



Rajan J. Purohit & Associates

Advocate

Date :

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of all that Plot No. A, B and C out of 20.00 Mtr Road side Plot No. B admeasuring 4611 square meters (49633.00 square feet) land on 27822 square meters of a non-agricultural land comprising of land bearing survey nos. 286, 287 , 289 and 379, City Survey No.2704, 2705, 2686 and 2676, T.P. Scheme no.8, F.P. no.18 & 70 admeasuring according to F.P. is 16693 square meters paiki land situate lying and being at Village-Gotri, Taluka Vadodara within registration District & District Vadodara.

I have investigated the title of **M/S.EXCELLENT DEVELOPERS** a partnership firm through its administrative partner Kunal Rajeshkumar Arya. The Title of the said land is clear, marketable and free from all encumbrances. (according to document discussed in Annexure – A and legal note discussed in Annexure – D).

Place:-Vadodara,

Dated :- 05/10/2021.



Rajan J. Purohit
(Advocate)

RAJAN J. PUROHIT
Advocate
007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007. 1

[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 Executed by (1) Rameshbhai Chaturbhai Prajapati (2) Manishbhai Rajnikantbhai Patel (3) Chiragbhai Bhupendrabhai Patel (4) Satishbhai Karamsibhai Patel (5) Alpa Hemal Munsu in favor of M/S.EXCELLENT DEVELOPERS a partnership firm through its administrative partner Kunal Rajeshkumar Arya under a sale deed Reg. No.7877/2021, date-09/08/2021.
4	Copy of N.A Order
5	Copy of Property Card
6	Copy of Karardad Regular Civil Suit no. 1436/87
7	Copy of Karardad Regular Civil Suit no. 745/87
8	Copy of Suit and Order of Spe.Mu. no.105/2007
9	Copy of Suit Regular Civil Suit no.209/2018
10	Search Report for 1991 to 05/10/2021 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Rajan J. Purohit

Dated :-05/10/2021.

(Advocate)

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



ANNEXURE-"B"

SCOPE AND LIMITATIONS : –

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



- I. We have examined the revenue records and sub registry search in respect of the Said Lands relating to the past 30 years;
- II. This Report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters and no search at any tribunals, civil court, high court, supreme court or any other litigations have been undertaken in relation to the Said Lands apart from the copies of the orders provided to us and will not be binding on Court, Tribunal or Regulatory Authority, which would have to be independently satisfied and we assume no legal responsibility in the event of our views not being accepted as correct by any Court, Tribunal or Regulatory Authority.
- III. We have issued public notices inviting claims/objection in relation to Said Lands in "Sandesh", "Vadprad Today-Baroda" and "Divyabhaskar" editions on 11 / 05 /2021.
- IV. While conducting search in the office of the Sub-Registrar of Assurances, we have found that certain Index-2 Books are torn while the entries are also not maintained up to-date and are also not in good condition. We have relied on the land revenue record i.e.



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

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



that executors and/or the regulators may have a contrary interpretation of the relevant provisions;

- VIII. This report is not to be transmitted to anyone other than the addressee else not is it to be relied upon by anyone else or for any other purpose or quoted or referred to in any public document or filed with anyone without our express consent.
- IX. The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable Law or regulations or on non-fulfilment of the terms and conditions thereof or may expire if such approval, consent or permit is time bound.
- X. "Indian Law" would include legislation at Central and State levels and also various rules, regulations, notifications, guidelines, governmental orders, byelaws, resolutions and internal policy rulings issued by any governmental agency. The reporting mechanism relating to these is not entirely systematic and Laws may be published in publications not having wide circulation and not



necessarily in a timely manner. There are limited and unsatisfactory facilities for verification of such Laws. Our review of Indian Laws has included materials published and freely available and such other materials as we have deemed appropriate under the circumstances but do not include any internal circulars or policies of regulators not available in the public domain.

- XI. Any changes in Indian Law (the term "Law" being widely construed to include any change in the interpretation of the Law). Which could be retrospective or any change in the facts and circumstances could have an effect on the validity of this report or any part hereof.
- XII. We express no views regarding any financial or technical data or material in relation to any proposed transaction.
- XIII. Our maximum liability relating to this report (regardless of form of action, whether in contract, negligence or otherwise) shall be limited. In no event shall we be liable to any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, lost profits, opportunity costs etc.) incurred by any party. We shall not be responsible for any losses, damages, costs,

expenses or other consequences. If information material to this report is withheld or concealed from or misrepresented to us, and We express no views other than as expressly mentioned hereinabove

Place:-Vadodara,

Dated :-05/10/2021.

