CHANDRAKANT G. PATEL
(ADVOCATE)

Resi. :- 213, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,
VADODARA: 390024.

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.349, Block/Revenue Survey No.45, old Revenue Survey No.53-1,45,46 of admeasuring **1-22-42 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

C. G. PATEL (G/468/93 Vadodara) ADVOCATE

Advocate
C. G. PATEL
213/214, Shakti Park Apartment,
Opp. Vraj Dhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

[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 Sale deed for Rs.1,31,00,000/- executed by Narendrabhai Shankarbhai Ray and others in favour of (1) Sonal Raju Shah (2) Nayna Bharat Patel of said property registered with the Sub Registrar, Vadodara on 31st May, 2011 under Serial No.5964.
4	Copy of Sale deed for Rs.2,61,00,000/- executed by Nayna Bharat Patel in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 26th August, 2014 under Serial No.10447.
5	Copy of Correction deed executed by Nayna Bharat Patel in favour of Sonal Raju Shah of said property registered

	with the Sub Registrar, Vadodara on 3rd September, 2015 under Serial No.11920.
6	Copy of N.A. Order
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
8	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
9	Copy of Construction Permission No.UDA/Plan-1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.

10	Copy of Construction Permission No.UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.
12	Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
13	Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
14	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
15	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213 ... Department,
Dr. ... Gama Road
S. ...

ADVOCATE

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.349, Block/Revenue Survey No.45, old Revenue Survey No.53-1,45,46 of admeasuring 1-22-42 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-53-1 of Mouje Kalali, Taluka and District Vadodara originally belonged to Pa.Jivabhai Lallubhai. Thereafter Pa.Jivabhai Lallubhai was died and after his death name of his legal heir Pa. Shankarbhai Jivabhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**197**. The same entry was certified by the concern authority.
- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in

revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.

- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter Pa. Shankarbhai Jivabhai has executed family partition and according to family partition Narendrabhai Shankarbhai Ray has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**741**. The same entry was certified by the concern authority.
- Thereafter according to Deputy Collector and Deputy Secretary order no.ULC./A.R.A/2077/1/UC /79 to No. ULC./A.R.A /2077/15/UC/79, Dated-

14/06/79 Total-15 and No. ULC./A.R.A/2077-30/UC/79 to 108/79, Date-22/06/79 Total 79 said land The Urban ceiling limit act Section-20 ***(Kheti Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**876.** The same entry was certified by the concern authority.

- Thereafter Narendrabhai Shankarbhai Ray had taken a loan of Rs.2,500/- from Indian Overseas Bank, Kalali Branch has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**917.** The same entry was certified by the concern authority.
- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3512/08 on Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact has been recorded in record of rights by Mutation

Entry No.**1752**. The same entry was certified by the concern authority.

- Thereafter Narendrabhai Shankarbhai Ray has executed Consent deed and according to consent deed entered his legal heirs i.e. (1) Hashumatiben Narendrabhai Ray (2) Dipakbhai Naendrabhai Ray (3) Kalpeshbhai Narendrabhai Ray has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1930**. The same entry was certified by the concern authority.
- Thereafter the said (1) Narendrabhai Shankarbhai Ray (2) Hashumatiben Narendrabhai Ray (3) Dipakbhai Naendrabhai Ray (4) Kalpeshbhai Narendrabhai Ray has sold the aforesaid land to (1) Sonal Raju Shah (2) Nayna Bharat Patel under a sale deed Reg. No.5964, on dated-31/05/2011, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the

aforesaid property has been mutated in the names of (1) Sonal Raju Shah (2) Nayna Bharat Patel. The same has been recorded in the Revenue records vide entry no.**2024**. The same entry was certified by the concern authority.

- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/63/2012-2013, No-Jamin–D/Kalam-65/Vashi/6003/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.**2130.** The same entry was certified by the concern authority.
- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.

- Copy of Development Agreement of Block No.A (Block No.45,47 and 57) executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
- Copy of Development Agreement of Block No.B (Block No.45 and 47) executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
- Thereafter the said Nayna Bharat Patel has sold the aforesaid 6121 Sq.mtr land to Sonal Raju Shah under a sale deed Reg. No.10447, on dated-26/08/2014, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been

mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide entry no.**2369**. The same entry was certified by the concern authority.

- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.

- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.

- I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21118, 17090 and 2272.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Sakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road
Sama, Vadodara - 390 008.

ANNEXURE-"C"

LEGAL NOTES

- **That the said land entry no.196 was not related to said land revenue record of right.**
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure has been required.
- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213-214, Shakti Park Appartment,
Opp. Vrundavan Soc., Old Padra Road,
Sama, Vadodara - 390 008.

CHANDRAKANT G. PATEL

(ADVOCATE)

Resi. :- 213, Shakti Park Apartment,

Opp. Vraj Dhara Society, Old Sama Road,

VADODARA: 390024.

