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TO WHOM SO EVER IT MAY CONCERN

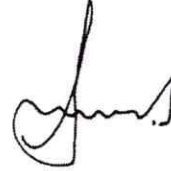
**Investigation of title in respect of Land
bearing R. S. No. 374, 375 of village
ATLADRA Ta. & Dist. VADODARA.
included in T.P. Scheme No. 20, F. P. No.
37 & 38 total land paiki Plot No. 1
admeasuring 1739.99 Sq. Mtrs N.A.
Land.**

I have investigated the title of said land and found that title of said land is clear, marketable & free from all encumbrances subject to Registered Development Agreement of SATSANG DEVELOPERS-a partnership firm through its managing partner KAMLESHBHAI NIRMALBHAI THAKKAR.

Date: 23-05-2022

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



SATSANG DEVELOPERS


PARTNER

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Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.**REPORT ON TITLE**

Investigation of title in respect of land bearing R. S. No. 374, 375 of village ATLADRA Ta. & Dist. VADODARA. included in T.P. Scheme No. 20, F. P. No. 37 & 38 total land paiki Plot No. 1 admeasuring 1739.99 Sq. Mtrs N.A. Land.

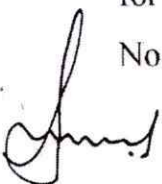
R. S. No. 374

After the death of JIVABHAI BADHAR name of his son NAROTTAM JIVABHAI was entered for R. S. No. 374 vide entry No. 185, certified by revenue authority.

As per Government notification No. CON 3335 dated 11-07-1955 & as per TALUKA HUKAM No 250/3630 dated 10-08-1955 land bearing R. S. No. 374 declared as fragment land, the said change was entered in revenue record vide entry No. 433 dated 30-9-1955, certified by revenue authority.

As per instruction of BABARBHAI BECHARBHAI, NAROTTAM JIVABHAI died their for name of RAMANBHAI DAHYABHAI allies NAROTTANBHAI was entered in revenue record for said land vide entry No. 611 dated 05-04-1959, certified by revenue authority.

As per order of tenancy court in case No. 41 dated 01-01-1964 name of BABARBHAI BECHARBHAI as tenant was entered in revenue record for R.S.No 374 & name of RAMANBAI DAHYABHAI deleted vide entry No. 904 dated 26-06-1964, certified by revenue Authority.



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As per Notification No. 1076/634/69/76 dated 05-07-1976 of revenue department land bearing R.S.No. 374 declared as fragment land. The said change was entered vide entry No. 1488 dated 23-02-1980, certified on 28-03-1980 .

ADDL COLLECTOR , vide his order No. LAND/ 2593/79 granted an examination for. R.S.No. 374 agriculture purpose. The said change was entered vide entry No. 1506 dated 03-04-1980, certified by revenue authority.

Plaintiff SATYANARAYAN TRADERS a partnership firm through it's vahivat karta partner's RAMESHBHAI CHATURBHAI PRAJAPATI & others had filed special civil suit No. 777/1996 in court of 7th joint civil judge (S.D) VADODARA against defendant BABARBHAI BECHARBHAI SOLANKI in respect of R.S.No. 374 the learned 7th joint civil judge (S.D) VADODARA. vide his order dated 30-06-1998 granted an order to maintain status quo of the suit property of land bearing R.S.NO 374. . The said change was entered vide entry No. 2247 dated 12-08-1998, certified by revenue authority.

BABARBHAI BECHARBHAI died on 05-10-2021 name of his heirs (1) JAMNABEN BABARBHAI (2) AMRUTBEN BABARBHAI (3) SARDABEN BABARBHAI (4) MANJUBEN BABARBHAI (5) BHIKHABHAI BABARBHAI were entered in revenue record vide entry No. 2807 dated 12-09-2004, certified on 09-11-2004.

SATYANARAYAN TRADERS a partnership firm had withdrawn the special civil suit No. 777/1996. Withdrawn unconditionally their for the order of injunction status quo be vacated from the revenue record vide entry No. 2848 dated 09-02-2005, certified by revenue Authority.

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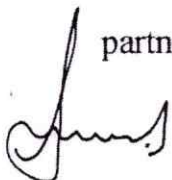
COLLECTOR VADODARA vide his order No. TENENCY/ A/VASHI/ 3788/2006 dated. 18-09-2006, admeasuring 3374 Sq. Mtrs land converted to prohibited tenure to old tenure land for Non agriculture / residential purpose. The said change was entered in revenue record vide entry No. 2990 dated 05-10-2006, certified on 07-11-2006.

As per mutation entry No. 2991 dated 05-10-2006, word fragment was deleted from revenue record for R.S.No 374. the said entry was certified on 07-11-2006.