Rajan J. Purohit

(Advocate)

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

ANNEXURE-"C"

SEARCH NOTES

Facts of title in respect all that Plot No. A, B and C out of 20.00 Mtr Road side Plot No. B admeasuring 4611 square meters (49633.00 square feet) land on 27822 square meters of a non-agricultural land comprising of land bearing survey nos. 286, 287 , 289 and 379, City Survey No.2704, 2705, 2686 and 2676, T.P. Scheme no.8, F.P. no.18 & 70 admeasuring according to F.P. is 16693 square meters land situate lying and being at Village-Gotri, Taluka Vadodara within registration District & District Vadodara.

1. It appears on perusal of the available revenue records prior to the year 1950 that one Becharabhai Golalbhai was entitled to land bearing (1/1) Survey no.286 admeasuring Axre 2-5 Gunthas i.e. 8600 square meters (hereinafter referred to as the "Land-1"). (1/2) Survey no.287 admeasuring Acre 2-9 Gunthas i.e.9004 square meters (hereinafter referred to as the "Land-2"). (1/3) Survey no.289 admeasuring 4856 Sq.Mtr (1/4) Survey no.379 admeasuring 5362 square meters





- (hereinafter referred to as the "Land-4") situate lying and being at village Gotri, Taluka Vadodara (City West) and District Vadodara.
2. It appears on perusal of mutation entry no.470 dated November 29-1955 that in pursuance of Taluka order no. Vatan/312 dated August 28-1955 Said Lands were recorded as Khalsa Raiyatwari lands. The competent authority certified the said mutation entry no.470 dated November 29-1955 on March 18-1956.
 3. It appears on perusal of mutation entry no.471 dated November 30-1955 that area of Land-3 and Land-4 was less than the standard area under the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Holdings Act, 1947 and in pursuance of the notification of Government bearing no. CON/3335 dated July 11-1955 Land-3 and Land-4 were declared as Fragment Land. The said mutation entry no.471 dated November 30-1955 appears to have been certified by the competent authority in due course.
 4. It appears on perusal of mutation entry no.723 dated March 16-1958 that in pursuance of oral family partition amongst Becharbhai Gokalbhai and his brother Dahyabhai Gokalbhai, the said Land were devolved on

mutants *

Dahyabhai Gokalbhai. The said mutation entry no.723 dated March 16-1958 was certified by the competent authority on June 11-1958.

5. It appears on perusal of mutation entry no. 1648 sated December 20-1973 that Dahyabhai Gokalbhai had expired on May 12-1973 and consequent to his demise. Said Lands were devolved on his legal heirs namely (5/1) Ilaben Dahyabhai Gokalbhai. (5/2) Naranbhai Dahyabhai represented through his guardian Ilaben Dahyabhai. (5/3) Maheshbhai Dahyabhai represented through his guardian Ilaben Dahyabhai. (5/4) Durgaben Dahyabhai represented through her guardian Ilaben Dahyabhai and (5/5) Saraswatiben Dahyabhai represented through her guardian Ilaben Dahyabhai. The Circle Officer certified the said mutation entry no. 1648 dated December 20-1973 on October 12-1974 on submission of the heirship certificate.

6. It is further observed that the said Dahyabhai Gokalbhai had earlier married one Gangaben and they had a daughter namely Induben alias Indiraben Dahyabhai. The said Gangaben Dahyabhai had expired on January 5-1957 and thereafter Induben Dahyabhai had married to one Hariharbhai and upon her oral consent she had relinquished her share



mutants

out of the Said Lands and in pursuance thereof her name was not entered in the revenue as one of the legal heirs upon the demise of her father Dahyabhai Gokalbhai.