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.348, Block/Revenue Survey No.47, old Revenue Survey No.44 of admeasuring **1-35-57 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

C. G. PATEL ADVOCATE Gandhinagar Vadodara

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

[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 Agreement to Sale executed by Suryakantbhai Shivabhai Patel in favour of (1) Ruchi Raju Shah and (2) Nayna Bharat Patel of said property registered with the Sub Registrar, Vadodara on 22nd April, 2010 under Serial No.5379.
4	Copy of Cancelation deed executed by (1) Ruchi Raju Shah and (2) Nayna Bharat Patel in favour of Suryakantbhai Shivabhai Patel of said property registered with the Sub Registrar, Vadodara on 28th June, 2011 under Serial No.6947.
5	Copy of Sale deed for Rs.1,45,00,000/- executed by Suryakantbhai Shivabhai Patel and others in favour of

	(1) Sonal Raju Shah and (2) Nayna Bharat Patel of said property registered with the Sub Registrar, Vadodara on 31st May, 2011 under Serial No.5965.
6	Copy of Sale deed for Rs.3,22,00,000/- executed by Nayna Bharat Patel in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 26th August, 2014 under Serial No.10446.
7	Copy of Correction deed executed by Nayna Bharat Patel in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 3rd September, 2015 under Serial No.11919.
8	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
9	Copy of Development Agreement executed by (1) Sonal

	Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
10	Copy of N.A. Order residence purpose vide order no-Rivi/N.A/S.R/63/2012-2013, No-Jamin–D/ Kalam - 65 /Vashi/6003/2012, dated-08/08/12 Issued by Collector of Vadodara.
11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.
12	Copy of Revised Vikas Parvangi no.UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
13	Copy of Revised Vikas Parvangi no.UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.
14	Copy of Revised Vikas Parvangi no.UDA/Plan-1/Parvangi/83/2013 issued by Vuda on date-03/05/2013.

15	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
16	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
[illegible], Shakti Park Appartment,
Opp. [illegible], Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.348, Block/Revenue Survey No.47, old Revenue Survey No.44 of admeasuring 1-35-57 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-44 of Mouje Kalali, Taluka and District Vadodara originally belonged to Pa. Bapubhai Lallubhai. Thereafter Pa. Bapubhai Lallubhai was died and after his death name of his legal heir i.e. Pa. Prabhudas Bapubhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**94**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Shivabhai Paragbhai has been entered in revenue record. The same fact has been recorded in record

of rights by Mutation Entry No.**252/16**. The same entry was certified by the concern authority.

- Thereafter said land **Sauraxit Ganotiya (Tenant)** name of Shivabhai Paragbhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**322**. The same entry was certified by the concern authority.
- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter Pa. Prabhudas Bapubhai was died on 27/01/67 and after his death names of his legal heirs i.e. (1) Shivabhai Prabhudas (2) Ambalal Prabhudas has been entered in record of rights. The same fact has been recorded in record of rights

by Mutation Entry No.**654**. The same entry was certified by the concern authority.

- Thereafter (1) Shivabhai Prabhudas (2) Ambalal Prabhudas had taken of loan of Rs.5,000/- from Bank of Baroda, Vadsar Branch has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**874**. The same entry was certified by the concern authority.
- Thereafter (1) Shivabhai Prabhudas (2) Ambalal Prabhudas had Repaid of loan of Rs.5,000/- from Bank of Baroda, Vadsar Branch has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**923**. The same entry was certified by the concern authority.
- Thereafter (1) Shivabhai Prabhudas (2) Ambalal Prabhudas was died on 13/11/89 and after their death names of his legal heirs i.e. (1) Kamlaben widow of Shivabhai Prabhudas (2) Suryakant Shivabhai Pa. (3) Dhanlaxmiben Widow of Ambalal

Prabhudas (4) Ritaben Ambalal Pa. (5) Bhupendrakumar Ambalal Pa. has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1114**. The same entry was certified by the concern authority.

- Thereafter according to family partition (1) Kamlaben widow of Shivabhai Prabhudas (2) Suryakant Shivabhai Patel has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1334**. The same entry was certified by the concern authority.
- Thereafter Kamlaben widow of Shivabhai Prabhudas was died on 02/11/2002 and after her death her name delete from revenue record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1417**. The same entry was certified by the concern authority.
- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3512/08 on

Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1752**. The same entry was certified by the concern authority.

- Thereafter Suryakant Shivabhai Patel has executed Consent deed and according to consent deed entered his legal heirs i.e. (1) Patel Kolilaben Suryakant (2) Patel Mayurbhai Suryakant (3) Patel Manishaben Suryakant (4) Patel Bhadreshbhai Suryakant has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1969**. The same entry was certified by the concern authority.
- Thereafter the said (1) Suryakant Shivabhai Patel through his power of Attorney Patel Bhadreshbhai Suryakant (2) Patel Kolilaben Suryakant through her power of Attorney Patel Bhadreshbhai Suryakant (3) Patel Mayurbhai Suryakant (4) Manishaben

Prashantbhai Patel Daughter of Suryakant Patel (5) Patel Bhadreshbhai Suryakant has sold the aforesaid land to (1) Sonal Raju Shah (2) Nayana Bharat Patel under a sale deed Reg. No.5965, on dated-31/05/2011, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the names of (1) Sonal Raju Shah (2) Nayana Bharat Patel. The same has been recorded in the Revenue records vide entry no.**2023**. The same entry was certified by the concern authority.

- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/63/2012-2013, No-Jamin–D/Kalam-65/Vashi/6003/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.**2130.** The same entry was certified by the concern authority.

- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
- Copy of Development Agreement of Block No.B (Block No.45 and 47) executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
- Thereafter the said Nayna Bharat Patel has sold the aforesaid 6778.50 Sq.mtr land to Sonal Raju Shah under a sale deed Reg. No.10446, on dated-26/08/2014, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide

entry no.2370. The same entry was certified by the concern authority.

- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.

- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
- I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21119, 17089 and 2271.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vishwas Colony, Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

- **That the said land entry no.196 was not related to said land revenue record of right.**

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure Proprietor on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure has been required.

- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajbhuva Soc., Old Sama Road,
Sama, Vadodara - 390 008.

CHANDRAKANT G. PATEL
(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,

Opp. Vraj Dhara Society, Old Sama Road,

VADODARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.56, old Revenue Survey No.59 of admeasuring **0-35-41 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

C. G. PATEL ADVOCATE Gujarat(I) Vadodara

Advocate
C. G. PATEL
213/214, Shakti Park Apartment,
Opp. Vrajdhara Soc., Old Sama Road
Sama, Vadodara - 390 008.

[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 Sale deed for Rs.6,11,000/- executed by (1) Ray Bhigilal Maganbhai (2) Ray Ushaben Bhogilal (3) Ray Vimal Bhogilal (4) Ray Premal Bhogilal in favour of Arunbhai Chandrakant Patel of said property registered with the Sub Registrar, Vadodara on 24th July, 2008 under Serial No.8535.
4	Copy of Agreement to Sale executed by Arunbhai Chandrakant Patel in favour of Sonal Raju Shah and Ruchi Raju Shah of said property registered with the Sub Registrar, Vadodara on 8th June, 2009 under Serial No.4707.

4	Copy of Sale deed for Rs.15,24,600/- executed by Arunbhai Chandrakant Patel and Confirming Party Ruchi Raju Shah in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 25th September, 2009 under Serial No.8942.
6	Copy of N.A. Order residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/ Kalam-65 /Vashi/5061/2012, dated-08/08/12 Issued by Collector of Vadodara.
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
8	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi

	Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
9	Copy of Construction Permission No.UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
10	Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
11	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
12	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.56, old Revenue Survey No.59 of admeasuring 0-35-41 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-59 of Mouje Kalali, Taluka and District Vadodara originally belonged to Parsottam Laxmidas. Thereafter Parsottam Laxmidas has sold said land on dated-24/12/47 to Ray Maganbhai Jivabhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**146**. The same entry was certified by the concern authority.
- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in

revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.

- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter Ray Maganbhai Jivabhai has executed family partition and according to family partition Ray Bhogilal Maganbhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**845**. The same entry was certified by the concern authority.
- Thereafter Ray Bhogilal Maganbhai has executed consent deed for entered his legal heirs i.e. (1) Ushaben Bhogilal-Wife (2) Vimal Bhogilal-Son

(3) Premal Bhogilal-son has been entered in revenue records. The same fact has been recorded in record of rights by Mutation Entry No.**1702**. The same entry was certified by the concern authority.

- Thereafter the said (1) Ray Bhigilal Maganbhai (2) Ray Ushaben Bhogilal (3) Ray Vimal Bhogilal (4) Ray Premal Bhogilal has sold the aforesaid land to Arunbhai Chandrakant Patel under a sale deed Reg. No.8535, on dated-31/03/2008 and Dated-24/07/2008, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Arunbhai Chandrakant Patel. The same has been recorded in the Revenue records vide entry no.**1781**. The same entry was certified by the concern authority.
- Thereafter Arunbhai Chandrakant Patel has executed Agreement to Sale in favour of Sonal Raju Shah and Ruchi

Raju Shah of said property registered with the Sub Registrar, Vadodara on 8th June, 2009 under Serial No.4707.

- Thereafter the said Arunbhai Chandrakant Patel and Confirming Party Ruchi Raju Shah has sold the aforesaid land to Sonal Raju Shah under a sale deed Reg. No.8942, on dated-25/09/2009, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide entry no.**1840**. The same entry was certified by the concern authority.
- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.

- Copy of Development Agreement of Block No.B (Block No.45 and 47) executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D /Kalam-65/Vashi/5061/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.2131. The same entry was certified by the concern authority.
- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no- UDA/Plan-

1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.

- I have perused Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
- I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21117, 2273 and 17091.

Place:-Vadodara,
Date-20/10/2018.

Chandrakant G. Patel
(Advocate)

Advocate
C. G. PATEL
213/214, Shiv... Park Appartment,
Opp. Vraj... Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

- **That the said land entry no.1655 was not related to said land revenue record of right.**
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure Proprietor Firm Proprietor Raju Bhailalbhai Shah on dated 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure Proprietor Firm Proprietor Raju Bhailalbhai Shah has been required
- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shyam Park Appartment,
Opp. Vraj Dham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

CHANDRAKANT G. PATEL

(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,

Opp. Vraj Dhara Society, Old Sama Road,

VADODARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.58, old Revenue Survey No.57 of admeasuring **0-58-68 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record. (According to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

[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 Sale deed for Rs.25,26,500/- executed by Bharat Chandrakant Patel and Confirming party Ruchi Raju Shah in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 25th September, 2009 under Serial No.8945.
4	Copy of N.A. Order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order dated-08/08/12.
5	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of

	Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
6	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
8	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
9	Copy of Construction Permission No.UDA/Plan-

	1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.
10	Copy of Construction Permission No.UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.
12	Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
13	Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
14	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide

C. G. PATEL ADVOCATE Gladiator Vadodara

	Notary Reg.no.18234.
15	Search Report for 1989 to 01/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.58, old Revenue Survey No.57 of admeasuring 0-58-68 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-57 of Mouje Kalali, Taluka and District Vadodara originally belonged to Pa. Jivabhai Darubhai. Thereafter Pa. Jivabhai Darubhai has sold said land to Pa. Shivabhai Devidas has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**200**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Pa. Bhailalbhai Motibhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**252/10**. The same entry was certified by the concern authority.

- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.
- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.1/10/11/64 Said land **Sauraxit Ganotiya (Tenant)** name of Pa. Bhailalbhai Motibhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**499**. The same entry was certified by the concern authority.

- Thereafter Shivabhai Devidas was died on date-14/11/75 and after his death name of his legal heir i.e. Parshottambhai Shivabhai has been entered n revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**789.** The same entry was certified by the concern authority.
- Thereafter according to Deputy Collector and Deputy Secretary order no.ULC./A.R.A/2077/1/UC /79 to No. ULC./A.R.A /2077/15/UC/79, Dated-14/06/79 Total-15 and No. ULC./A.R.A/2077-30/UC/79 to 108/79, Date-22/06/79 Total 79 said land The Urban ceiling limit act Section-20 ***(Kheti Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.876. The same entry was certified by the concern authority.
- Thereafter Pa. Parshottambhai Shivabhai was died on date-18/01/92 after his death name of his legal heirs i.e. (1) Jamnaben (2) Pa. Ghanshyambhai

Parshottambhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1145**. The same entry was certified by the concern authority.

- Thereafter said land ***(Tukada Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1549**. The same entry was certified by the concern authority.
- Thereafter the said (1) Patel Jamnaben Parshotttambhai through her power of Attorney Patel Ghanshyambhai Parshottambhai and (2) Patel Ghanshyambhai Parshottambhai has sold the aforesaid land to Kantibhai Madhavbhai under a sale deed Reg. No.4534, on dated-01/06/06, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Kantibhai Madhavbhai. The same has been

recorded in the Revenue records vide entry no.**1565**. The same entry was certified by the concern authority.

- Thereafter the said Patel Kantibhai Madhavbhai through his Power of Attorney (1) Patel Rambhai Shankarbhai (2) Thakkar Rajeshbhai Ramchandra has sold the aforesaid land to Patel Bharat Chandrakant under a sale deed Reg. No.1116, on dated-05/02/08, 15/02/08, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Patel Bharat Chandrakant. The same has been recorded in the Revenue records vide entry no.**1687**. The same entry was certified by the concern authority.
- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3512/08 on Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact

C. G. PATEL ADVOCATE

has been recorded in record of rights by Mutation Entry No.1752. The same entry was certified by the concern authority.

- Thereafter the said Patel Bharat Chandrakant has Execute Agreement to sale in favour of Shah Sonal Raju and Ruchi Raju shah under a sale deed Reg. No.4707, on dated-08/06/2009, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda.
- Thereafter the said Patel Bharat Chandrakant and Confirming Party Ruchi Raju shah has sold the aforesaid land to Shah Sonal Raju under a sale deed Reg. No.8945, on dated-25/09/09, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Shah Sonal Raju. The same has been recorded in the Revenue records vide entry no.**1842**. The same entry was certified by the concern authority.

- Thereafter the said Ruchi Raju shah has Execute Deed of Cancelation in favour of Shah Sonal Raju under a Deed of Cancelation Notary Reg. No.16089, on dated-15/10/2018, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda.
- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.2131. The same entry was certified by the concern authority.

- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/21/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/22/2013 issued by Vuda on date-05/07/2013.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/30/2013 issued by Vuda on date-05/07/2013.
- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.

❖ I have caused necessary search for 1987 to 01/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1987 till 01/10/2018 According to the search report, most of the index registers of village-Kalali are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.19670 and 15986.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

G. PATEL
G/488/93
Vadodara
ADVOCATE

ANNEXURE-"B"

SEARCH NOTES

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure Proprietor Firm Proprietor Raju Bhailalbhai Shah has been required.
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure Proprietor Firm Proprietor Raju Bhailalbhai Shah has been required.
- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shanti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road
Sama, Vadodara - 390 008.

S

CHANDRAKANT G. PATEL
(ADVOCATE)

Resi. :- 213, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,
VADODARA: 390024.

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.59, old Revenue Survey No.58,61,62 of admeasuring **1-38-60 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vraj Dhara Soc., Old Sama Road,
Sama, Vadodara-390 008.

[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 Sale deed for Rs.20,00,000/- executed by Amin Rajeshbhai Muljibhai and others in favour of (1) Bharat Chandrakant Patel (2) Sonal Raju Shah (3) Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah of said property registered with the Sub Registrar, Vadodara on 29th July, 2008 under Serial No.8762.
4	Copy of Sale deed for Rs.6,00,000/- executed by Bharat Chandrakant Patel and Confirming Party Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah in favour of Sonal

	Raju Shah of said property registered with the Sub Registrar, Vadodara on 25th September, 2009 under Serial No.8964.
5	Copy of Sale deed for Rs.12,00,000/- executed by Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 29th September, 2009 under Serial No.9012.
6	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi

	Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315
8	Copy of Development Agreement of Block No. C (Block No.59, 60 and 64) executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585.
9	Copy of Development Agreement executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 15th July, 2013 under Serial No.14485.
10	Copy of N.A. Order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose on dated-08/08/12.