(1) JAMNABEN BABARBHAI (2) AMRUTBEN BABARBHAI (3) SARDABEN BABARBHAI (4) MANJUBEN BABARBHAI (5) BHIKHABHAI BABARBHAI through their power of attorney holder BHAILALBHAI PUJABHAI PRAJAPATI had executed registered sale deed dated 30-09-2006 in favor of (1) NIRMALBHAI RAMANBHAI THAKKAR (2) MUKESHBHAI NIRMALBHAI THAKKAR (3) KAMLESHBHAI NIRMALBHAI THAKKAR for R.S.No. 374 Name of purchaser was entered in revenue record, vide entry No. 2992 dated 05-10-2006, certified on 07-11-2006.

COLLECTOR, VADODARA vide his order No. N.A/ S. R/ 35/2006-07 No. LAND/ D/ VASHI/ 438/ 2007 dated 12-03-2007 had issued N. A permission for R.S.No /Block No. 374, T. P No. 20 F. P No. 37 admeasuring 3374 Sq.Mtrs land paiki 2678.22 Sq.Mtrs for residential purpose and 695.78 Sq.Mtrs land for commercial purpose. The said change was entered in revenue record for said land vide entry No, 3109 dated 21-05-2007, certified on 03-08-2008.

(1) THAKKAR NIRMALBHAI RAMANBHAI (2) THAKKAR KAMLESHBHAI NIRMALBHAI (3) THAKKAR MUKESHBHAI NIRMALBHAI & confirming party – M/s SATSANG DEVELOPERS – a partnership firm through its partner THAKKAR KAMLESHBHAI

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NIRMALBHAI had jointly executed registered sale deed dated 21-09-2016, registered at serial No. 13702 in favor of RAAMA CORPORATION through their partner MR. OMPRAKASH KRIPACHAND BENGANI for land bearing R. S. No. 373 & 374, T. P. No. 20, F. P. No. 36 & 37 paiki Plot No. 2 admeasuring 1221.71 Sq. Mtrs land of village ATLADARA Ta. & Dist. VADODARA. Name of purchaser was entered and name of sellers were deleted from revenue record, vide entry No. 3991 dated 13-10-2016, certified on 17-12-2016.

R. S. No. 375

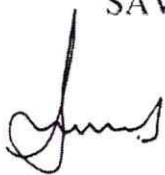
After the death of KHODABHAI BAPUBHAI name of his heir SAVABHAI KHODABHAI was entered in revenue record for R.S. No. 375 vide entry No. 380.

As per Government notification No. CON 3335 dated 11-07-1955 & as per TALUKA HUKAM No 250/3630 dated 10-08-1955 land bearing R. S. No. 375 declared as fragment land, the said change was entered in revenue record vide entry No. 433 dated 30-9-1955, certified by revenue authority.

Charge of BIL SARKARI MANDLI for Rs. 700/- was entered in revenue record for R. S. No. 375 & others vide entry No. 649 dated 05-06-1960, certified by revenue authority.

Charge of BIL JUTH VIVIDH KARYAKARI SAHKARI MANDALI was deleted from revenue record for R. S. No. 375 & others vide entry No. 1149 dated 25-06-1969, certified by revenue authority.

SAVABHAI KHODABHAI died on 1-07-1979 name of his heirs (1) REVABEN widow of SAVABHAI KHODABHAI (2) BHAILALBHAI SAVABHAI (3) DHUDIBEN SAVABHAI (4) GANGABEN SAVABHAI

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were entered in revenue record for said land vide entry No. 1485 dated 16-01-1980, certified on 25-02-1980.

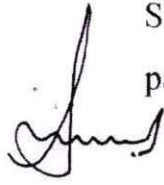
As per Notification No.1076/634/69/76 dated 05-07-1976 of Revenue Department land bearing R.S.No. 375 declared as fragment land. The said change was entered vide entry No. 1488 dated 23-02-1980, certified on 28-03-1980.

ADDL. COLLECTOR VADODARA vide his order No. LAND 2593/79 dated 04-09-1979 granted an exemption for said land for agriculture purpose. The said change was entered in second right column of revenue record vide entry No. 1500 dated 03-04-1980, certified by revenue authority.

M/s SATYANARAYAN TRADERS a partnership firm through it's managing partners RAMANBHAI CHATURBHAI PRAJAPATI & SANJAYBHAI SHAMBHUBHAI PATEL had file special civil suit No. 780/1996 against BHAILALBHAI SAVABHAI PARMAR & others in court of CIVIL JUDGE (S.D) VADODARA in respect of R.S.No. 375 & others, The said suit was compromised and consent terms filed in the court. The said change was entered in revenue record vide entry No. 2233 dated 01-07-1998, certified on 10-08-1998.

REVABEN widow of SAVABHAI KHODABHAI died on 10-07-1988, therefore her name was deleted from the revenue record for R. S. no. 375 & others vide entry No. 2806 dated 02-09-2004, certified on 06-10-2004.

