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TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect of land
bearing R. S. No. 292 paiki of village
CHHANI, Ta. & Dist. VADODARA
included in T. P. Scheme No. 13, F. P. No.
49 admeasuring 3579 Sq. Mtrs. N. A.
land.**

I have investigated the title of the said land and found that the title of
the said land is clear, marketable & free from encumbrances.

Date: 24-10-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

Investigation of title in respect of land bearing R. S. No. 292 paiki of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 3579 Sq. Mtrs. N. A. land.

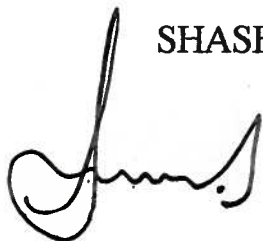
After the death of MATHURBHAI TRIKAMBHAI, name of PATEL PARSHOTTAMBHAI LALLUBHAI was entered in revenue record for R. S. No. 292 & other vide entry No. 519, certified by revenue authority.

Name of MANGALBHAI VAJEHSINGH was entered in revenue record as ordinary tenant for R. S. No. 292 vide entry No. 566/12, certified by revenue authority.

As per order No. 407 dated 21-07-1956, name of MANGALBHAI VAJEHSINGH – as ordinary tenant was deleted from revenue record for R. S. No. 292 & other vide entry No. 687 dated 22-08-1956, certified by revenue authority.

As per mutation entry No. 1477 dated 03-06-1961, the measurement of R. S. No. 292 shown as Acre 2 – 14 Gunthas. The said entry was certified by revenue authority.

PRANT OFFICER vide his order No. 3 dated 11-01-1961 had granted the permission to NIRALA ENGINEERS – a partnership firm. PARSHOTTAMBHAI LALLUBHAI had executed registered Sale Deed dated 16-06-1961 in favor of NIRALA ENGINEERS - a partnership firm & its partners (1) HARSHADKUMAR BABUBHAI, (2) SHASHIKANTBHAI BHAILALBHAI & (3) JAGDISHBHAI AMBALAL



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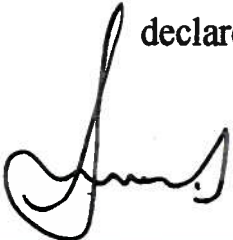
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in respect of land bearing R. S. No. 292 of village CHHANI, Ta. & Dist. VADODARA. Name of purchasers were entered in revenue record for said land vide entry No. 1485 dated 20-07-1961, certified by revenue authority.

JAGDISHBHAI AMBALAL – a partner of NIRALA ENGINEERS had relinquished / retired as a partner of the said firm & ARUNKUMAR S. DANDEKAR was admitted as a partner in NIRALA ENGINEERS – a partnership firm for said land. The said change was entered in revenue record for said land vide entry No. 1657 dated 03-09-1963, certified on 05-11-1963.

Partners of NIRALA ENGINEERS – (1) HARSHADKUMAR BABUBHAI, (2) SHASHIKANT BHAILALBHAI PATEL, (3) ARUNKUMAR S. DANDEKAR had executed registered partition deed dated 07-01-1965. According to the said partition, land bearing R. S. No. 292 paiki Acre 1 – 7 - 0 Gunthas mutated in name of SHASHIKANT BHAILALBHAI PATEL & land bearing R. S. No. 292 paiki acre 0 – 23 – 60 mutated in name of HARSHADKUMAR BABUBHAI PATEL. The said change was entered in revenue record for said land vide entry No. 1812 dated 26-03-1965, certified by revenue authority.

As per the mutation entry No. 3614 dated 05-08-1983, R. S. No. 292 paiki 4064 Sq. Mtrs. land shown as an excess land under ULC Act. The said entry was certified by revenue authority. Against this order, aggrieved party SHASHIKANT BHAILALBHAI PATEL had preferred appeal under Sec – 33 of the ULC Act before the Urban land Ceiling Tribunal. Thenafter Urban land Ceiling Tribunal vide his order No. APL/ VADODARA – 197/ 83 dated 15-01-1986 allowed the appeal & rejected the order of COMPETENT OFFICER & remanded the said matter for rehearing before Competent Officer in respect of R. S. No. 292 admeasuring 3143 Sq. Mtrs which was declared as excess land. Thereafter, ULC authority had not initiated any



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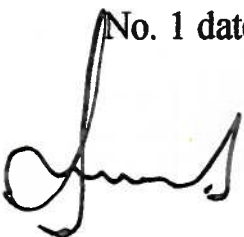
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proceedings & Government had not taken physical possession of said land & thereafter the ULC Act was repealed from 30-03-1999. Therefore, entire land of R. S. No. 292 declared as free hold land.

SHASHIKANTBHAI BHAILALBHAI died on 02-08-2003, names of his heirs (1) PATEL USHABEN – wife of SHASHIKANTBHAI BHAILALBHAI PATEL, (2) PATEL NEHABEN SHASHIKANTBHAI, (3) PATEL AABHABEN SHASHIKANTBHAI were entered in revenue record for said land vide entry No. 4884 dated 24-03-2004, certified on 28-04-2004.

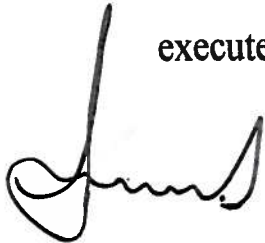
(1) PATEL USHABEN – wife of SHASHIKANTBHAI BHAILALBHAI PATEL, (2) PATEL NEHABEN daughter of SHASHIKANTBHAI & wife of RAVI KANDPAL, (3) PATEL AABHABEN daughter of SHASHIKANTBHAI & wife of GANESH DUVURIPAL had jointly executed registered Sale Deed dated 03-11-2014 registered at Serial No. 5095 in favor of KAILASH CORPORATION –a partnership firm through its partner KIRITGIRI MANGIRI GOSWAMI for R. S. No. 292 admeasuring 4755 Sq. Mtrs. of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 4755 Sq. Mtrs. land. Name of purchaser was entered in revenue record vide entry No. 8979 dated 05-11-2014, certified on 08-12-2014.