11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
12	Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
13	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
14	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213 [illegible] Park Appartment,
Opp. [illegible] Old Padra Road,
Sam[illegible]

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.59, old Revenue Survey No.58,61,62 of admeasuring 1-38-60 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

Old Revenue Survey No.58

- A land bearing Old Revenue Survey No-58 of Mouje Kalali, Taluka and District Vadodara originally belonged to Hirabhai Naranbhai. Thereafter Hirabhai Naranbhai was died and after his death name of his legal heir Pa. Ishwarbhai Hirabhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1/9**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Pa.Maganbhai Jivabhai has been entered in revenue

record. The same fact has been recorded in record of rights by Mutation Entry No.**252/5**. The same entry was certified by the concern authority.

- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.
- Thereafter Pa. Ishwarbhai Hirabhai was died and after his death name of his legal heir Bai Taraben Daughter of Ishwarbhai Hirabhai and wife of Muljibhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**386**. The same entry was certified by the concern authority.
- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.76/18/12/61 Said land

Sauraxit Ganotiya (Tenant) name of Pa.Maganbhai Jivabhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**496**. The same entry was certified by the concern authority.

- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter Bai Taraben Daughter of Ishwarbhai Hirabhai had taken a loan of Rs.4,200/- from Bank of Baroda, Vadsar Branch. The same fact has been recorded in record of rights by Mutation Entry No.**873**. The same entry was certified by the concern authority.

Old Revenue Survey No.61

- A land bearing Old Revenue Survey No-61 of Mouje Kalali, Taluka and District Vadodara originally belonged to Hirabhai Naranbhai. Thereafter Hirabhai Naranbhai was died and after his death name of his legal heir Pa. Ishwarbhai Hirabhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1/9**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Pa.Maganbhai Jivabhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**252/5**. The same entry was certified by the concern authority.
- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in

revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.

- Thereafter Pa. Ishwarbhai Hirabhai was died and after his death name of his legal heir Bai Taraben Daughter of Ishwarbhai Hirabhai and wife of Muljibhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**386**. The same entry was certified by the concern authority.
- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.76/18/12/61 Said land **Sauraxit Ganotiya (Tenant)** name of Pa.Maganbhai Jivabhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**439**. The same entry was certified by the concern authority.

- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter Bai Taraben Daughter of Ishwarbhai Hirabhai had taken a loan of Rs.4,200/- from Bank of Baroda, Vadsar Branch. The same fact has been recorded in record of rights by Mutation Entry No.**873**. The same entry was certified by the concern authority.

Old Revenue Survey No.62

- A land bearing Old Revenue Survey No-61 of Mouje Kalali, Taluka and District Vadodara originally belonged to Hirabhai Naranbhai. Thereafter Hirabhai Naranbhai was died and after his death name of his legal heir Pa. Ishwarbhai Hirabhai has

been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1/9**. The same entry was certified by the concern authority.

- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Pa.Maganbhai Jivabhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**252/5**. The same entry was certified by the concern authority.
- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.
- Thereafter Pa. Ishwarbhai Hirabhai was died and after his death name of his legal heir Bai Taraben Daughter of Ishwarbhai Hirabhai and wife of

Muljibhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**386**. The same entry was certified by the concern authority.

- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.76/18/12/61 Said land **Sauraxit Ganotiya (Tenant)** name of Pa.Maganbhai Jivabhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**439**. The same entry was certified by the concern authority.
- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.

- Thereafter Bai Taraben Daughter of Ishwarbhai Hirabhai had taken a loan of Rs.4,200/- from Bank of Baroda, Vadsar Branch. The same fact has been recorded in record of rights by Mutation Entry No.**873**. The same entry was certified by the concern authority.

Block No.-59

- Thereafter according to Deputy Collector and Deputy Secretary order no.ULC./A.R.A/2077/1/UC /79 to No. ULC./A.R.A /2077/15/UC/79, Dated-14/06/79 Total-15 and No. ULC./A.R.A/2077-30/UC/79 to 108/79, Date-22/06/79 Total 79 said land The Urban ceiling limit act Section-20 ***(Kheti Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**876.** The same entry was certified by the concern authority.

- Thereafter Bai Taraben Daughter of Ishwarbhai Hirabhai and wife of Muljibhai was died on dated-19/11/93 and after her death name of her legal heir Rajeshbhai Muljibhai Amin has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**1205**. The same entry was certified by the concern authority.
- Thereafter Rajeshbhai Muljibhai Amin has entered his legal heirs i.e. (1) Anjuben (Wife) (2) Menkaben (Daughter) (3) Radhikaben (Daughter) (4) Karanbhai (Son) has been entered in revenue records. The same fact has been recorded in record of rights by Mutation Entry No.**1272**. The same entry was certified by the concern authority.
- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3512/08 on Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact

has been recorded in record of rights by Mutation Entry No.**1752**. The same entry was certified by the concern authority.

- Thereafter the said (1) Amin Rajeshbhai Muljibhai (2) Amin Anjuben Rajeshbhai (3) Amin Mankaben Rajeshbhai (4) Amin Radhikaben Rajeshbhai (5) Amin Karanbhai Rajeshbhai No.3 to 5 through thier power of Attorney No.1 Amin Rajeshbhai Muljibhai has sold the aforesaid land to (1) Bharat Chandrakant Patel (2) Sonal Raju Shah (3) Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah under a sale deed Reg. No.8762, on dated-29/07/2008, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the names of (1) Bharat Chandrakant Patel (2) Sonal Raju Shah (3) Shnehalkumari

Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah. The same has been recorded in the Revenue records vide entry no.**1795**. The same entry was certified by the concern authority.

