

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

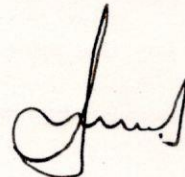
Investigation of title in respect of land bearing R. S. No. 275 H. 0-26-30 of village ATLADARA, Ta. & Dist. VADODARA included in T. P. Scheme No. 25 (ATLADARA), O. P. No. 10, F. P. No. 10 admeasuring 1578 Sq. Mtrs. N. A. land, City Survey No. 1053/2.

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

Date: 03-09-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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REPORT ON TITLE

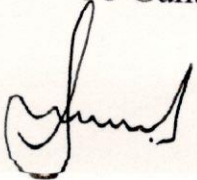
Investigation of title in respect of land bearing R. S. No. 275 H. 0-26-30 of village ATLADARA, Ta. & Dist. VADODARA included in T. P. Scheme No. 25 (ATLADARA), O. P. No. 10, F. P. No. 10 admeasuring 1578 Sq. Mtrs. N. A. land, City Survey No. 1053/2.

As per TALUKA ORDER No. 308 dated 03-04-1951, JINAGAR MAGANBHAI LALLUBHAI had executed registered sale deed dated 22-07-1946 in favor of SHASTRI YAGNAPURUSHDASJI GURU VIGNANADAJI vahivat karta of SHREE SWAMINARAYANA PROPERTY for R. S. No. 275. Name of purchaser was entered in revenue record for said land vide entry No. 4 dated 01-02-1952, certified on 04-04-1952.

As per Govt. Notification No. F/LAND/3335 dated 11-07-1955 & as per TALUKA HUKAM No. LND/3630 dated 10-08-1955, land bearing R. S. No. 275 & others declared as 'Fragment' land. The said change was entered in revenue record for said land vide entry No. 433 dated 30-06-1955, certified by revenue authority.

Property of SHREE AKSHAR PURSHOTTAM SWAMINARAYANA TEMPLE registered as public trust vide registered No. A1421/KHEDA for R. S. No. 275 & others, the said change was entered in revenue record vide entry No. 528 dated 17-10-1957, certified on 17-04-1958.

As per order of TRIBUNAL MAMLATDAR KACHERI, VADODARA in Tenancy Case No./ 292/ 293/ 294/ 295/ 296/ 297/ 298/ 302/ 304/ 305/ 306 dated 26-05-1976, name of KANTIBHAI MOTIBHAI PATEL – as protected tenant was entered in revenue record for R. S. No. 275 Acre 0 – 36 Gunthas land & other of village ATLADARA, Ta. & Dist. VADODARA.



The said change was entered in revenue record for said land vide entry No. 1370/11 dated 01-06-1976, certified by revenue authority.

As per State Government Revenue Department Notification No. A.N. 76/191 M-3/ 1076/634/67/76 dated 05-07-1976 & as per TALUKA HUKAM No. 1/CON/2019/76 dated 29-09-1976, land bearing R.S. No. 275 declared as 'Fragment' land. The said change was entered in revenue record for said land vide entry No. 1488 dated 23-02-1980, certified on. 09-03-1980.

As per order of Tenancy Court in Tenancy case No. 4679 dated 04-08-1980 & as per provisions of Sec - 32 (G) of the Tenancy Act, name of KANTIBHAI MOTIBHAI PATEL - as protected tenant was entered in Kabjedar Column of revenue record & charge of SHREE SWAMINARAYAN MANDIR was entered in second right column of revenue record. The said change was entered in revenue record for R. S. No. 275 of village ATLADRA, Ta. & Dist. VADODARA vide entry No. 1591 dated 25-12-1980, certified by revenue authority.

A. L.T. & MAMLATDAR SAHEB vide his order No. Z. S. P. 1472 issued sale certificate in name of PATEL KANTIBHAI MOTIBHAI for R. S. No. 275 & others. The said change was entered in revenue record for said land vide entry No. 1595 dated 13-02-1981, certified on 25-10-1981.

KANTIBHAI MOTIBHAI PATEL died on 20-10-1995, name of his heirs (1) PUSHPABEN widow of KANTIBHAI (2) HARESHKUMAR KANTIBHAI PATEL (3) RAKESHKUMAR KANTIBHAI were entered in revenue record for R. S. No. 275 & others vide entry No. 2110 dated 17-04-1997, certified on 27-06-1997.

