

VIJAY S. GOSWAMI

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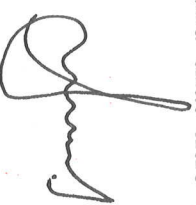
TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing R. S. No. 2549/1, Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A. land, City Survey No. NA 1761.

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

Date: 18-10-2021

Advocate sign:



Place: Vadodara.

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. 2549/1, Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A. land, City Survey No. NA 1761.

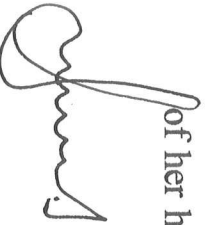
As per partition, land bearing R. S. No. 2549/1 mutated in name of PATEL KALIDAS GANGADAS. The said change was entered in revenue record vide entry No. 1/129.

As per Government Notification No. CON/30335 dated 11-5-55, land bearing R. S. No. 2549/1 & others declared as "FRAGMENT" land. The said change was entered in revenue record for said land vide entry No. 1723 dated 11-01-1956, certified by revenue authority.

Under the Fragmentation Act, the exemption was granted for village BHAYLI, the said exemption was withdrawn by the government. The said change was entered in revenue record for said land vide entry No. 5655 dated 25-02-1977, certified by revenue authority.

During the lifetime of PATEL KALIDAS GANGADAS, name of PATEL JYOTIKABEN – daughter of KALIDAS GANGADAS was entered in revenue record for Block No. 1761 & others vide entry No. 11244 dated 09-04-2008, certified on 03-07-2008.

PATEL JYOTIKABEN – daughter of KALIDAS GANGADAS & wife of PRAVINBHAI CHHOTABHAI PATEL died on 20-05-2008, name of her heir PATEL NIKESH PRAVINBHAI was entered in revenue record



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for said land vide entry No. 12748 dated 25-11-2011, certified on 12-01-2012.

During the lifetime & with consent of PATEL KALIDAS GANGADAS, names of his heirs (1) PATEL SURESHBHAI KALIDAS, (2) PATEL PRAVINBHAI KALIDAS, (3) PATEL RAMESHBHAI KALIDAS, (4) PATEL PRAMODBHAI KALIDAS were entered in revenue record for said land vide entry No. 12749 dated 25-11-2011, certified on 13-01-2012.

MAMLATDAR, VADODARA (RURAL) vide his order in Case No. DABAN/ TAKRARI/ Case/ 01/ 2011 dated 04-04-2011 issued order against the opponents to demolish the illegally constructed Compound wall constructed on government canal admeasuring 294.912 Sq. Mtrs. between R. S. No. 2549 & 2551, Block No. 1761, 1762. The said change was entered in revenue record for said land vide entry No. 13049 dated 20-07-2012, certified on 04-09-2012.

PATEL KALIDAS GANGADAS died on 17-11-2013, therefore his name was deleted from revenue record for said land vide entry No. 16193 dated 29-08-2018, certified on 01-10-2018.

COLLECTOR, VADODARA vide his order No. 109/19/02/036/2019 dated 15-05-2019 granted N. A. permission for residential purpose in respect of Block No. 1761. The said change was entered in revenue record vide entry No. 16627 dated 19-05-2019, certified on 28-06-2019.

VADODARA URBAN DEVELOPMENT AUTHORITY vide its order No. UDA/ Zone Certi/ 74648/ 2019 dated 12-03-2019 issued Zone Certificate in respect of said land.

