



Rajan J. Purohit & Associates

Advocate

Date :



TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing Block No/Survey No-250, admeasuring 1-02-18 H-R.A. Akar Rs.11.75 Paisa T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr and T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr Total admeasuring of F.P. is 6130.80 Paiki T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr of Village-Makarpura, Ta & Dist- Vadodara.

I have investigated the title of **M/s.Nilkanth Infra a Partnership firm Administrative Partner Vipulbhai Harikrishna Patel.** The Title of the said land is found clear and marketable and free from all encumbrances. **(According to document discussed in Annexure-A and legal notes discussed in Annexure-D).**

Place:-Vadodara,

Date-17/01/2022.



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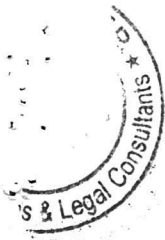
RAJAN J. PUROHIT
(Advocate)
Advocate
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O. P. Road, Vadodara - 390 007.

[List of Documents]

Annexure – A

Sr. No.	Description of Document
1	Copy of Village From No-7/12
2	Copy of Village From No-06 from
3	Copy of Sale Deed Execute by landowner Pareshkumar Maganlal Patel in favor of M/s.Nilkanth Infra a Partnership firm Administrative Partner Vipulbhai Harikrushna Patel by Reg. Sale Deed no.3333/2021 on dated-14/10/2021 for Rs.6,34,60,000/-.
4	Copy of Order of Principal Senior Civil Judge Vadodara C.M.A-32-2014 on dated-18/04/2017.
5	Copy of Order of Additional District Judge Vadodara Regular Civil Appeal No.123/2017 on dated-20/03/2019.





6	Copy of Order of Civil Judge Vadodara C.M.A. no. No.160/2020 on dated-08/03/2021.
7	Copy of Order of High Court of Gujarat at Ahmedabad R/Second Appeal No.185 of 2019 With Civil Application (For Stay) No. 1 of 2019 in R/Second Appeal No.185 of 2019 on dated-12/02/2021.
8	Copy of N.A. Order no.1241/19/16/005/2021, issued by Collector of Vadodara on Date-11/10/2021.
9	Copy of Construction Permission (Rajjachitthi) No.ward-12/L-17/2021-2022, issued by Vadodara Mahanagar Palika on Date-17/01/2022.
10	Search Report for 1991 to 31/12/2022 from the record of the office of Sub-Registrar, Vadodara.

Place:-Vadodara,

Date-17/01/2022.



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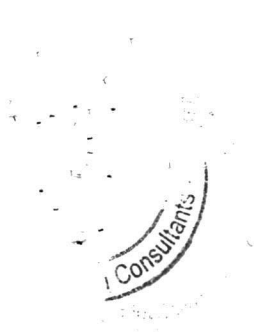


SCOPE AND LIMITATIONS

Annexure-B

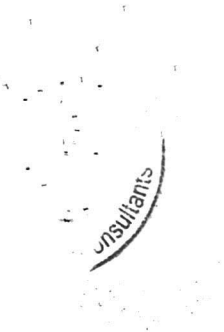
- A. While preparing this report, we have relied on the search conducted in the office of the Sub-Registrar of Assurances Vadodara, Revenue Records (in the form of relevant extracts from village Form No.7 & 12, Form No. 8-A and Mutation Entries recorded in village form No.6) and the documents, title deeds, search, records and orders in relation to the title of the Said Lands being provided to
- B. The scope of our work encompasses the following;
- I. Reviewing the aforesaid documents and records.
 - II. Identifying significant issues arising therefrom.
 - III. Preparing a title report based on our review in respect of title of the Said Lands.
- C. This Report is subject to the following qualifications;
- I. We have examined the revenue records and sub registry search in respect of the Said Lands relating to the past 30 years;

