

VIJAY S. GOSWAMI
B.com., M.S.W., LLB, D.L.P.
ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI
B.A. LLB
ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

TO WHOM SO EVER IT MAY CONCERN

**Investigation of title in respect of land
bearing old R. S. No. 631, Block No. 447
of village BIL, Ta. & Dist. VADODARA
included in T. P. Scheme No. 1 (BIL), F.
P. No. 120 admeasuring 4105 Sq. Mtrs. N.
A. land.**

I have investigated the title of said land and found that title of said land is clear, marketable & free from encumbrances subject to registered Development Agreement in favor of M/s. SHREEJI BUILDTECH- through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL, (2) RAKESHBHAI MANUBHAI PATEL and registered agreement to sale in respect of Tower A Flat No. 102, 103, 201, 301, 303, 401, 402, 403, 503, 601, 602, 702, 703, Tower B, Flat No. 103, 106, 204, 301, 303, 304, 305, 401, 501, 505, 604, 605, Tower C Flat No. 106, 201, 203, 205, 206, 301, 305, 306, 401, 404, 405, 406, 503, 505, 603, 604, 605, 606, 701, Tower D Flat No. 101, 102, 103, 104, 202, 203, 204, 301, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 704, Tower E Flat No. 101, 102, 103, 104, 202, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 604, 702, 703, 704, G. F. shop No. 07, 13, 15 of "AURO ELITE"

Date: 29-10-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

REPORT ON TITLE

Investigation of title in respect of land
bearing old R. S. No. 631, Block No. 447
of village BIL, Ta. & Dist. VADODARA
included in T. P. Scheme No. 1 (BIL), F.
P. No. 120 admeasuring 4105 Sq. Mtrs. N.
A. land.

KABHAI ZAVERBHAI died on 12-02-1967, name of his heir
HARMANBHAI KABHAI was entered in revenue record for R. S. No. 631
vide entry No. 1394 dated 30-04-1967, certified on 24-10-1967.

Charge of BIL SAHKARI MANDLI for Rs. 4000/- was entered in
revenue record for R. S. No. 631 vide entry No. 2018/47 dated 31-08-1975,
certified on 15-10-1978.

KABHAI ZAVERBHAI died on 12-02-1967, MANIBEN – widow of
KABHAI ZAVERBHAI died on 08-12-1972 & AMBUBHAI KABHAI
died on 04-09-1974, name of their heirs (1) HARMANBHAI KABHAI (2)
SHANTABEN KABHAI were entered in revenue record for R. S. No. 631
vide entry No. 2027 dated 05-10-1975, certified on 19-11-1975.

As per GOVERNMENT NOTIFICATION dated 5-7-79, the
exemption granted by the government was withdrawn by the Government &
as per order of ADDITIONAL MAMLATDAR in Case No.
CON/VASHI/R.T.S/2139/76 dated 9-12-76, land bearing R. S. No. 631
declared as fragment land. The said change was entered in revenue record
for said land vide entry No. 2101 dated 27-1-77, certified on 14-3-79.



VIJAY S. GOSWAMI

B.com., M.S.W., LL.B., D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

COMMISSIONER VADODARA, vide his order No. U.M.S.K.-CON-VADODARA-431 dated 14-3-80 and as per GOVERNMENT NOTIFICATION dated 27-3-80, a consolidation scheme was introduced in sim of village BIL Ta. & Dist. VADODARA. As per said scheme land bearing R.S. No. 631 converted into Block No. 447 H. 0-54-63. The said change was entered in revenue record for said land vide entry No. 2361/24 dated 26-9-81, certified by revenue authority.

The Competent Officer & Dy. COLLECTOR, VADODARA (ULC) vide his order No. 26 dated 13-06-1979 granted an exemption u/s. 20 of the ULC Act for agricultural purpose in respect of land bearing R. S. No. 631. The said change was entered in revenue record for said land vide entry No. 2399 dated 01-12-1982, certified on 16-02-1983.