- Thereafter the said total land 1-38-60 H.R.A. Paiki 0-13-86 H.R.A. land owner Bharat Chandrakant Patel and Confirming Party Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah has sold the aforesaid land to Sonal Raju Shah under a sale deed Reg. No.8964, on dated-25/09/2009, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide entry no.**1843**. The same entry was certified by the concern authority.

- Thereafter the said total land 1-38-60 H.R.A. Paiki 0-27-72 H.R.A. land owner Shnehalkumari Daughter of Jayantilal Gulabchand shah and wife of Prakashbhai Jethamal Shah has sold the aforesaid land to Sonal Raju Shah under a sale deed Reg. No.90124, on dated-29/09/2009, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide entry no.**1844**. The same entry was certified by the concern authority.
- Thereafter Patel Bharatbhai Chandrakantbhai had repaid loan of Rs.4,200/- from Bank of Baroda, Vadsar Branch. The same fact has been recorded in record of rights by Mutation Entry No.**1859**. The same entry was certified by the concern authority.

- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
- Thereafter the said land Block No.B (Block No.45 and 47) Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
- Thereafter the said land Block No. C (Block No.59, 60 and 64) Development Agreement executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585.
- Thereafter the said land Copy of Development Agreement executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the

Notary Nagin S. Gohil on 15th July, 2013 under Serial No.14485.

- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.**2131.** The same entry was certified by the concern authority.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.

❖ I have perused Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.

❖ I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21120, 17088 and 2270.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Apartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"C"

LEGAL NOTES

- **That the said land entry no.1655 was not related to said land revenue record of right.**

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 15th July, 2013 under Serial No.14485 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land owner Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure has been required.

- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

CHANDRAKANT G. PATEL

(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,

Opp. Vraj Dhara Society, Old Sama Road,

VADODARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.60, old Revenue Survey No.63 of admeasuring **0-48-56 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

C. G. PATEL ADVOCATE Vadodara

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

[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 Sale deed for Rs.2,45,000/- executed by Jamnaben Widow of Parsottambhai Shivabhai Patel through her power of Attorney No.2 Ghanshyambhai Parsottambhai Patel (2) Ghanshyambhai Parsottambhai Patel in favour of Chandrakantbhai Manibhai patel of said property registered with the Sub Registrar, Vadodara on 1st July, 2006 under Serial No.4533.
4	Copy of Sale deed for Rs.3,65,000/- executed by (1) Ansuyaben Widow of Chandrakant Manibhai Patel (2) Arunbhai Chandrakant Patel (3) Bharatbhai Chandrakant Patel (4) Binaben Chandrakant Patel in favour of Rakeshbhai Kantibhai Patel and Chhotalal Premjibhai

	Patel of said property registered with the Sub Registrar, Vadodara on 13th March, 2007 under Serial No.2258.
5	Copy of Sale deed for Rs.60,00,000/- executed by Rakeshbhai Kantibhai Patel and Chhotalal Premjibhai Patel in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 10th June, 2011 under Serial No.6353.
6	Copy of N.A. Order residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/ Kalam - 65 /Vashi/5061/2012, dated-08/08/12 Issued by Collector of Vadodara.
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
8	Copy of Development Agreement executed by (1) Sonal

	Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
9	Copy of Development Agreement of Block No. C (Block No.59, 60 and 64) executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585.
10	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
12	Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.

13	Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
14	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
15	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

C. G. PATEL ADVOCATE Vadodara

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.60, old Revenue Survey No.63 of admeasuring 0-48-56 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-56 of Mouje Kalali, Taluka and District Vadodara originally belonged to Devidas Ishwarbhai. Thereafter Devidas Ishwarbhai was died and after his death name of his legal heir Shivabhai Devidas has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**199**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Pa. Bhailalbhai Motibhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**252/12**. The same entry was certified by the concern authority.

- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.
- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.1/10/11/64 Said land **Sauraxit Ganotiya (Tenant)** name of Pa. Bhailalbhai Motibhai delete from revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**499**. The same entry was certified by the concern authority.

- Thereafter Shivabhai Devidas was died on dated-14/11/75 and after his death name of his legal heir i.e. Parsottam Shivabhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**789**. The same entry was certified by the concern authority.
- Thereafter according to Deputy Collector and Deputy Secretary order no.ULC./A.R.A/2077/1/UC /79 to No. ULC./A.R.A /2077/15/UC/79, Dated-14/06/79 Total-15 and No. ULC./A.R.A/2077-30/UC/79 to 108/79, Date-22/06/79 Total 79 said land The Urban ceiling limit act Section-20 ***(Kheti Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**876/90.** The same entry was certified by the concern authority.
- Thereafter Pa. Parsottam Shivabhai was died on dated-18/01/92 and after his death names of his legal heirs i.e. (1) Jamnaben (Wife)

(2) Ghanshyambhai Parsottambhai has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1145.** The same entry was certified by the concern authority.

