

Vinay G. Khatri.

Advocate
Gujarat High Court
En. No. G/1696/2002
(M) 9427356024

Office :
B/62, First Floor,
Vrajraj, Somnath Nagar,
Alwa Naka, Manjalpur
Vadodara.

Date : 26/05/2022

LEGAL TITLE REPORT

Sub : In the matter of Investigation of title of Non
Agricultural Land situated and being in the
Registration Sub District Vadodara Mouje
Vadodara Kasha, bearing Revenue Survey No. 443,
City Survey No. 404, Final Plot No. 20, 21, 22 phase-
3, package-2 total admeasuring 11537.46 sq.mtrs of
land paiki Final Plot No. 22, total admeasuring 4292
sq.mtrs of open plotted non-agricultureal land on
which K-10 Index project is to be organized.

With reference to my client, I on the basis of the documents
provided to me pertaining to the said immovable property and the other
information submitted by my client, I have conducted a detailed search
and investigation and submit my report which is as under :

The documents submitted before me are as under :-

- 1) Latest village form 7/12, 8-A and 6.
- 2) Copy of U.L.C. order dtd. 30/07/2015.
- 3) Copy of Sale Deed dated 27/05/2021 vide Reg. Sale Deed No.
3632/2021.



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K10 VENTURES
Handwritten signature of R. Shah
PARTNER

- 4) Copy of Sale Deed dated 28/01/2022 vide Reg. Sale Deed No. 793/2022.
- 5) Original Search Receipt with E. C. Report dtd. 16/05/2022.

History of the Captioned Property.

1. While perusing and detailed study of the documents produced before me it transpires that the captioned property i.e. R.S. No. 443 was originally occupied by Ganpatpuri Madhavpuri Goswami. After his death the said land succeed in the name of Shree Bhimnaath Mahadev Devotee Somvarpuri Ganpatpuri Goswami. The entry was mutated in the Revenue Record vide entry No. 504. The devotee of Shree Bhimnaath Mahadev Mandir Somvarpuri Ganpatpuri Goswami had executed Sale Deed in favour of Rajaram Mevawala Kuvar for the consideration of Rs. 25,000/- for the said land with the permission of Charity Commissioner, Vadodara, dtd. 16/03/1959. But, this sale transaction was declared invalid by land Revenue Authority vide latter No. Dev. 2060, 92726, 140398 S. I. & No. Dev. 3240/1965. The entry was mutated in the Revenue Record vide entry No. 5128 dtd. 23/012/1965.
2. It is transpired that the Devsthan Abolition Administration Act was applicable on dtd. 15/11/1969, so that the said land was merged in the name of Government. The entry was mutated in the Revenue Record vide entry No. 6147 dtd. 03/02/1970. It is also transpired that ' Shree Bhimnaath Mahadev Mandir Devotee'



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words were removed from Revenue Record by the order of Mamlatdar, Vadodara and Vadodara City Survey Officer. The entry was mutated in the Revenue Record vide entry No. 6233 dtd. 06/04/1970.

3. Somvarpuri Ganpatpuri Goswami died on 31/10/1980. The legal heirs Jayendrakumar Somvarpuri Goswami and Vijaykumar Somvarpuri Goswami were entered in the Revenue Record vide entry No. 9612 dtd. 26/02/1981. It is transpired that the said land was admitted in the name of Government by U.L.C. order. The entry was mutated in the Revenue Record vide entry No. 10724 dtd. 14/11/1986 and by virtue of this order trustees of Shree Bhimnaath Mahadev Mandir i.e. Jayendrakumar Somvarpuri Goswami and Vijaykumar Somvarpuri Goswami removed from Revenue Record vide entry No. 14440 dtd. 06/02/2015.
4. The Collector of Vadodara has passed order vide order No. U.L.C./Vasi/1265/2015 dtd. 30/07/2015 for the said land and ordered to give 11736 sq.mtrs of land to Vadodara Municipal Corporation for the purpose of Gujarat Slum Rehabilitation Policy PPP-2013. The entry was mutated in the Revenue Record vide entry No. 14448 dtd. 28/10/2015.
5. It is transpired that the Vadodara Municipal Corporation has executed Sale Deed in favour of M/s. Red Organizers Pvt. Ltd. for the land situated at moje Vadodara Kasba, R.S. No. 443, T.P. Scheme No. 66, F.P. No. 20, 21 and 22, Phase-3, Package-2, Free hold Parcle-A, total admeasuring 1601.54 sq.mtrs of land



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and left after used in S.R.S. Parcle-B total admeasuring 11539.46 sq. mtrs vide Reg. Sale Deed No. 3632/2021 dtd. 27/05/2021. By virtue of this Sale Deed M/s. Red Organizers Pvt. Ltd. becomes an absolute owner of the said land. After that M/s. Red Organizers Pvt. Ltd. through its Authorised has executed a Sale Deed in favour of K-10 Ventures a Partnership Firm through its working partner Priyank Ketan Shah vide Reg. Sale Deed No. 793/2022 dtd. 28/01/2022 for the land situated at moje Vadodara Kasba R.S. No. 443, F. P. No. 22 total admeasuring 4292 sq.mtrs of land. By virtue of this Sale Deed K-10 Ventures a Partnership Firm through its working partner Priyank Ketan Shah becomes an absolute owner of Non Agricultural Land situated and being in the Registration Sub District Vadodara Mouje Vadodara Kasba, bearing Revenue Survey No. 443, City Survey No. 404, Final Plot No. 20, 21, 22 phase-3, package-2 total admeasuring 11537.46 sq.mtrs of land paiki Final Plot No. 22, total admeasuring 4292 sq.mtrs of open plotted non-agricultural land on which K-10 Index project is to be organized.

6. As per search report for captioned property dated 16/05/2022 of 30 years vide Receipt No. 202201400013177 Application No. 7999, I have not found any adverse entry. I also gave a public notice in Gujarat Samachar Newspaper dated 11/05/2022 for inviting objections/claim from any person/institution, but during stipulated period of 7 days, I could not get any objection/claim from any person/institutions.



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OPINION/CERTIFICATE

I hereby opine that I have personally searched and verified the information furnished in this report and caused a search with the office of Sub Registrar, Vadodara for the period of last 30 years, the statement and other information given by the report are true and correct. I further opine that the present title holder **K-10 Ventures a Partnership Firm through** its working partner Priyank Ketan Shah is the legal and absolute owner of Non Agricultural Land situated and being in the Registration Sub District Vadodara Mouje Vadodara Kasba, bearing **Revenue Survey No. 443, City Survey No. 404, Final Plot No. 20, 21, 22 phase-3, package-2 total admeasuring 11537.46 sq.mtrs of land paiki Final Plot No. 22, total admeasuring 4292 sq.mtrs of open plotted non-agricultureal land on which K-10 Index project is to be organized.**

Date : 26/05/2022.

Place : Vadodara.



(Vinay G. Khatri)

Advocate

VINAY G. KHATRI

Advocate
B/62, "Vraj-Raj" Somnath
Nagar, Alwa Naka, G.I.D.C.
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K10 VENTURES

Priyank
PARTNER