(1) PATEL NIKESH PRAVINBHAI, (2) PATEL SURESHBHAI KALIDAS, (3) PATEL PRAMODBHAI KALIDAS, (4) PATEL



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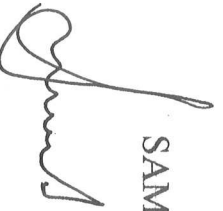
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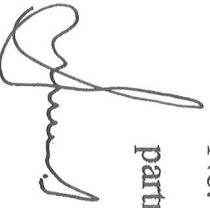
PRAVINBHAI KALIDAS, (5) PATEL RAMESHBHAI KALIDAS have jointly executed registered Agreement to Sale dated 06-09-2019 registered at Serial No. 14750 in favor of (1) PATEL SANDIPKUMAR ASHWINBHAI, (2) PATEL KETANKUMAR JAYANTIBHAI, (3) PATEL BHAVESHKUMAR ASHWINBHAI, (4) PATEL KAUSHIKKUMAR RANCHHODBHAI, (5) SONI JIGAR HITESHKUMAR, (6) SONI ANKIT HITESHKUMAR, (7) PATEL RESHMABEN KETANKUMAR, (8) PATEL SEJALBEN SANDIPKUMAR, (9) PATEL JYOTIKABEN BHAVESHKUMAR, (10) PATEL DIPIKABEN KAUSHIKBHAI for R. S. No. 2549/1, Block No. 1761 admeasuring 5565 Sq. Mtrs. N. A. land of village BHAYLI, Ta. & Dist. VADODARA. Subsequently, (1) PATEL SANDIPKUMAR ASHWINBHAI, (2) PATEL KETANKUMAR JAYANTIBHAI, (3) PATEL BHAVESHKUMAR ASHWINBHAI, (4) PATEL KAUSHIKKUMAR RANCHHODBHAI through his POA Holder PATEL JAYANTIBHAI RANCHHODBHAI, (5) SONI JIGAR HITESHKUMAR, (6) SONI ANKIT HITESHKUMAR, (7) PATEL RESHMABEN KETANKUMAR, (8) PATEL SEJALBEN SANDIPKUMAR, (9) PATEL JYOTIKABEN BHAVESHKUMAR, (10) PATEL DIPIKABEN KAUSHIKBHAI through her POA Holder DINKARBHAI K. PATEL had executed registered cancellation of Agreement to Sale dated 22-01-2021 registered at Serial No. 1352 in favor of (1) PATEL NIKESH PRAVINBHAI, (2) PATEL SURESHBHAI KALIDAS through his POA Holder PRITESHKUMAR SURESHBHAI PATEL (3) PATEL PRAMODBHAI KALIDAS, (4) PATEL PRAVINBHAI KALIDAS, (5) PATEL RAMESHBHAI KALIDAS R. S. No. 2549/1, Block No. 1761 admeasuring 5565 Sq. Mtrs. N. A. land of village BHAYLI, Ta. & Dist. VADODARA.

I have also published public advertisement in "GUJARAT SAMACHAR" & "DIVYA BHASKAR" daily newspapers on 27-11-2020



for inviting objections in response to the said notice. Advocate N. J. Shah & Associates on behalf of his clients (1) PATEL SANDIPKUMAR ASHWINBHAI, (2) PATEL KETANKUMAR JAYANTIBHAI, (3) PATEL BHAVESHKUMAR ASHWINBHAI, (4) PATEL KAUSHIKKUMAR RANCHHODBHAI, (5) SONI JIGAR HITESHKUMAR, (6) SONI ANKIT HITESHKUMAR, (7) PATEL RESHMABEN KETANKUMAR, (8) PATEL SEJALBEN SANDIPKUMAR, (9) PATEL JYOTIKABEN BHAVESHKUMAR, (10) PATEL DIPIKABEN KAUSHIKBHAI has sent his written objections dated 03-12-2020 stating that (1) PATEL NIKESH PRAVINBHAI, (2) PATEL SURESHBHAI KALIDAS, (3) PATEL PRAMODBHAI KALIDAS, (4) PATEL PRAVINBHAI KALIDAS, (5) PATEL RAMESHBHAI KALIDAS have jointly executed registered Agreement to Sale dated 06-09-2019 registered at Serial No. 14750 in favor of his clients: Subsequently, (1) PATEL SANDIPKUMAR ASHWINBHAI, (2) PATEL KETANKUMAR JAYANTIBHAI, (3) PATEL BHAVESHKUMAR ASHWINBHAI, (4) PATEL KAUSHIKKUMAR RANCHHODBHAI, (5) SONI JIGAR HITESHKUMAR, (6) SONI ANKIT HITESHKUMAR, (7) PATEL RESHMABEN KETANKUMAR, (8) PATEL SEJALBEN SANDIPKUMAR, (9) PATEL JYOTIKABEN BHAVESHKUMAR, (10) PATEL DIPIKABEN KAUSHIKBHAI have jointly withdraw the said objections in respect of said land.