COLLECTOR, VADODARA vide his order No. N. A. / SHARATBHANG/ S. R./ 193/ 2014 – 15 No. BINKHETI/ K. 67/ VASHI/ 83/ 2015 dated 04-02-2015 granted N. A. permission for R. S. No. 292 of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 3579 Sq. Mtrs. paiki 2883.34 Sq. Mtrs. for residential purpose & 695.66 Sq. Mtrs. for commercial purpose. The said change was entered in property card of City Survey Department vide entry No. 1 dated 22-08-2019, certified by revenue authority.



Partners of KAILASH CORPORATION – a partnership firm, (1) PRAFUL BHIMJIBHAI KATUDIYA, (2) HIJESH BHIMJIBHAI KATUDIYA, (3) PINALBEN PRAFUL KATUDIYA, (4) MANGILAL GANESHJI PUROHIT, (5) GEETA NARESH PUROHIT, (6) VISHAL MATHILAL BAGHRECHA had jointly filed Sp. C. S. No. 28/2015 before the Hon'ble Senior Civil Judge, Vadodara against Partners of KAILASH CORPORATION – a partnership firm, (1) KIRITGIRI MANGIRI GOSWAMI, (2) SUDHABEN ASHOKBHAI PATEL, (3) HIRALBEN KAPILKUMAR PATEL, (4) RUTA HEMALKUMAR PATEL, (5) KANKALATA NAVNITBHAI PATEL, (6) RONAK NAVNITBHAI PATEL, (7) MAHENDRABHAI AMBALAL PATEL, (8) AMBALAL CHHOTABHAI PATEL, (9) ILA MANSUKHBHAI PATEL for partition, declaration and permanent injunction in respect of said land. Subsequently, the plaintiff had filed compromise deed vide Ex – 17 dated 12-04-2016. The Hon'ble Senior Civil Judge, Vadodara had disposed the suit vide Ex - 17 dated 30-04-2016.

KAILASH CORPORATION – a partnership firm through its partners (1) KIRITGIRI MANGIRI GOSWAMI, (2) SUDHABEN ASHOKBHAI PATEL, (3) HIRALBEN KAPILKUMAR PATEL, (4) RUTA HEMALKUMAR PATEL through their P. O. A. Holder ILABEN DHIRUBHAI PATEL, (5) KANKALATA NAVNITBHAI PATEL, (6) RONAK NAVNITBHAI PATEL, (7) MAHENDRABHAI AMBALAL PATEL, (8) AMBALAL CHHOTABHAI PATEL, (9) HIJESH BHIMJIBHAI KATUDIYA, (10) PINALBEN PRAFULBHAI KATUDIYA, (11) PRAFULBHAI BHIMJIBHAI KATUDIYA, (12) GEETA NARESH PUROHIT, (13) MANGILAL GANESHJI PUROHIT, (14) ILA MANSUKHBHAI PATEL through her P. O. A. Holder JINUL MANSUKHBHAI PATEL, (15) VISHAL MITHABHAI BAGRECHA has executed registered Sale Deed dated 13-08-2019 registered at Serial No.



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4250 in favor of SHREE DEVELOPERS – a partnership firm through its partners – (1) RITABEN KIRITGIRI GOSWAMI, (2) SURESHKUMAR BABARAM RAVAL for R. S. No. 292 paiki of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 3579 Sq. Mtrs. N. A. land. Name of purchaser is entered in property card of City Survey Department vide entry No. 1 dated 31-08-2019, certified on 07-10-2019.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. I have also published public advertisement in “GUJARAT SAMACHAR” and “SANDESH” daily newspaper on 12-04-2019. I have not received any objection in response to the said notice. SHREE DEVELOPERS – a partnership firm through its partners – (1) RITABEN KIRITGIRI GOSWAMI, (2) SURESHKUMAR BABARAM RAVAL is owner of R. S. No. 292 paiki of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 3579 Sq. Mtrs. N. A. land. As per my opinion the title of said land is clear, marketable & free from encumbrances.

Date: 24-10-2019

Place: Vadodara.

Advocate sign:

Advocate name: V.S. Goswami

SANAD NO.:G/636/1982



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: 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 37 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.

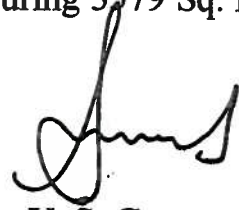
Property Ref:

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ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner SHREE DEVELOPERS – a partnership firm through its partners – (1) RITABEN KIRITGIRI GOSWAMI, (2) SURESHKUMAR BABARAM RAVAL (Hereinafter referred as Owner). 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 for last 30 years & I have also published public notice in “GUJARAT SAMACHAR” and “SANDESH” daily newspaper on 12-04-2019. I have issued a Title Clearance Certificate dated 24-10-2019. In my opinion the title of the Owners in respect of the below mentioned property is clear, marketable & free from encumbrances.

SCHEDULE OF PROPERTY

R. S. No. 292 paiki of village CHHANI, Ta. & Dist. VADODARA included in T. P. Scheme No. 13, F. P. No. 49 admeasuring 3579 Sq. Mtrs. N. A. land.

Date: 24-10-2019

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