં. ૧૮૨૧/૫,૨,૩

સને ૨૦૧૪ અને ૨૦૧૫, વચ્ચેના સર્વે રીપોર્ટ છે.પાવતી સમોટ છે.

- વડોદરા સહ રજીસ્ટ્રાર કચેરીના તમામ ગોચરની ફાઇલ-૨ ના રજીસ્ટ્રારી હેઠળ કોર્ટનો/મણીક છે. જેથી કોર્ટ સહજ રીતે કોર્ટના પાવતી સમોટની કોર્ટની કોર્ટની કોર્ટની રીપોર્ટ કોર્ટ પાવતી સમોટ છે. જેથી કોર્ટના પાવતી/મણીક/સહજ રીપોર્ટ નથી. સર્વે રીપોર્ટ શ્રી મોજે-કુર્ણીના પાવતી સમોટની કોર્ટની રીપોર્ટના પાવતી/મણીક/સહજ રીપોર્ટ નથી.
- કોર્ટના સર્વે સહ રજીસ્ટ્રાર કચેરી વડોદરાના પેકેટી કોર્ટના પાવતી/મણીક રીપોર્ટના પાવતી સર્વે રીપોર્ટ છે.
- ૨૦૧૪ નો રીપોર્ટ કોર્ટના પાવતી સર્વે રીપોર્ટ નથી.
- ૨૦૧૫ નો રીપોર્ટ કોર્ટના પાવતી સર્વે રીપોર્ટ નથી.

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## TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of  
land bearing R. S. No. 924, 925  
palki, 925/B palki of village  
GOTRI, Ta. & Dist.  
VADODARA, CITY SURVEY  
No. 1821/1/2/2 admeasuring  
54978.88 sq. mtrs N.A. land.

I have investigated the title of the said land and in my opinion the title of the said land is clear & marketable subject to registered Agreement to Sale of Flat No. 204, 304, 504, 203, 103 of Tower No. B/11, Flat No. 304, 503, 303, 403, 101, 205 of Tower No. B/12, Flat No. 402, 401, 101, 202, 104 of Tower No. B/13, Flat No. 302, 401, 201, 504, 403, 304, 301, 303 of Tower No. B/14, Flat No. 204, 404, 403, 504, 502, 303 of Tower No. B/15, Flat No. 104, 303, 404, 304, 204, 101, 301 of Tower No. C1, Flat No. 402, 203 of Tower C2, Flat No. 401 of Tower No. C3, Flat No. 101 of Tower No. C5, Flat No. 201, 304, 404, 104, 204 of Tower C6, Flat No. 304, 404, 501, 101 of Tower C8, Flat No. 203, 404, 401, 201, 104, 303, 204 of Tower C7, Flat No. 401, 504, 104, 201 of Tower C9, Flat No. 203, 103, 301 of Tower D, Flat No. 401, 402, 301 of Tower E1, Flat No. 402 of Tower E5, Flat No. 502, 304, 503, 403, 504, 404 of Tower F1, Flat No. 404 of Tower F2 & Notarized Agreement to Sale of Flat No. 503 of Tower C6 of "AKSHAR PAVILION."

Date: 1-07-2015

VADODARA



  
V. S. GOSWAMI  
ADVOCATE



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## REPORT ON TITLE

Investigation of title in respect of  
land bearing R. S. No. 924, 925  
paiki, 925/B paiki of village  
GOTRI, Ta. & Dist.  
VADODARA, CITY SURVEY  
No. 1821/1/2/2 admeasuring  
54978.88 sq. mtrs N.A. land.

As per mutation entry No: 341, R.S. No: 924, 925 mutated in name of  
VATA GOCHAR (PASTURE LAND) VAHIVAT KARTA SHRI  
SARKAR.

As per PARCHURAN DUMALA NABUDI KAYDA & as per  
Circular TALUKA circular VATA GOCHAR land mutated in name of  
STATE GOVERNMENT. The said change was entered in revenue record  
vide entry No. 456 dated 25-10-55.