Charge of GUJARAT STATE AGRICULTURE CO. OP. DEVELOPMENT BANK for Rs. 20, 000/- was entered in revenue record for Block No. 447 vide entry No. 2736 dated 20-12-01990, certified on 24-01-1991. The said charge was deleted from revenue record for said land vide entry No. 5523 dated 31-01-2014, certified on 08-04-2014.

Charge of BIL VIVIDH KARYKARI SAHKARI MANDLI for Rs. 8000/- was entered in revenue record for Block No. 447 vide entry No. 2992/37 dated 01-04-1994, certified by revenue authority.

Charge of BIL VIVIDH KARYKARI SAHKARI MANDLI for Rs. 3000/- was entered in revenue record for block No. 447 vide entry No. 3064/6 dated 10-04-1996, certified on 01-02-1997.

HARMANBHAI KABHAI PATEL died on 06-09-1999, name of his heirs (1) JASHODABEN – widow of HARMANBHAI KABHAI, (2) JOSHABEN HARMANBHAI PATEL & (3) ASHOKBHAI HARMANBHAI PATEL were entered in revenue record for block No. 447

VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.
ADVOCATE

Mobile : 9878718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB
ADVOCATE

Mobile : 99981 35392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007

& other vide entry No. 3299 dated 06-08-1999, certified by revenue authority.

Charges of BIL VIVIDH KARYKARI SAHKARI MANDLI were deleted from Block No. 447 & other vide entry No. 3329 dated 25-04-2000, certified on 20-06-2000.

(1) JASHODABEN – widow of HARMANBHAI KABHAI, (2) JOSHNABEN HARMANBHAI PATEL & (3) ASHOKBHAI HARMANBHAI PATEL had executed registered Sale Deed dated 24-05-2001 registered at Serial No. 3609 in favor of (1) JAYESHBHAI KHEMDAS PATEL & (2) SUDHABEN JAYESHBHAI PATEL for Block No. 447 & other. Name of purchasers were entered in revenue record for said land vide entry No. 3450 dated 02-08-2001, certified by revenue authority.

Charge of CENTRAL BANK OF INDIA for Rs. 3, 00, 000/- was entered in revenue record for Block No. 447 & other vide entry No. 5287 dated 01-11-2012, certified on 05-01-2013. The said charge was deleted from revenue record vide entry No. 5522 dated 31-01-2014, certified on 08-04-2014.

COLLECTOR, VADODARA vide his order No. N.A. / S.R. / 469/ 2014-15 No. LAND- D/ Sec – 65/ VASI/ 6821 to 6828 /14 dated 14-10-2014 granted N. A. permission for said land. The said change was entered in revenue record vide entry No. 5687 dated 03-12-2014, certified on 30-01-2015.

(1) PATEL JAYESHBHAI KHEMDAS & (2) PATEL SUDHABEN JAYESHBHAI have jointly executed registered Development Agreement dated 21-08-2018 registered at Serial No. 13612 in favor of M/s. SHREEJI BUILDTECH- through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL, (2) RAKESHBHAI MANUBHAI PATEL for



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

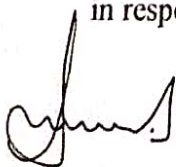
old R. S. No. 631, Block No. 447 of village BIL, Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (BIL), F. P. No. 120 admeasuring 4105 Sq. Mtrs. N. A. land. Subsequently, (1) PATEL SUDHABEN JAYESHBHAI, (2) PARULBEN JAYESHBHAI PATEL, (3) KOMALBEN JAYESHBHAI PATEL, (4) VAISHALIBEN JAYESHBHAI PATEL, (5) DEVANSHU JAYESHBHAI PATEL- through their power of attorney holder PARULBEN JAYESHBHAI PATEL had executed registered Sale Deed dated 08-07-2021, registered at serial No. 11931 in favor of M/s. SHREEJI BUILDTECH – a partnership firm through its partner RAKESHBHAI MANUBHAI PATEL for R. S. No. 631, Block No. 447 of village BIL, Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (BIL), F. P. No. 120 admeasuring 4105 Sq. Mtrs. N. A. land with construction of Tower A, B, C, D, E on 275 Sq. Mtrs. land. Name of purchaser is entered in revenue record for said land vide entry No. 7567 dated 09-07-2021, certified on 10-08-2021.

