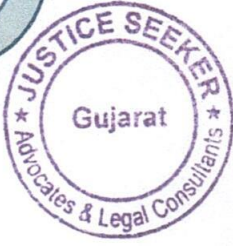


25

334/1 AND 334/2 TITLE



Rajan J. Purohit & Associates

Advocate

Date :

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of All that pieces or parcels of land in the Registration Dist & Sub-District of Vadodara, Non-Agriculture land bearing Revenue Survey No.334/1, admeasuring as per village Form No. 7/12, 1-00-16 Guntha, and Revenue Survey No.334/2, admeasuring as per village Form No. 7/12, 0-99-15 Guntha Total admeasuring as per village Form No.7/12, 1-99-31, T.P. Scheme No.37, Final Plot No.63, total admeasuring as per Final Plot 1-19-59 Sq.mtr. Paiki 0-59-79.50 Sq.mtr. of Village—Makarpura Ta & Dist-Vadodara.

I have investigated the title of **M/s. Bhavya Infrastructure**. The Title of the said land is clear and marketable (According to document discussed in Annexure A).

Place:-Vadodara,

Dated:-13/09/2021.



Rajan J. Purohit
(Advocate)

RAJAN J. PUROHIT
Advocate
007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.

[List of Documents]

Annexure – A

Sr. No.	Description of Document
1	Village Form No. 8-A
2	Village Form No. 7/12
3	Village Form No.6
4	Copy of N.A. Order of Vadodara Collector Tatkal/ N.A./S.R/65/2018-2019, No-Jamin/D/Kalam-65/Vashi/ 7085 to 93 / 2018, dated-12.12.2018.
5	Copy of Sale deed executed on Dated-14/12/2018 by land owner Patanvadia Chandubhai Mangalbhai (Thakor) in favour of M/s. Bhavya Infrastructure a Partnership firm through its Administrative Partner Dharmeshbhai Arvindbhai Patel for sale of land bearing R. S. No:-334/1 and 334/2 admeasuring 1-19-59 Paiki 0-59-79.50 Sq.Mtr for sale consideration of Rs.6,18,87,825/- duly registered in the office of Sub Registrar, Vadodara-6 (Maneja).
6	Order Copy of RTS/Takrari/Case no.4/2019, issued by Magistrate of Vadodara City (South) on dated-01/05/2019.

7	Order Copy of RTS/Appeal/Case no.18/2019, issued by Deputy Collector of Vadodara on dated-21/08/2019.
8	Order Copy of RTS/R.A/Case no.427/2019, issued by Collector of Vadodara on dated-16/01/2021.
9	Copy of Agreement to sale of dated 05/10/2018 vide registered no. 1611 registered before Sub Register of Vadodara.
10	Copy of Cancellation deed vide registered no-1285 Dated-23/08/2021 registered before Sub Register of Vadodara.
11	Order and Pursis of RCS No. 605/2017.
12	Online copy of Order of SCS -368/2019
13	Online copy of Order of SCS -392/2019
12	Copy of Construction (Rajachhithi) Permission no. Ward/12-HB-21/2018-2019 issued by Vadodara Mahanagar Palika on dated-29/12/2018.
13	Search Report for 1992 to 31/08/2021 from the record of the office of Sub-Registrar, Vadodara.

Place:-Vadodara,

Dated:-13/09/2021.



Rajan J. Purohit
(Advocate)
RAJAN J. PUROHIT
Advocate
007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.

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;
 - 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", and "Gujarat Samachar" editions on Dated-19/08/2021.**
- 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

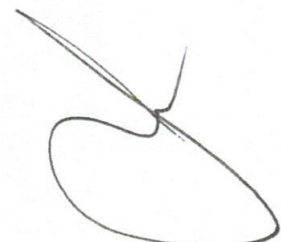
may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in Laws or regulations occurring after the date of issue of this report.

- 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.
- 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, lost 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 We express no views other than as expressly mentioned hereinabove.

Place:-Vadodara,

Dated:-13/09/2021.