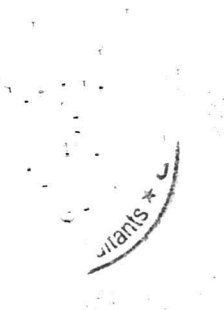
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- II. This Report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters and no search at any tribunals, civil court, high court, supreme court or any other litigations have been undertaken in relation to the Said Lands apart from the copies of the orders provided to us and will not be binding on Court, Tribunal or Regulatory Authority, which would have to be independently satisfied and we assume no legal responsibility in the event of our views not being accepted as correct by any Court, Tribunal or Regulatory Authority.
- III. We have issued public notices inviting claims/objection in relation to Said Lands in "Sandesh", "Gujarat Samachar" "Vadprad Today-Baroda" and "Divyabhaskar" editions on **18/03/2021.**
- IV. While conducting search in the office of the Sub-Registrar of Assurances, we have found that certain Index-2 Books are torn while the entries are also not maintained up to-date and are also not in good condition. We have relied on the



land revenue record i.e. Village Form No-7/12 and mutation entries recorded periodically under the provisions of BLRC. These entries reflect transfers, intervener, inheritance, tenancy rights and other diverse interests created on the Said Lands. The Mutation Entries so far as the Said Lands are concerned are only relevant extract and they depict the position of the Said Lands.

- V. Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in Laws or regulations occurring after the date of issue of this report.
- VI. Our review of documents and records as per the applicable Indian Laws is as deemed appropriate under the circumstances but do not necessarily include any internal circulars or policies of regulators not available in the public domain.

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- VII. The views expressed herein are based on our interpretation of applicable Indian Laws as on the date of this report and it is possible that executors and/or the regulators may have a contrary interpretation of the relevant provisions;
- VIII. This report is not to be transmitted to anyone other than the addressee else not is it to be relied upon by anyone else or for any other purpose or quoted or referred to in any public document or filed with anyone without our express consent.
- IX. The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable Law or regulations or on non-fulfilment of the terms and conditions thereof or may expire if such approval, consent or permit is time bound.
- X. "Indian Law" would include legislation at Central and State levels and also various rules, regulations, notifications, guidelines, governmental orders, byelaws, resolutions and internal policy rulings issued by any governmental agency.



The reporting mechanism relating to these is not entirely systematic and Laws may be published in publications not having wide circulation and not necessarily in a timely manner. There are limited and unsatisfactory facilities for verification of such Laws. Our review of Indian Laws has included materials published and freely available and such other materials as we have deemed appropriate under the circumstances but do not include any internal circulars or policies of regulators not available in the public domain.

- XI. Any changes in Indian Law (the term "Law" being widely construed to include any change in the interpretation of the Law). Which could be retrospective or any change in the facts and circumstances could have an effect on the validity of this report or any part hereof.
- XII. We express no views regarding any financial or technical data or material in relation to any proposed transaction.
- XIII. Our maximum liability relating to this report (regardless of form of action, whether in contract, negligence or otherwise) shall be limited. In no event shall we be liable to

any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, list profits, opportunity costs etc.) incurred by any party. We shall not be responsible for any losses, damages, costs, expenses or other consequences. If information material to this report is withheld or concealed from or misrepresented to us, and

XIV. We express no views other than as expressly mentioned hereinabove.

Place:-Vadodara,

Date-17/01/2022.



Rajan J. Purohit

(Advocate)

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ANNEXURE-"C"

SEARCH NOTES

Facts of Non-agriculture land bearing Block No/Survey No-250, admeasuring 1-02-18 H-R.A. Akar Rs.11.75 Paisa T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr and T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr Total admeasuring of F.P. is 6130.80 Paiki T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr of Village—Makarpura, Ta & Dist- Vadodara.

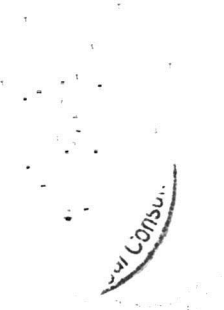
✚ Originally, the said land bearing Land R.S.No-250 belongs to Jorabhai Gopalbhai. Thereafter Jorabhai Gopalbhai has execute a family partition and according to the family partition the Maganbhai Jorabhai guardian of Vishvamitra Maganbhai has entered in the revenue records as a legal hire. The same has been recorded in the Revenue records vide entry no.71. The same entry was certified by the concern authority.