(1) ASHWINBHAI RAMESHBHAI CHAUHAN & (2) RAJUBHAI KANUBHAI RATHOD had jointly filed R. C. S. No. 318/2018 before Hon'ble Senior Civil Judge, Vadodara against (1) PATEL PUSHPABEN KANTIBHAI, (2) PATEL HARISHKUMAR KANTIBHAI, (3) PATEL



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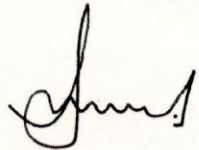
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RAKESHKUMAR KANTIBHAI for relief of declaration and permanent injunction. The said suit was compromised between the parties vide Ex. 80 dated 25-02-2020 and consent terms filed in the court. The Hon'ble 24th Additional Senior Civil Judge, Vadodara passed an order and decree vide Ex - 81 dated 20-03-2020 in favor of original land owners (1) PATEL PUSHPABEN KANTIBHAI, (2) PATEL HARISHKUMAR KANTIBHAI, (3) PATEL RAKESHKUMAR KANTIBHAI.

COLLECTOR, VADODARA vide his order No. 387/19/18/014/2019 dated 04-09-2019, converted land bearing R. S. No. 275 H. 0-26-30 of village ATLADARA, Ta. & Dist. VADODARA included in T. P. Scheme No. 10 (ATLADARA), O. P. No. 10, F. P. No. 25 admeasuring 1578 Sq. Mtrs. land from prohibited tenure land to old tenure land for Non-Agriculture (commercial) purpose. The said change was entered in revenue record for said land vide entry No. 4163 dated 05-07-2019, certified on 13-08-2019.

COLLECTOR, VADODARA vide his order No. 663/19/18/014/2019 dated 14-08-2019 granted N. A. permission u/s. 65 of Gujarat Land Revenue Act, 1879 for land bearing R. S. No. 275 H. 0-26-30 of village ATLADARA, Ta. & Dist. VADODARA included in T. P. Scheme No. 10 (ATLADARA), O. P. No. 10, F. P. No. 25 admeasuring 1578 Sq. Mtrs. land. The said change was entered in revenue record for said land vide entry No. 4174 dated 14-08-2019, certified on 04-10-2019 & in property card of City Survey Department vide entry No. 3028 dated 01-04-2021, certified on 27-05-2021.

(1) PATEL PUSHPABEN – widow of KANTIBHAI, (2) PATEL RAKESHKUMAR KANTIBHAI, (3) PATEL HARESHKUMAR KANTIBHAI have jointly executed registered Sale Deed dated 02-02-2021 registered at Serial No. 1999 in favor of GIRIRAJ CORPORATION – a partnership firm through its partner ANIL DAYAGIRI GOSWAMI for R. S. No. 275 of village ATLADARA, Ta. & Dist. VADODARA included in T. P.



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Scheme No. 25 (proposed ATLADARA), O. P. No. 10, F. P. No. 10
admeasuring 1578 Sq. Mtrs. N. A. land

VADODARA MAHANAGAR PALIKA issued Rajachitthi vide its
order No. WARD/ 6/ 45/ 2021 – 2022 dated 17-08-2021 in respect of land
bearing R. S. No. 275 of village ATLADARA, Ta. & Dist. VADODARA
included in T. P. Scheme No. 25 (proposed ATLADARA), O. P. No. 10, F. P.
No. 10.

As per building permission issued by VADODARA MAHANAGAR
PALIKA, GIRIRAJ CORPORATION – a partnership firm through its partner
ANIL DAYAGIRI GOSWAMI (land owner/ Promoters) have plan to
construct project in the name & style of “SANSKAR EXCLUSIVE”.

I have verified available revenue record & carried-out necessary search
from office of Sub-Registrar, VADODARA for last 31 years from available
record. I have also published public advertisement in “GUJARAT
SAMACHAR” & “SANDESH” daily newspapers on 29-02-2020. I have not
received any objection in response to the said notice. GIRIRAJ
CORPORATION – a partnership firm through its partner ANIL DAYAGIRI
GOSWAMI is owner of land bearing R. S. No. 275 H. 0-26-30 of village
ATLADARA, Ta. & Dist. VADODARA included in T. P. Scheme No. 10
(ATLADARA), O. P. No. 10, F. P. No. 25 admeasuring 1578 Sq. Mtrs. N. A.
land, City Survey No. 1053/2. As per my opinion the title of said land is clear,
marketable & free from encumbrances.

Date: 03-09-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