As per order of COLLECTOR, VADODARA No. LANDS.R/5 dated  
24-3-56, R.S. No. 924 & 925 shown as VATA GOCHAR land. The said  
change was entered in revenue record vide entry No. 499 dated 11-4-56,  
certified by revenue authority.

As per Circular No. S-251 dated 3-6-50 and DURSTI No. S/ dated 3-  
1-51, of local self Government and Public Health Department, Possession  
of GOCHAR land R.S. No. 924 Acre 2-00 Gunthas and R.S. No. 925 Acre  
81-22 Gunthas land was handed over to GOTRI GRAM PANCHAYAT.  
The said change was entered in revenue record vide entry No. 788 dated 16-  
5-59, certified on 22-8-62.



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As per LETTER/CIRCULAR No. L.N.D/1466, 93452 dated 3-1-68 of Revenue Department, STATE OF GUJARAT to DISTRICT COLLECTOR, VADODARA, R.S. No. 925 Acre 81-22 Guntha paiki southern side (near sim of village HHAILI) Acre 15-00 Guntha land reserved for RAJRATNA CAPTAIN E.F. DEBU SAHEB. The said land deleted from GOCHAR (PASTURE LAND) & mutated in name of state Govt. and possession of said land taken by circle inspector from Sarpanch. The said change was entered in revenue record vide entry No. 1326 dated 23-2-68, certified on 25-6-68.

DISTRICT COLLECTOR, VADODARA vide his order No. LAND/1583 dated 14-3-68 allotted R.S. No. 925 paiki Acre 15-00 Gunthas land to police commissioner- RAJRATNA CAPTAIN E.F. DEBU & handed over possession of the said land to SHRI E.F. DEBU. The said change was entered in revenue record vide entry No. 1327 dated 29-3-68, certified on 25-6-68.

As per order of COLLECTOR, VADODARA No. LAND-B-62/22/69 dated 2-2-70 & letter No. LAND-B-363/70 dated 2-2-70 JOSHI PRANSHANKAR MULJIBHAI as Sarpanch of village GOTRI had executed registered sale deed dated 18-1-71 in favour of AIRACHSHA FARAMJI DEBU in respect of land bearing R.S. No. 924, 925 paiki total admeasuring Acre 16-22 Gunthas land of village GOTRI Ta. & Dist. VADODARA. The said change was entered in revenue record vide entry No. 1436 dated 20-2-71, certified by revenue authority.

AIRACHSHA FARAMJI DEBU died on 18-8-86, name of his heirs (1) HOMAI w/o AIRACHSHA DEBU (2) NAUSHIR AIRACHSHA DEBU (3) KEKI d/o AIRACHSHA DEBU were entered in revenue record for said land vide entry No. 2727 dated 25-9-86, certified by revenue authority.





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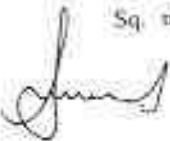
AIRACHSHA FARAMJI DERU had executed WILL dated 26-12-85 in favour of MUKESHBHAI JAMNADAS SHAH & thereafter he died on 18-8-86. As per the said WILL land bearing R.S. No. 924, 925/A & 925/B bequeathed to MUKESHI JAMNADAS SHAH & his name was entered in revenue record vide entry No. 2728 dated 25-9-86, certified by revenue authority.

As per mutation entry No. 3216 dated 5-2-90, Dy. COLLECTOR, VADODARA in case No. R.T.S/RIVI/CASE/116/89 dated 15-1-90 mutation entry No. 2728 was taken in SUO-MOTO RIVISION & SHOW-CAUSE notice was issued to MUKESHI JAMNADAS SHAH. The said SHOW-CAUSE notice was withdrawn by the Dy. COLLECTOR, VADODARA. The said entry was certified on 7-3-90.