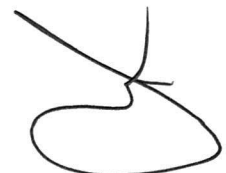
✚ Thereafter the said land **Saurakshit Ganotiya** (Tenant) Somabhai Gababhai has been entered in revenue record. The same has been

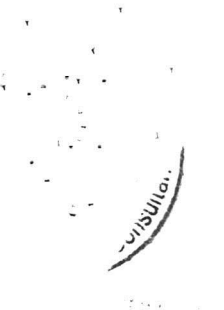


recorded in the Revenue records vide entry no.**97/76**.The same entry was certified by the concern authority.

- Thereafter order of Taluka Panchayat office Ja.No.Land-1891/66, dated 5/9/66 on said land area of 900 meters around Construction has been banned for Makarpura aircraft house in the land of survey number the has been recorded in the revenue records. The same has been recorded in the Revenue records vide entry no.**655**.The same entry was certified by the concern authority.
- Thereafter Somabhai Gababhai had taken a loan of Rs.1700/- from Makarpura Vividh Karyakari Sahkari Mandali and charge has been recorded in revenue record. The same fact has been recorded in Record vide entry no.**726**.The said entry was certified by the concern authority.
- Thereafter according to land Tribunal No.4116 for Rs.2340/- name of Tenant Somabhai Gababhai has been entered in revenue record and name of Vishvamitra Maganbhai Amin through his power of attorney Niranjn Maganlal deleted from Revenue records. The same fact has been recorded in Record vide entry no.**847**. The said entry was certified by the concern authority.

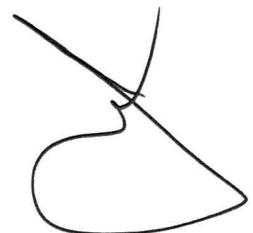
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- That the Somabhai Gababhai had taken a loan of Rs.2000/- from Makarpura Vividh Karyakari Sahkari Mandali and charge has been recorded in revenue record. The same fact has been recorded in Record vide entry no.**906**.The said entry was certified by the concern authority.
 - Thereafter According to order of Deputy Collector and Deputy Secretary of Urban Land Ceiling act Section 20 said land “**Kheti Mukti**” has been entered in revenue records. The same fact has been recorded in Record vide entry no.**1127/4**.The said entry was certified by the concern authority.
 - Thereafter According to Air force Station Notification, No 36W.7581/1131 Dated.25/09/87 on said land not create Construction more than 28.00 Sq. feet has been entered in revenue records. The same fact has been recorded in Record vide entry no.**1332**.The said entry was certified by the concern authority.
 - Thereafter Solanki Somabhai Gababhai was Died on.18/12/2005 and his Wife Solanki Zaverben Somabhai also died on.03/09/2000 left behind their legal heirs namely i.e. (1) Amarsinh Somabhai Solanki (2)

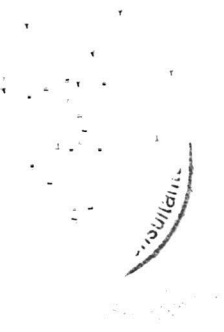




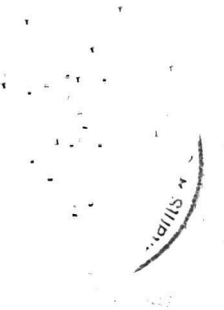
Ramilaben Narpatsinh Solanki (3) Ushaben Narpatsinh Solanki (4) Khodasinh Narpatsinh Solanki (5) Udaysinh Somabhai Solanki. Hence, the names of legal heirs were entered in the revenue record. The same has been recorded in the Revenue records vide entry no. **1793**. The same entry was certified by the concern authority.

- Thereafter Somabhai Gababhai Solanki Father of Amarsinh Somabhai Solanki has made a will on dated-22/09/2005 with Notary in favor of Patel Pareshkumar Maganlal. Thereafter Somabhai Gababhai died on 18/12/2005 and according to Will Patel Pareshkumar Maganlal has been entered in revenue records. The same has been recorded in the Revenue records vide entry no. **1794**. The same entry was certified by the concern authority.
- Thereafter According to the Magistrate of Krushipanch Vadodara City (East) Tenancy Case No.640/09 on dated 03/12/2018 said Gujarat Tenancy Administrative and agriculture land act-1948 Tenancy act Section 84 (C) Case Disposed on revenue record. The same has been recorded in the Revenue records vide entry no. **2370**. The same entry was certified by the concern authority.