7. It appears on perusal of mutation entry no.2481 dated March 12, 1983 that in pursuance to order bearing no.ULCARA/ 123 DATED September 14, 1979 Said Lands were used for agricultural purpose and same were exempted under the provisions of section 20(C) of Urban Land Act. The Circle Officer certified the said mutation entry no.2481 dated March 12, 1983 on September 16, 1983.
8. Thereafter, legal heirs of deceased Dahyabhai Gokalbhai namely Ilaben Dabhai widow of Dahyabhai Gokalbhai, Induben, alias Indiraben Hariharbhai Patel (daughter of Dahyabhai and Gangaben), Durgaben Dahyabhai, Naran bhai Dahyabhai, Maheshbhai Dahya bhai, _Saraswatiben Dahyabhai as Plaintiffs filed a Special Civil Suit on.745/1987 in the Civil Court (Senior Division), Vadodara against Legal heirs of Becharbhai Gokalbhai (brother of deceased Dahyabhai Gokalbhai) namely Bhailalbhai Becharbhai and Chimanbhai Becharbhai as the Defendants in relation to oration of Said Lands and other other



visulants *

lands. Subsequently the parties to the suit had settled the dispute in respect of the Land and had filed consent terms therein and accordingly the Civil Court, Vadodara vide its order dated August 23, 1990 Ilaben Dahyabhai widow of Dahyabhai Gokalbhai, Durgaben Dahyabhai, Naranbhai Dahyabhai, Maheshbhai Dahyabhai Saraswatiben Dahyabhai became entitled to Said Land. However, in pursuance to consent decree in said civil suit no.745/1987 name of Induben ailas Indiraben Hariharbhai Patel wife of Hariharbhai Manibhai Patel was not entered as occupier in respect of Said Lands as she has willingly released her right, title and interest in the Said Lands favour in of Ilaben Dahyabhai widow of Dahyabhai Gokalbhai, Durhanen Dahyabhai, Naranbhai Dahyabhai, Mahesh bhai Dahyabhai Saraswatiben Dahyabhai.

9. It appears that said Ilaben Dahyabhai Gokalbhai and Maheshbhai Dahyabhai as the plaintiffs had also filed Regular Civil Suit no. 1436/87 in the Civil Court, (Junior Division), Vadodara in the Civil Court (Senior Division), Vadodara against Bhailalbhai Becharbhai Patel, Sharadbhai Bhailalbhai Patel, Jayesh Bhailalbhai Patel as the defendants to prevent the prevent the defendants from interfering with the possession of Said



13/08/2013

Lands. Subsequently the parties to the suit had settled the dispute in respect of the Said Land and had filed consent terms therein and accordingly the Civil Court, Vadodara vide its order dated August 27, 1990 recorded the consent terms and ordered that the defendants as well as who was not recorded on revenue record at that time had on right title or interest in Said Lands and ordered not to interfere with the possession of plaintiff in respect of the Said Lands.

10. Thereafter being aggrieved by the consent terms filed in Special Civil Suit no. 745/1987 Chimanbai Becharbhai Patel has filed Special Civil Suit no. 105/2007 against Bhailalbhai Bechar bhai Patel, Legal heirs of Dahyabhai Gokalbhai namely Ilaben Dahyabhai widow of Dahyanbhai Gokalbhai, Induben alias Indiraben Hariharbhai Patel, Durgaben Dahyabhai, Naranbai Dahyabhai, Mahesh bhai Dahyabhai, Saraswatiben Dahyabhai for the declaration that the lands are undivided and joint family property, for the appraise of the suit lands amongst the parties, for the declaration that the documents, deeds, writing made in respect of the suit lands were void and illegal and bounded to him, the consent terms in special suit no.745/1987 in respect of the suit lands were not



bounded him & (v) for the recovery of his respective share from the amount of sale consideration together with interest in relation to the lands which already sold from the suit lands.

11. The said Chimanbhai Becharbhai Patel has also filed application for injunction in respect of the suit lands. However it is observed that the Civil Court has not passed any against defendants in relation to the said suit is also observed that a Lis Pendens has been registered in respect of the said suit in the office of Sub Registrar of Assurance, Vadodara-4(Gotri) vide sr. no.3791 on May 2, 2007 The said suit is pending before Civil Court, Vadodara for hearing of injunction application but the same suit i.e. SCS no.105/2007 has been rejected by 16th additional Senior Civil Judge on 30/09/2021.