The COMPETANT OFFICER & ADDITIONAL COLLECTOR, VADODARA vide his order No. U.L.C/1076/1115 D/Scheme No. 792-D, No. 342 GOTRI dated 16-4-90, sanctioned a scheme under Sec 21 (1) of U.L.C. Act, 1976 for R.S. No. 924, 925/A, 925/B of village GOTRI. The said change was entered in revenue record vide entry No. 3286 dated 7-5-90, certified on 8-6-90.

COLLECTOR, VADODARA vide his order No. VATAN/VASHI-1047-90 dated 4-6-90, R.S. No. 925/B paiki H. 6-07-43 of village GOTRI converted from new tenure land to old tenure land. Applicant had paid premium amount of Rs. 6,07,030/-. The said change was entered in revenue record vide entry No. 3312 dated 21-6-90, certified on 27-7-90.

COLLECTOR, VADODARA vide his order No. LAND/D/VASHI/568/88/90 dated 5-10-90 had granted/issued N.A. permission for R.S. No. 924, admeasuring 8094 Sq.mtr., R.S. No. 925 paiki A admeasuring 71502.25 Sq. mtr., R.S. No. 925/B admeasuring 27860.20 Sq. mtr. total admeasuring 1,07,456.45 Sq. mtr., land for residential



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purpose. The said change was entered in revenue record vide entry No. 3380 dated 15-12-90, certified on 18-1-91.

VADODARA MUNICIPAL CORPORATION had issued building permission No. 122/91-92 & 123/91-92 dated 25-7-91 in respect of said land.

MUKESHBHAI JAMNADAS SHAH had executed registered sale deed dated 13-9-93 registered at Serial No. 14938 for 5907 Sq. mtrs & executed registered sale deed dated 26-8-93 registered at Serial No. 13993 for 5907 Sq. mtrs land & executed registered sale deed dated 6-9-93 registered at Serial No. 14568 for 5907 Sq. mtrs land in favor of RADHA SWAMI SATSANG SARVAJANIK TRUST for R.S. No. 925/B paiki of village GOTRI Ta. & Dist. VADODARA.

With the consent of MUKESHKUMAR JAMNADAS SHAH, name of his wife VARSHABEN MUKESHKUMAR & name of his son AMITKUMAR MUKESHKUMAR, SURBHIT MUKESHKUMAR were entered in revenue record for R.S. No. 925 paiki vide entry No. 4924 dated 18-11-2000, certified on 17-1-2001.

COLLECTOR, VADODARA vide his order No. N.A./SHARATBHANG/S.R./68/2011-12 No. N.A./SEC-66/VASHB/368/2012 dated 17-4-2012 granted N.A. permission for land bearing R.S. No. 924, 925 paiki, 925/B paiki admeasuring 1,07,456.45 sq.mtr. paiki city survey No. 1821/1/2 admeasuring 35954.70 sq.mt of village GOTRI.

As per sanctioned layout plan & measurement and as per possession separate City Survey No. 1821/2/2 was allotted for land admeasuring 54978.88 Sq.mtr in name of MUKESH JAMNADAS SHAH. The said change was entered in revenue record vide entry No. 10594 dated 29-8-2013, certified on 3-10-2013.



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As per notarized affidavit of co-owners dated 16-11-2013, Notarized at Serial No. 3052 & Notarized Declaration dated 25-11-2013, Notarized at Serial No. 3094, name of AMIT MUKESHBHAI SHAH & SURBHITBHAI MUKESHBHAI SHAH as co-owners of said land are entered in Property Card of City Survey Department vide entry No. 11128 dated 28-11-2013, certified on 4-1-2014.

VADODARA MAHANAGAR SEVA SADAN has issued building permission No. WARD-11/A-41/2014-2015 dated 29-9-2014 for R.S. No. 924, 925 paiki, 925/B of village GOTRI Ta. & Dist. VADODARA.

As per GOVERNMENT NOTIFICATION, URBAN LAND (CEILING AND REGULATION) ACT, 1976 is repealed from 30-3-1999.

As per death certificate of VADODARA MUNICIPAL CORPORATION, VARSHABEN MUKESHKUMAR SHAH died on 1-5-2008.