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- Thereafter Patel Pareshkumar Maganlal had repaid the loan to Makarpura Vividh Karyakari Sahkari Mandali and charge deleted from revenue record. The same fact has been recorded in Record vide entry no.**2393**.The said entry was certified by the concern authority.
 - Thereafter According to New Certificate Magistrate of Krushipanch Vadodara City issue Namuna No.9 Bombay Tenancy act administrative and agriculture land act 1948 section 32(M) purchase volume laser page No. Makarpura-1 issue certificate vadodara on dated 16/09/2019 said landowner name deleted from Revenue record in Second right. The same fact has been recorded in Record vide entry no.**2398**.The said entry was certified by the concern authority.
 - Thereafter According to Vadodara Mahanagar Palika Town Development Department Ja.no.930, on dated-27/08/2021 according to said land Plot Validation said Total land 1-02-18 Paiki 40% land area 4200.42 Sq.mtr land name of Vadodara Mahanagar Palika has been entered in said land revenue record in Second Right. The same fact has been recorded in





Record vide entry no.**2465 & 2466**.The said entry was certified by the concern authority.

- Thereafter According to Collector of Vadodara Order no.1228/19/16/005/2021 said land Convert in Agriculture Purpose for N.A. has been entered in revenue record. The same fact has been recorded in Record vide entry no.**2469**.The said entry was certified by the concern authority.
- Thereafter said land Block No/Survey No-250, admeasuring 1-02-18 H-R.A. Akar Rs.11.75 Paisa T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr and T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr Total admeasuring of F.P. is 6130.80 Sq.mtr land According to Collector of Vadodara Order no.1241/19/16/005/2021, on Date-11/10/2021 said land Convert in Non-Agriculture Purpose has been entered in revenue record. The same fact has been recorded in Record vide entry no.**2470**.The said entry was certified by the concern authority.





➤ Thereafter the said land Block No/Survey No-250, admeasuring 1-02-18 H-R.A. Akar Rs.11.75 Paisa T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr and T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr Total admeasuring of F.P. is 6130.80 Sq.mtr landowner Pareshkumar Maganlal Patel has sold to M/s.Nilkanth Infra a Partnership firm Administrative Partner Vipulbhai Harikrishna Patel by Reg. Sale Deed no.3333/2021 on dated-14/10/2021 for Rs.6,34,60,000/-.The said Sale Deed was presented for registration in the office of Sub Registrar Vadodara. Accordingly, the aforesaid property has been mutated in the name of M/s.Nilkanth Infra a Partnership firm Administrative Partner Vipulbhai Harikrishna Patel. The same fact has been recorded in record of rights by Mutation Entry No.**2473**.The same entry was certified by the concern authority.

➤ Thereafter According to Rectification order of Magistrate of Vadodara City (South) order



no.iORA/11/1916/2021 on dated-02/12/2021 said land name of Patel Pareshkumar Maganlal has been delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**2480**.The same entry was certified by the concern authority.

- I have issued Public Notice in the daily newspaper 'Gujarat Samachar', 'Sandesh', 'Divya Bhaskar' and 'Vadpard Today-Baroda' on 18/03/2021 inviting objections from general public at large, and till date I have not any one received objection from Notice Period.
- I have caused necessary search for 1991 to 20/03/2021 from the record of the office of Sub-Registrar, Vadodar, through search-clerk and advocate J.V.Chavada on the basis of the record available and search taken from the record of the office of sub-registrar, Vadodara vide receipt no.4923, 4883, 688, 551, 4985, 4921, 691, 564 and 8022021136352.

Dated:-17.01.2022.

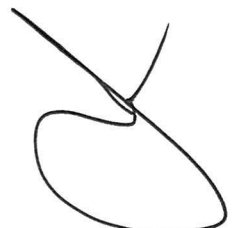
Place: - Vadodara.