12. It appears on perusal of mutation entry no.3970 dated July 19, 1994 that Maheshbhai Dahyabhai had taken a loan of Rs.1,50,000/-(Rupees One Lakh Fifty Thousand only) from Dena Bank, Ankodiya branch and created mortgage with Dena Bank. Subsequently, charge of Dena was recorded in the other rights of the village form no.7/12 The circle



mutatis

- Officer certified the said mutation entry no. 3970 dated July 19, 1994 on August 30, 1994.
13. It appears on perusal of mutation no. 6087 dated June 23, 2008 that Mamlatdar vide order no. RTS/Vashi/1746/08 dated June 12, 2008 ordered for rectification in computerized revenue records i.e. village form no. 7/12 in relation to Land-1, Land -2 and Land-3 and various other lands. The Circle Officer, Vadodara on July 31, 2008 due to incomplete details, canceled the said mutation entry no.6087 dated June 23, 2008.
14. It appears on perusal of mutation entry no.6088 dated June 23, 2008 that Mamlatdar vide order no.RTS/Vashi/ 1746/ 08 dated June 12, 2008 order for rectification in the computerized records i.e. village form no.7/12 in relation to Land-4 and various other lands. The said mutation entry no.6088, dated June 23, 2008 was cancelled by the Circle; Vadodara on July 31, 2008 due to incomplete details.
15. It appears on perusal of mutation entry no.6104 & 6105 dated July 21, 2008 that in pursuance to order of Mamlatdar bearing no. RTS/Vashi/2873 & 2874 dated July 21, 2008 rectification was made in



the computerized revenue records i.e. village form no.7/12 and in pursuance thereof amount of charge of the Dena Bank was rectified to Rs.1,50,000/-(Rupees One Lakh Fifty Thousand only) in computerized village form no.7/12 in relation to Land-1, Land-2 and Land-3. The Circle Officer certified the said mutation entry nos.6104 & 6105 dated July 21, 2008 on September 4, 2008.

16. It appears on perusal of mutation entry no.6549 dated June 2, 2011 that in pursuance to an application made by Ilaben Dahyabhai and Durgaben, their names were deleted from the revenue records in relation to Said Lands on the affidavit and declaration being submitted by them. The Deputy Mamlatdar however cancelled the said mutation entry no.6549 dated 2, 2011 on September 3, 2011 on account of incomplete details.

17. It appears on perusal of mutation entry no. 6554 dated 10, 2011 that in pursuance to application and affidavit to release their rights, names of Ilaben Dahyabhai Patel, Durgaben Dahyabhai Patel and Saraswatiben Dahyabbai were deleted from the revenue records in relation to Said Lands. The Deputy Mamlatdar cancelled the said mutation entry no. 6554 dated June 10, 2011 on September 23, 2011 on account that

10115

- notices were not served to all parties. It was subsequently entered in the revenue records vide mutation entry no. 6581 dated October 12, 2011, which was certified by the Circle Officer on December 16, 2011 with a remark that the mutation entry was duly certified upon necessary documents pertaining to relinquishment were provided.
18. It appears on perusal of mutation entry no. 6582 dated October 12, 2011 that upon repayment of the loan of Dena Bank over Said Lands deleted from the revenue records. The Circle Officer certified the said mutation entry no. 6582 dated October 12, 2011 on December 16, 2011.
19. It further appears that (1/1) Hemantbhai Hariharbhai Patel son of Induben alias Indiraben Dahyabhai Patel for himself and on behalf (1/1) Hariharbhai Manibhai Patel husband of Induben alias Indiraben Dahyabhai Patel (1/2) Kamleshbhai Hariharbhai Patel son of Induben alias Indiraben Dahyabhai Patel, (1/3) Nehaben Hariharbhai Patel daughter of Induben alias Indiraben Dahyabhai Patel. (1/4) Vibhaben Hariharbhai Patel daughter of Induben alias Indiraben Dahyabhai Patel being aggrieved by the order of Circle Officer in relation to certification of mutation entry no. 1648 have filed RTS Appeal Case No. 97/2015