VADODARA URBAN DEVELOPMENT AUTHORITY has issued Rajachitthi No. UDA/ Plan – 4/ Permission/ 82/2018 dated 11-02-2019 in respect of said land.

As per building permission issued by VADODARA URBAN DEVELOPMENT AUTHORITY, M/s. SHREEJI BUILDTECH – a partnership firm through its partner RAKESH MANUBHAI PATEL have constructed residential and commercial project in name & style of “AURO ELITE” in said land.

I have also perused notarized affidavit dated 29-10-2021 notarized at serial no. 13462 before Notary Shri A. T. Solanki by RAKESH MANUBHAI PATEL – a partner of M/s. SHREEJI BUILDTECH.

M/s. SHREEJI BUILDTECH – a partnership firm through its partner RAKESH MANUBHAI PATEL have executed registered agreement to sale in respect to Tower A Flat No. 102, 103, 201, 301, 303, 401, 402, 403, 503,



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A., LLB

ADVOCATE

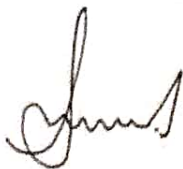
Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

601, 602, 702, 703, Tower B, Flat No. 103, 106, 204, 301, 303, 304, 305, 401, 501, 505, 604, 605, Tower C Flat No. 106, 201, 203, 205, 206, 301, 305, 306, 401, 404, 405, 406, 503, 505, 603, 604, 605, 606, 701, Tower D Flat No. 101, 102, 103, 104, 202, 203, 204, 301, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 704, Tower E Flat No. 101, 102, 103, 104, 202, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 604, 702, 703, 704, G. F. shop No. 07, 13, 15 of "AURO ELITE" on R. S. No. 631, Block No. 447 of village BIL, Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (BIL), F. P. No. 120 admeasuring 4105 Sq. Mtrs. N. A. land.

I have verified available revenue record and carried out necessary search from office of Sub-Registrar VADODARA for last 32 years from available record. I have also published public advertisement in "GUJARAT SAMACHAR" & "SANDESH" daily newspaper on 18-06-2018. I have not received any objection in response to the said notice. (1) JAYESHBHAI KHEMDAS PATEL, (2) SUDHABEN JAYESHBHAI PATEL are joint owners of land bearing old R. S. No. 631, Block No. 447 of village BIL, Ta. & Dist. VADODARA included in T. P. Scheme No. 1 (BIL), F. P. No. 120 admeasuring 4105 Sq. Mtrs. N. A. land. As per my opinion title of said land is clear, marketable & free from encumbrances subject to registered Development Agreement in favor of M/s. SHREEJI BUILDTECH- through its partners (1) GHANSHYAMBHAI RANCHHODBHAI PATEL, (2) RAKESHBHAI MANUBHAI PATEL and registered agreement to sale in respect of Tower A Flat No. 102, 103, 201, 301, 303, 401, 402, 403, 503, 601, 602, 702, 703, Tower B, Flat No. 103, 106, 204, 301, 303, 304, 305, 401, 501, 505, 604, 605, Tower C Flat No. 106, 201, 203, 205, 206, 301, 305, 306, 401, 404, 405, 406, 503, 505, 603, 604, 605, 606, 701, Tower D Flat No. 101, 102, 103, 104, 202, 203, 204, 301, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 704, Tower E Flat No. 101, 102, 103, 104, 202,



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

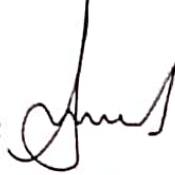
Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 604, 702, 703,
704, G. F. shop No. 07, 13, 15 of "AURO ELITE"

Date: 29-10-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