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ANNEXURE-"D"

:- Legal Proceedings:-

- That the Principal Senior Civil Judge Vadodara saheb issued an order in C.M.A. NO.32/2014 appellant's Application The Indian Succession Act Section-263 Probate Revoke application has been rejected on dated-18/04/2017.
- Thereafter on same order, i.e. CMA-32/2014 applicant has file first appeal before add D.J Vadodara Wide No-123/2017 the 5th Addl. District Judge, Vadodara saheb issued an order in Regular Civil Appeal No.123 of 2017. Passed the order, which is written below.
 1. The Present appeal for revocation of probate standa allowed and consequently, the probate granted by order dtd. 07.12.2006 in Probate Misc. Application no.136/2006 is hereby revoked.
 2. Orders passed in (1) Kirkol (Misc.) Appln. No.32/14 on date 18.04.2006 and (2) Probate Misc. Appln. No.136/06 on date 07/12/2006 are hereby set aside.



3. The respondent shall deposit the original Probate before the Ld. Trial Court after expiry of appeal or the revision period.
4. The Parties are left to bear their own costs.
5. The original R & P of (1) Kirkol (Misc.) Appln. No.32/14 and (2) Probate Misc. Appln. No.136/06 are ordered to be returned to the Ld. Trial Court with copy of this order.

Signed and pronounced in the open Court.

on this 20th day of March, 2019.

Thereafter On Order Issued By Add. D.J In Matter RCA/123/2017 Respondent Of Same Matter Has Filed Appeal Before Gujarat High Court Vide No-185/2019 That The Gujarat High Court Ahmedabad in R/Second Appeal No.185 of 2019 With Civil Application (For Stay) No. 1 of 2019 in R/Second Appeal No.185 of 2019 on dated-12/02/2021. Passed the order, which is written below.

1. Heard Mr. S.P. Majmudar, learned advocate for the appellant and Mr. M. P. Prajapati, learned advocate for the respondents.



2. Both the learned advocates jointly state that parties have arrived at settlement and consent terms dated July, 2020 are produced on record. The same is taken on record.
3. In view of the consent terms the order and decree dated 20.3.2019 passed by the learned 5th Additional District Judge, Vadodara in Regular Civil Appeal No.123 of 2017 is set aside and decree be drawn as per the consent terms dated July, 2020.
4. The second appeal and civil application for stay stand disposed of in view of the above consent terms.

Dated:-17.01.2022.

Place: - Vaododara.



Rajan J. Purohit
(Advocate)
RAJAN J. PUROHIT Advocate
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O. P. Road, Vadodara - 390 007.



Date :

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and the Developer **M/s.Nilkanth Infra a Partnership firm Administrative Partner Vipulbhai Harikrishna Patel** for project **'AATMIYA BLU ONYX PHASE-1'** (hereinafter referred as owner and Developer), In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar. In my opinion the title of the Owner and Developer in respect of the below mentioned property is clear and marketable and free from all encumbrances. (according to document discussed in Annexure-A and subject to suggestion given Annexure-D).

SCHEDULE OF PROPERTY

All that pieces or parcels of Non-agriculture land bearing Block No/Survey No-250, admeasuring 1-02-18 H-R.A. Akar Rs.11.75 Paisa T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr and T.P. Scheme no.37, F.P.No.6/4 admeasuring according to F.P. is 4512.20 Sq.mtr Total admeasuring of F.P. is 6130.80 Paiki T.P. Scheme no.37, F.P.No.6/3 admeasuring according to F.P. is 1618.60 Sq.mtr of Village–Makarpura, Ta & Dist- Vadodara.

Place:-Vadodara,

Dated:-17/01/2022.

Rajan J. Purohit

(Advocate)

Enrolment No. 6/1564/2009

21



Rajan J. Purohit & Associates

Advocate



Date :

WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more the Ten years in land related matters, in which land title search report issuing of no encumbrance certificate on the land including right, Title, interest or name of any party in or over land; and my experience 11 years in land related meters according to GUJ RERA Rules.

The contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 17/01/2022.

Advocate Sign. :

Place: Vadodara.

Advocate Name: RAJAN J. PUROHIT

Enrolment No. G/1564/2009.

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