- Thereafter said land ***(Tukada Mukti)*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1549**. The same entry was certified by the concern authority.
- Thereafter the said Jamnaben Widow of Parsottambhai Shivabhai Patel through her power of Attorney No.2 Ghanshyambhai Parsottambhai Patel (2) Ghanshyambhai Parsottambhai Patel has sold the aforesaid land to Patel Chandrakant Manibhai under a sale deed Reg. No.4533, on dated-01/06/2006, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated and Patel Chandrakant

Manibhai was died on dated-18/08/2006 and after his death names of his legal heirs i.e (1) Ansuyaben Widow of Chandrakant Manibhai Patel (2) Arunbhai Chandrakant Patel (3) Bharatbhai Chandrakant Patel (4) Binaben Chandrakant Patel has been entered in revenue records. The same has been recorded in the Revenue records vide entry no.**1561**. The same entry was certified by the concern authority.

- Thereafter the said (1) Ansuyaben Widow of Chandrakant Manibhai Patel (2) Arunbhai Chandrakant Patel (3) Bharatbhai Chandrakant Patel (4) Binaben Chandrakant Patel has sold the aforesaid land to (1) Patel Rakeshbhai Kantibhai (2) Patel Chhotabhai Premjibhai under a sale deed Reg. No.2258, on dated-13/03/2007, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the names of (1) Patel Rakeshbhai Kantibhai (2) Patel Chhotabhai

Premjibhai. The same has been recorded in the Revenue records vide entry no.**1606**. The same entry was certified by the concern authority.

- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3512/08 on Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1752**. The same entry was certified by the concern authority.
- Thereafter the said (1) Patel Rakeshbhai Kantibhai (2) Patel Chhotabhai Premjibhai has sold the aforesaid land to Sonal Raju Shah under a sale deed Reg. No.6353, on dated-10/06/2011, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the

Revenue records vide entry no.**2025**. The same entry was certified by the concern authority.

- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
- Thereafter the said land Block No.B (Block No.45 and 47) Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315.
- Thereafter the said land Block No. C (Block No.59, 60 and 64) executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585.
- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose

vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.**2131.** The same entry was certified by the concern authority.

- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no- UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
- I have perused Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.

❖ I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21116, 17092 and 2274.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

C. G. PATEL ADVOCATE (GJ/468/93)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

- **That the said land entry no.1655 was not related to said land revenue record of right.**

- That the said land owners (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land in favour of Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land owners (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure has been required.

- That the said land Sonal Raju Shah has Executed Development Agreement of said land in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st

July, 2014 under Serial No.15585 so doing any transaction consent of Ruchi Infrastructure has been required.

- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

C. G. PATEL ADVOCATE Vadodara

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajbhara Soc., Old Sama Road,
Sama, Vadodara - 390 008.

CHANDRAKANT G. PATEL

(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,

Opp. Vraj Dhara Society, Old Sama Road,

VADODARA: 390024.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.64, old Revenue Survey No.60 of admeasuring **0-46-54 H-R-A of Village Mouje-Kalali**, Taluka and District Vadodara.

I have investigated the title of **Shah Sonal Raju**. The Title of the said land is found clear on revenue record (according to document discussed in **Annexure – A** and Legal Note discussed in **Annexure-C).**

Place:-Vadodara,

Date-20/10/2018.

C. G. PATEL Gujarat/93 Vadodara ADVOCATE

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,
Sama, Vadodara - 390 024.

[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 Sale deed for Rs.8,15,000/- executed by (1) Kantaben Widow of Narayanbhai Becharbhai Patel (2) Ghanshyambhai Narayanbhai Patel (3) Jagdishbhai Narayanbhai Patel (4) Hasmukhbhai Narayanbhai Patel in favour of Patel Kaminiben Arunbhai of said property registered with the Sub Registrar, Vadodara on 18th July, 2008 under Serial No.8297.
4	Copy of Agreement to Sale executed by Patel Kaminiben Arunbhai in favour of Sonal Raju Shah and Ruchi Raju Shah of said property registered with the Sub Registrar, Vadodara on 8th June, 2009 under Serial No.4707.

5	Copy of Sale deed for Rs.20,03,700/- executed by Patel Kaminiben Arunbhai and Confirming Party Ruchi Raju shah in favour of Sonal Raju Shah of said property registered with the Sub Registrar, Vadodara on 25th September, 2009 under Serial No.8965.
6	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.
7	Copy of Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315
8	Copy of Development Agreement of Block No. C (Block

	No.59, 60 and 64) executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585.
9	Copy of Development Agreement executed by Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 15th July, 2013 under Serial No.14485.
10	Copy of N.A. Order residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/ Kalam - 65 /Vashi/5061/2012, dated-08/08/12 Issued by Collector of Vadodara.
11	Copy of Construction Permission No.UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
12	Copy of Renewal Vikas Parvangi no.UDA/Plan-

	1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.
13	Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
14	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
15	Copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
16	Search Report for 1989 to 20/10/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Soc., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of Non-agriculture land bearing (Account) Khata No.292, Block/Revenue Survey No.64, old Revenue Survey No.60 of admeasuring 0-46-54 H-R-A of Village Mouje-Kalali, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-60 of Mouje Kalali, Taluka and District Vadodara originally belonged to Pa. Ramdas Becharbhai. Thereafter Pa. Ramdas Becharbhai has executed family Partition and according to family partition Narayanbhai Becharbhai has been entered in record of rights. The same fact has been recorded in record of rights by Mutation Entry No.**85**. The same entry was certified by the concern authority.
- Thereafter Said land **Sauraxit Ganotiya (Tenant)** Chhitabhai Amthabhai has been entered in revenue record. The same fact has been recorded in record

of rights by Mutation Entry No.**252/19**. The same entry was certified by the concern authority.