10/11/16

before the Deputy Collector, Vadodara City (West), Vadodara against (1) Naranbhai Dahyabhai Patel and (2) Maheshbhai Dahyabhai Patel and (3) Mamlatdar, Vadodara City (West), Vadodara. However the said appeal was rejected by the Deputy Collector vide order dated October 24-2016 on the grounds that said Induben alias Indiraben Dahyabhai Patel had duly relinquished her rights out of the land in question and that the present claim has been raised wrongfully after a span of over four decades which cannot be entertained or sustained on the grounds of law of limitation. It is to be noted that in the aforesaid matter Hariharbhai Manibhai Patel husband of Induben alias Indiraben Dahyabhai Patel has made an affidavit wherein he has stated that her wife Induben alias Indiraben Dahyabhai Patel had willingly relinquished and released her right title and interest in Said Lands in favour of (1) Ilaben Dahyabhai eidoe of Dahyabhai Gokalbhai. (2) Durgaben Dahyabhai/ (3) Naranbhai Dahyabhai. (4) Mahesbhai Dahyabhai and (5) Saraswatiben Dahyabhai. The said affidavit has been notarized in the register of notary Indrakumar Hotchandani vide sr.no.58 dated February 9-2016.





20. It appears on perusal of mutation entry no.7077,
21. It appears on perusal of mutation entry no.7127
22. It appears on perusal of mutation entry no.7151
23. It appears on perusal of mutation entry no. 7172
24. It appears on perusal of mutation entry no.7203
25. It appears on perusal of mutation entry no. 7210
26. It appears on perusal of mutation entry no. 7244
27. Thereafter according to order of Inquiry officer of City Survey on 14/11/1977 said land admerising 8600 sq.mt land issue city survey no 2704 name of (1) Illaben Dahyabhai (2) Naranbhai Dahyabhai (3) Durgaben Dahyabhai has been entered in city survey property card the same fact has been recorded in the city survey record.
28. Thereafter according to order of Inquiry officer of City Survey on 14/11/1977 said land admerising 9004 sq.mt land issue city survey no 2705 name of (1) Illaben Dahyabhai (2) Naranbhai Dahyabhai (3) Durgaben Dahyabhai has been entered in city survey property card the same fact has been recorded in the city survey record.

29. Thereafter according to order of Inquiry officer of City Survey on 14/11/1977 said land admerising 4856 sq.mt land issue city survey no. 2686 name of (1) Illaben Dahyabhai (2) Naranbhai Dahyabhai (3) Durgaben Dahyabhai has been entered in city survey property card the same fact has been recorded in the city survey record.

30. Thereafter according to order of Inquiry officer of City Survey on 14/11/1977 said land admerising 5362 sq.mt land issue city survey no 2676 name of (1) Illaben Dahyabhai (2) Naranbhai Dahyabhai (3) Durgaben Dahyabhai has been entered in city survey property card the same fact has been recorded in the city survey record.

31. Thereafter According to the Collector Vadodara Order No.504/19/18/023/2019 dated 10/07/2019 the said land admerising 4856 sq.mt. land issue city survey no.2686 is said to be non-agricultural land has been entered in the revenue records and also recorded in the city survey records.

32. Thereafter According to the Collector Vadodara Order No.222/19/18/023/2019 dated 10/06/2019 the said land admeasuring 5362 sq.mt. land issue city survey no.2676 is said to be non-agricultural

land has been entered in the revenue records and also recorded in the city survey records.

33. Thereafter According to the Collector Vadodara Order No.409/19/18/023/2019 dated 10/07/2019 the said land admeasuring 8600 sq.mt. land issue city survey no.2704 is said to be non-agricultural land has been entered in the revenue records and also recorded in the city survey records.

34. Thereafter According to the Collector Vadodara Order No.505/19/18/023/2019 dated 10/07/2019 the said land admerising 9004 sq.mt. land issue city survey no.2705 is said to be non-agricultural land has been entered in the revenue records and also recorded in the city survey records.

35. Thereafter the said land owner (1) Naranbhai Dahyabhai Patel (2) Maheshbhai Dahyabhai Patel (3) Madhviben Naranbhai Patel (4) Devrajbhai Naranbhai Patel (5) Meeraben Naranbhai Patel (6) Jagrutiben Maheshbhai Patel (7) Janvi Maheshbhai Patel (8) Vibhas Maheshbhai Patel sold his land to (1) Rameshbhai Chaturbhai Prajapati (2) Manishbhai Rajnikantbhai Patel (3) Chiragbhai Bhupendrabhai Patel



(4) Satishbhai Karamsibhai Patel (5) Alpa Hemal Muni in **Rs.13,47,70,700/-** on dated 19/11/2018 has been entered in the city survey records.