(1) PATEL NIKESH PRAVINBHAI, (2) PATEL SURESHBHAI KALIDAS through his P. O. A. Holder PRITESHKUMAR SURESHBHAI PATEL, (3) PATEL PRAVINBHAI KALIDAS, (4) PATEL PRAMODBHAI KALIDAS, (5) PATEL RAMESHBHAI KALIDAS had jointly executed registered Agreement to Sale dated 22-01-2021 registered at Serial No. 1359 & rectification deed dated 14-06-2021 registered at Serial No. 10113 in favour of URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL for old R. S. No. 2549/1, Block No.



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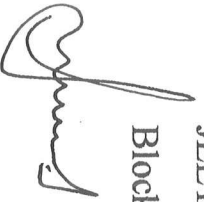
1761 admeasuring 5565 Sq. Mtrs. land of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/1, F. P. No. 281 admeasuring 3339 Sq. Mtrs. land.

(2) PATEL NIKESH PRAVINBHAI, (2) PATEL SURESHBHAI KALIDAS through his P. O. A. Holder PRITESHKUMAR SURESHBHAI PATEL, (3) PATEL PRAMODBHAI KALIDAS, (4) PATEL PRAVINBHAI KALIDAS, (5) PATEL RAMESHBHAI KALIDAS have jointly executed registered Sale Deed dated 14-06-2021 registered at Serial No. 10115 in favor of URBAN REALTY – a partnership firm through his partner JEET PANKAJBHAI PATEL for old R. S. No. 2549/1, Block No. 1761 admeasuring 5565 Sq. Mtrs. land of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A. land, City Survey No. NA 1761. Name of purchaser is entered in revenue record for said land vide entry No. 17633 dated 08-07-2021, certified on 13-09-2021 & in property card of City Survey Department vide entry No. 1338 dated 02-07-2021, certified on 01-09-2021.

VADODARA MUNICIPAL CORPORATION vide his Rajachitthi No. VMC/ 20-05-2021/ 1721610/ 01/ 022564 dated 06-10-2021 issued building permission in respect of Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281.

As per building permission, URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL (land owner – Promoter) have plan to construct residential project in the name & style of “TAKSH ELANZA”.

I have verified available revenue records & carried out necessary search from office of Sub- Registrar, VADODARA for last 31 years from available record. URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL is owner of land bearing R. S. No. 2549/1, Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in



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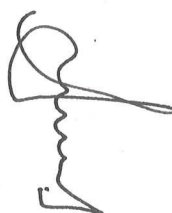
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T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A.
land, City Survey No. NA 1761. As per my opinion the title of said land is
clear, marketable & free from encumbrances.

Date: 18-10-2021

Advocate sign:



Place: Vadodara.

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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: TO WHOM SO EVER IT MAY CONCERN:-

I hereby solemnly declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of “no encumbrance” certificate of land in which the owner of the land has the right / title / interest in the property and I also have 39 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref:

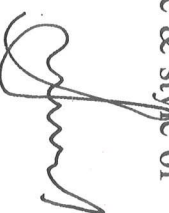
R. S. No. 2549/1, Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A. land, City Survey No. NA 1761.

As per building permission, URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL (land owner – Promoter) have plan to construct residential project in the name & style of “TAKSH ELANZA”.

Date: 18-10-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



NO ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL (Hereinafter referred as Owner) in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar for last 31 years. I have also published public advertisement in “GUJARAT SAMACHAR” & “DIVYA BHASKAR” daily newspapers on 27-11-2020. I have issued a Title Clearance Certificate dated 04-12-2020 and 18-10-2021. In my opinion the title of the Owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

As per building permission, URBAN REALTY – a partnership firm through its partner JEET PANKAJBHAI PATEL (land owner – Promoter) have plan to construct residential project in the name & style of “TAKSH ELANZA”.

SCHEDULE OF PROPERTY

R. S. No. 2549/1, Block No. 1761 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 24/B, F. P. No. 281 admeasuring 3339 Sq. Mtrs. N. A. land, City Survey No. NA 1761.

Property Boundaries:

East: R. S. No./ Block No. 1758

West: Road

North: R. S. No./ Block No. 1760

South: Road.

Date: 18-10-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