- Thereafter according to Government Notification Ank.3335/11/07/55 and Taluka Order no.L.N.D.360/10/08/55 said land ***Tukda Standard admeasuring*** has been entered in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**270**. The same entry was certified by the concern authority.
- Thereafter according to Government order no.S.R.S.1559 (Vadodara) C on dated-30/03/1960 said land Akar 0-0-9 reduce in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**497**. The same entry was certified by the concern authority.
- Thereafter according to Vadodara Taluka Tenancy Court No.Ga.Te.Mu.No.43/30/12/64 Said land **Sauraxit Ganotiya (Tenant)** name of Chhitabhai Amthabhai delete from revenue record. The same

fact has been recorded in record of rights by Mutation Entry No.**549**. The same entry was certified by the concern authority.

- Thereafter Patel Narayanbhai Becharbhai has Executed Consent Deed and according to consent deed entered his legal heirs i.e. (1) Kantaben Narayanbhai (Wife) (2) Ghanshyambhai (Son) (3) Jagdishbhai Narayanbhai (Son) (4) Hasmukhbhai Narayanbhai (Son) has been entered in revenue records. The same fact has been recorded in record of rights by Mutation Entry No.**1434**. The same entry was certified by the concern authority.
- Thereafter Patel Narayanbhai Becharbhai was died on dated-27/08/2006 and after his death his name delete from said land revenue records. The same fact has been recorded in record of rights by Mutation Entry No.**1739**. The same entry was certified by the concern authority.

- Thereafter according to order of Magistrate of Vadodara City order no.R.T.S/Vashi/3513/08 on Dated-19/07/2008 said land ***Sarkari Instead of Juni sharat*** has been rectified in revenue record. The same fact has been recorded in record of rights by Mutation Entry No.**1753**. The same entry was certified by the concern authority.
- Thereafter the said (1) Kantaben Widow of Narayanbhai Becharbhai Patel (2) Ghanshyambhai Narayanbhai Patel (3) Jagdishbhai Narayanbhai Patel (4) Hasmukhbhai Narayanbhai Patel has sold the aforesaid land to Patel Kaminiben Arunbhai under a sale deed Reg. No.8297, on dated-31/03/2008, 18/07/2008, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the names of Patel Kaminiben Arunbhai. The same has been recorded in the Revenue records vide entry

no.**1777**. The same entry was certified by the concern authority.

- Thereafter the said Patel Kaminiben Arunbhai and Confirming Party Ruchi Raju Shah has sold the aforesaid land to Sonal Raju Shah under a sale deed Reg. No.8965, on dated-25/09/2009, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sonal Raju Shah. The same has been recorded in the Revenue records vide entry no.**1845**. The same entry was certified by the concern authority.
- Thereafter the said land Development Agreement executed by (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 10th June, 2011 under Serial No.14026.

- Thereafter Hon'ble Collector Vadodara has order to use said land as non-agriculture residence purpose vide order no-Rivi/N.A/S.R/64/2012-2013, No-Jamin–D/Kalam-65/Vashi/5061/2012, dated-08/08/12. The same has been recorded in the Revenue records vide entry no.**2131.** The same entry was certified by the concern authority.
- I have perused copy of Partnership Deed notary registered with the Notary Nagin S. Gohil on date-01/08/2014 vide Notary Reg.no.18234.
- I have perused copy of Construction permission Rajachiththi (Construction Permission) no-UDA/Plan-1/Parvangi/20/2013 issued by Vuda on date-26/06/2013.
- I have perused Copy of Renewal Vikas Parvangi no.UDA/Plan-1/Parvangi/17/2015 issued by Vuda on date-30/03/2015.

- I have perused Copy of Plinth Check Certificate No.UDA/Plan-1/Parvangi/37/2015 issued by Vuda on date-30/03/2015.
- I have caused necessary search for 1989 to 20/10/2018 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1989 till 20/10/2018 According to the search report, most of the index registers of village-**Kalali** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.21115, 17093 and 2275.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
213/214, Shakti Park Appartment,
Opp. Vrajdham Char., Old Sama Road,
Sama, Vadodara - 390 008.

ANNEXURE-"B"

SEARCH NOTES

- **That the said land entry no.1655 was not related to said land revenue record of right.**
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel has Executed Development Agreement of said land to Ruchi Infrastructure on dated 10th June, 2011 under Serial No.14026 so doing any transaction consent of Ruchi Infrastructure has been required.
- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 15th July, 2013 under Serial No.14485 so doing any transaction consent of Ruchi Infrastructure Proprietor Firm Proprietor Raju Bhailalbhai Shah has been required.
- That the said land owner Sonal Raju Shah in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 1st July, 2014 under Serial No.15585 so doing any

transaction consent of Ruchi Infrastructure has been required.

- That the said land owner (1) Sonal Raju Shah (2) Nayna Bharat Patel in favour of Ruchi Infrastructure of said property notary registered with the Notary Nagin S. Gohil on 13th June, 2014 under Serial No.14315 so doing any transaction consent of Ruchi Infrastructure has been required.

- That I have find in Deed of partnership firm that the said proprietary firm is converted in partnership firm namely M/s.Ruchi Infrastructure.

Place:-Vadodara,

Date-20/10/2018.

Chandrakant G. Patel

(Advocate)

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