36. Thereafter the said land owner (1) Naranbhai Alias Narayanbhai Dahyabhai Patel through his power of Attorney Devrajbhai Naranbhai Alias Narayanbhai Patel (2) Maheshbhai Dahyabhai Patel (3) Madhviben Naranbhai Patel through his power of Attorney Devrajbhai Naranbhai Alias Narayanbhai Patel (4) Devrajbhai Naranbhai Alias Narayanbhai Patel (5) Meeraben Naranbhai Alias Narayanbhai Patel Patel through his power of Attorney Devrajbhai Naranbhai Alias Narayanbhai Patel (6) Jagrutiben Maheshbhai Patel (7) Janvi Maheshbhai Patel Patel through her power of Attorney Maheshbhai Dahyabhai Patel (8) Vibhas Maheshbhai Patel has sold said land to (1) Rameshbhai Chaturbhai Prajapati (2) Manishbhai (Maneshbhai) Rajnikantbhai Patel (3) Chiragbhai Bhupendrabhai Patel (4) Satishbhai Karamsibhai Patel (5) Alpa Hemal Muni in **Rs.13,47,54,500/-** on dated 05/04/2021 has been entered in the city survey records.

10/11/21

37. Thereafter the said land on Plot No. A, B and C out of 20.00 Mtr Road side Plot No. B admeasuring 4611 square meters (49633.00 square feet) land on 27822 square meters of a non-agricultural land comprising of land bearing survey nos. 286, 287 , 289 and 379, City Survey No.2704, 2705, 2686 and 2676, T.P. Scheme no.8, F.P. no.18 & 70 admeasuring according to F.P. is 16693 square meters land situate lying and being at Village-Gotri, Taluka Vadodara owner (1) Rameshbhai Chaturbhai Prajapati (2) Manishbhai Rajnikantbhai Patel (3) Chiragbhai Bhupendrabhai Patel (4) Satishbhai Karamsibhai Patel (5) Alpa Hemal Muni has sold his land to **M/S. EXCELLENT DEVELOPERS** in **Rs.9,92,66,000/-** on dated-09/08/2021 vide Reg. Sale Deed no.7877 has been entered in the city survey records.

38. We have issued public notices inviting claims/objection in relation to Said Lands in "Sandesh", "Vadprad" and "Gujarat Samachar" editions on May 11th, 2021 in relation to the aforesaid public notices we have received.

I. An objection from Hemantbhai Hariharbhai Patel son of Induben alias Indiraben Dahyabhai Patel during notice period





wherein he has claimed his right title and interest in the Said Lands through her mother Induben alias Indiraben Dahyabhai had released her undivided right. He has also filed a suit i.e. RCS no.209/2018 before the Civil Court Vadodara. Induben alias Indiraben Dahyabhai Patel is party of Special suit no.745/87 pursuant to order of said civil suit (1) Ilaben 'Dahyabhai widow of Dahyabhai Gokalbhai. (2) Durgaben Dahyabhai. (3) Naranbhai Dahyabhai. (4) Maheshbhai Dahyabhai and (5) Saraswatiben Dahyabhai became entitled to Said lands.

In view of what is stated above and perusal of the available documents on records, the claims and objections arose by the objectors aforesaid appears to have been made with a wrongful intention without a legal entitlement or locus standi in the matter since their legal rights in Said Lands have duly relinquished and there is no injunction or restrain granted by any courts against the present owners and therefore the objections does not appear to be sustainable.





The above view is limited to the matters expressly set forth herein exclusively and will not be binding to any court, tribunal or regulatory authority, which would have to independently satisfied as per the prevailing laws and we assume no legal responsibility in that the court, tribunal or regulatory authority may have a different view.

39.I have caused necessary search from 1991 to 05/10/2021 from the record of the office of Sub-Registrar Vadodara, through search-clerk for the years 1991 till 05/10/2021 According to the search report, most of the index registers of viilage-**Gotri** are in torn off conditions and not properly maintained and therefore, from the available records he has taken search vide receipt no-8505,7693,1109,8533,7724,1117 and 8022021102492.

Place:- Vadodara.

Date:-05/10/2021.

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