Rajan J. Purohit
(Advocate)

RAJAN J. PUROHIT
Advocate
007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.

342 TITLE

CHANDRAKANT G. PATEL,

(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- A/1/4 Narayan Bunglow,
Near Punit Nagar, Chankyapuri,
New Sama Road,
VADODARA:390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing Block/old Revenue Survey
No.342, T.P Scheme No.37, F.P.No.70, of admeasuring according to
7/12 0-52-61 H-R-A and according to F.P 3007.00 Sq. Mtr of Village– Mouje-
Makarpura, Taluka and District-Vadodara.

I have investigated the title of Dharmeshbhai Arvindbhai Amin. The Title of the
said land is found clear and marketable (according to document discussed in
Annexure–A and legal suggestion given Annexure-C).

Place:-Vadodara,

Date-17/09/2029.



Chandrakant G. Patel

(Advocate)



[List of Documents]

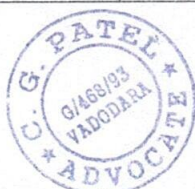
Annexure – A

Sr. No.	Description of Document
1	Copy Of Village From No-7/12
2	Copy Of Village From No-06
3	Copy of Title Certificate of N.M. Varsada Advocate on dated-26/06/2014.
4	Copy of Power of Attorney Executed by (1) Shantaben Shanabhai Patanvadia (2) Sureshbhai Manilal Patanvadia (3) Manjulaben Mangalbhai Patanvadia (4) Lalitaben Manilal Patanvadia (5) Taraben Shanabhai Patanvadia (6) Anjanaben Manilal Patanvadia (7) Kapilaben Widow Of Mangalbhai Patanvadia (8) Kaushikbhai Manilal Patanvadia (9) Kokilaben Shanabhai Patanvadia (10) Bhupendrabhai Mangalbhai Patanvadia (11) Minaben Ramanbhai Patanvadia (12) Subhashbhai Ramanbhai



ADVOCATE

	Patanvadia (13) Smitaben Manilal Patanvadia (14) Ramilaben Shanabhai Patanvadia (15) Champaben Shanabhai Patanvadia (16) Dilipbhai Ramanbhai Patanvadia in favor of Jethanand Kevalram Dasvani on dt.11/08/2011, before notary S.N.Patel vide Notary Reg. no.5079/2011.
5	Copy of N.A. Order no. CB/NA/VADODARA/MAKARPURA/342/996169/2018 issued by Collector of Vadodara on dated-19/12/2018.
6	Copy of Sale Deed Executed by (1) Shantaben Shanabhai Patanvadia (2) Sureshbhai Manilal Patanvadia (3) Manjulaben Mangalbhai Patanvadia (4) Lalitaben Manilal Patanvadia (5) Taraben Shanabhai Patanvadia (6) Anjanaben Manilal Patanvadia (7) Kapilaben Widow Of Mangalbhai Patanvadia (8) Kaushikbhai Manilal Patanvadia (9) Kokilaben Shanabhai Patanvadia (10) Bhupendrabhai Mangalbhai Patanvadia (11) Minaben



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ADVOCATE

	Ramanbhai Patanvadia (12) Subhashbhai Ramanbhai Patanvadia (13) Smitaben Manilal Patanvadia (14) Ramilaben Shanabhai Patanvadia (15) Champaben Shanabhai Patanvadia (16) Dilipbhai Ramanbhai Patanvadia No.1 to No.16 through their Power of Attorney Jethanand Kevalram Dasvani in favor of Dharmeshbhai Arvindbhai Amin for RS.3,11,22,450/- on dt.10/05/2018, vide Reg. Sale Deed no.797/2018.
7	Copy of Development Agreement Executed by Dharmeshbhai Arvindbhai Amin in favor of Bhavya Infrastructure on dt.18/09/2019, vide Reg. no.2419.
8	Search Report for 2014 to 2019 and 2019 to 17/09/2021 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-17/09/2019.

Chandrakant G. Patel
(Advocate)