(1) BHAILALBHAI SAVABHAI PARMAR (2) DHULIBEN SAVABHAI PARMAR (3) GANGABEN SAVABHAI PARMAR & confirming party-1 (1) DIPAKBHAI FAKIRBHAI PATEL (2) FAKIRBHAI PUNJABHAI PATEL & confirming party-2 M/s SATYANARAYAN TRADERS a partnership firm through it's managing partner's (1) RAMANBHAI CHATURBHAI PRAJAPATI (2)

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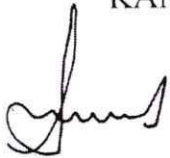
SANJAYBHAI SHAMBHUBHAI PATEL & others had jointly executed registered sale deed dated 09-11-2004 in favor of (1) NIRMALBHAI RAMANBHAI THAKKAR (2) MUKESHBHAI NIRMALBHAI THAKKAR (3) KAMLESHBHAI NIRMALBHAI THAKKAR for R.S.No. 375 & other of village ATLADRA Ta & Dist VADODARA. Name of purchasers were entered in revenue record. vide entry No. 2837 dated 11-12-2004, certified by revenue authority.

COLLECTOR, VADODARA vide his order No. N.A/ S. R/ 95/2004-05 No. LAND/ D/ VASHI/ 905/ 2005 dated 05-05-2005 had issued N. A permission for R.S.No /Block No. 375, T. P No. 20 F. P No. 38 admeasuring 3477 Sq.Mtrs land. The said change was entered in revenue record for said land vide entry No, 2865 dated 17-05-2005, certified by revenue authority.

VADODARA MAHANAGR PALIKA has issued development permission/rajachitthi No. WARD-6, COM-125/ 2020-2021, dated 14-12-2020 for commercial purpose in respect of R. S. No. 374 & 375 T. P. No. 20, F. P No. 37 & 38, of village ATLADRA Ta. & Dist. VADODARA.

VADODARA MAHANAGR PALIKA has issued development permission/rajachitthi No. WARD-6, SHB-104/ 2021-2022, dated 10-03-2022 for commercial purpose in respect of R. S. No. 374 & 375 T. P. No. 20, F. P No. 37 & 38, of village ATLADRA Ta. & Dist. VADODARA.

DY. COLLECTOR STAMP DUTY MULYANKAN TANTRA VIBHAG-1 VADODARA vide his order in case No. STAMP / VASHI / V-1 / D.K / VASHI / 2778 / 2022 dated 28-04-2022, to pay 1% stamp duty on development agreement among Rs. 2,95,79,900/- amounting to Rs. 2,95,699/- +25000/- total 3,20,699/-. The said amount has to pay by SATSANG DEVELOPERS-a partnership firm through its managing partner KAMLESHBHAI THAKKAR within 90 days from the date of the order.

**SATSANG DEVELOPERS**
SEAL

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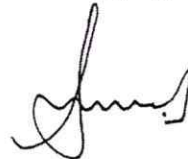
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(1) MUKESHBHAI NIRMALBHAI THAKKAR (2) KAMLESHBHAI NIRMALBHAI THAKKAR have executed registered development agreement dated 10-05-2022, registered at serial No. 9431 in favor of SATSANG DEVELOPERS-a partnership firm through its managing partner KAMLESHBHAI NIRMALBHAI THAKKAR R. S. No. 374, 375 of village ATLADARA, Ta. & Dist. VADODARA. Included in T. P. Scheme No. 20 (ATLADARA), F. P. No. 37, 38 total land paiki plot No. 1 admeasuring 1739.99 Sq. Mtrs. N. A land.

As per building permission issued by VADODARA MAHANAGAR PALIKA, SATSANG DEVELOPERS-a partnership firm through its managing partner KAMLESHBHAI NIRMALBHAI THAKKAR have plan to construct commercial project in the name & style of "SHREEJI SKY LINE".

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. (1) NIRMALBHAI RAMANBHAI THAKKAR (2) MUKESHBHAI NIRMALBHAI THAKKAR (3) KAMLESHBHAI NIRMALBHAI THAKKAR are joint owners of R. S. No. 374, 375 of village ATLADARA Ta. & Dist. VADODARA. Included in T.P. Scheme No. 20, F. P. No. 37 & 38 total land paiki Plot No. 1 admeasuring 1739.99 Sq. Mtrs N.A. Land As per my opinion the title of said land is clear, marketable subject to Registered Development Agreement of SATSANG DEVELOPERS- a partnership firm through its managing partner KAMLESHBHAI NIRMALBHAI THAKKAR

Date: 23-05-2022**Advocate sign:****Place: Vadodara.****Advocate name: V. S. Goswami****SANAD NO.:G/636/1982****SATSANG DEVELOPERS****PARTNER**