1. MUKESHBHAI JAMNADAS SHAH, 2. AMIT MUKESHBHAI SHAH, 3. SURBHIT MUKESHBHAI SHAH No. 2 personally & No. 1 & 3 through their power of attorney holder AMIT MUKESHBHAI SHAH has executed registered Agreement to sale in respect of Flat No. 204, 304, 504, 203, 103 of Tower No. B/11, Flat No. 304, 503, 303, 403, 101, 203 of Tower No. B/12, Flat No. 402, 401, 101, 202, 104 of Tower No. B/13, Flat No. 302, 401, 201, 504, 403, 304, 301, 303 of Tower No. B/14, Flat No. 204, 404, 403, 504, 502, 303 of Tower No. B/15, Flat No. 104, 303, 404, 304, 204, 101, 301 of Tower No. C1, Flat No. 402, 203 of Tower C2, Flat No. 401 of Tower No. C3, Flat No. 101 of Tower No. C5, Flat No. 201, 304, 404, 104, 204 of Tower C6, Flat No. 304, 404, 501, 101 of Tower C8, Flat No. 203, 404, 401, 201, 104, 303, 204 of Tower C7, Flat No. 401, 504, 104, 201 of Tower C9, Flat No. 203, 103, 301 of Tower D. Flat No. 401,



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402, 301 of Tower E1, Flat No. 402 of Tower E3, Flat No. 502, 304, 503, 403, 504, 404 of Tower F1, Flat No. 404 of Tower F2 of AKSHAR PAVILION situated in R. S. No. 924, 925 paiki, 925/B paiki of village GOTRI, Ta. & Dist. VADODARA, CITY SURVEY No. 1821/1/2/2 admeasuring 54978.88 sq. mtrs paiki 32986.80 Sq.mtrs of village AKOTA Ta. & Dist. VADODARA.

1. MUKESHBHAI JAMNADAS SHAH, 2. AMIT MUKESHBHAI SHAH, 3. SURBHIT MUKESHBHAI SHAH No. 2 personally & No. 1 & 3 through their power of attorney holder AMIT MUKESHBHAI SHAH has executed Notarized Agreement to sale in respect of Flat No. 503 of Tower C6 of AKSHAR PAVILION situated in R. S. No. 924, 925 paiki, 925/B paiki of village GOTRI, Ta. & Dist. VADODARA, CITY SURVEY No. 1821/1/2/2 admeasuring 54978.88 sq. mtrs paiki 32986.80 Sq.mtrs of village AKOTA Ta. & Dist. VADODARA.

I have verified available revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. MUKESHKUMAR JAMNADAS SHAH, AMITKUMAR MUKESHBHAI SHAH, SURBHIT MUKESHBHAI SHAH are joint owners of land bearing R. S. No. 924, 925 paiki 925/B paiki of village GOTRI Ta. & Dist. VADODARA, CITY SURVEY No. 1821/1/2/2 admeasuring 54978.88 sq. mtrs N.A. land. As per my opinion, title of said land is clear & marketable subject to registered Agreement to sale in respect of Flat No. 204, 304, 504, 203, 103 of Tower No. B/11, Flat No. 304, 503, 303, 403, 101, 203 of Tower No. B/12, Flat No. 402, 401, 101, 202, 104 of Tower No. B/13, Flat No. 302, 401, 201, 504, 403, 304, 301, 303 of Tower No. B/14, Flat No. 204, 404, 403, 504, 502, 303 of Tower No. B/15, Flat No. 104, 303, 404, 304, 204, 101, 301 of Tower No. C1, Flat No. 402, 203 of Tower C2, Flat No. 401 of Tower No. C3, Flat No. 101 of Tower No. C5, Flat No. 201, 304, 404, 104, 204 of Tower C6, Flat No. 304, 404, 501, 101 of Tower C8, Flat No. 203, 404, 401, 201, 104, 303, 204 of Tower C7, Flat

