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TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land
bearing R. S. No. 316/2 H. 0-48-56 of
village Gorwa, Ta. & Dist. VADODARA
included in F. P. No. 119 admeasuring
2844 Sq. Mtrs. N. A. land.

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

Date: 01-07-2020

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. 316/2 H. 0-48-56 of village Gorwa, Ta. & Dist. VADODARA included in T. P. Scheme No. 10, F. P. No. 119 admeasuring 2844 Sq. Mtrs. N. A. land.

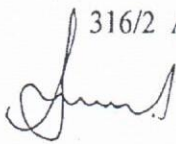
As per oral partition between brothers, land bearing R. S. No. 316/2 mutated in name of PATEL KASIBHAI DESAIBHAI. The said change was entered in revenue record for said land vide entry No. 1/71 dated 01-06-1954, certified by revenue authority.

PATEL KASIBHAI DESAIBHAI died approximately four years back, therefore name of PATEL RANCHHODBHAI KASIBHAI was entered in revenue record for R. S. No. 316/2 vide entry No. 1165 dated 19-03-1955, certified on 12-01-1960.

PATEL RANCHHODBHAI KASIBHAI had conditionally & orally sold R. S. No. 316/2 paiki dated 07-04-1963 in favor JIVABHAI UKABHAI. Name of purchaser was entered in revenue record for said land vide entry No. 1668 dated 07-04-1963, certified by revenue authority.

JIVABHAI UKABHAI had paid Rs. 4000/- to PATEL RANCHHODBHAI KASIBHAI. JIVABHAI UKABHAI had executed re-conveyance deed in favor of PATEL RANCHHODBHAI KASIBHAI in respect of said land. The said change was entered in revenue record for said land vide entry No. 1914 dated 21-05-1965, certified by revenue authority.

PATEL RANCHHODBHAI KASIBHAI had orally sold R. S. No. 316/2 Acre 1 - 20 Gunthas land in favor of PATEL SHANKARBHAI



JESANGBHAI. Name of purchaser was entered in revenue record for said land vide entry No. 1916 dated 26-05-1965, certified by revenue authority.

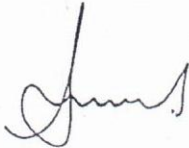
PATEL SHANKARBHAI JESANGBHAI had orally transferred R. S. No. 316/2 in favor of his son PATEL DESAIBHAI SHANKARBHAI. The said change was entered in revenue record for said land vide entry No. 1943 dated 08-08-1965, certified on 18-09-1965.

PATEL RANCHHODBHAI KASIBHAI died on 03-03-1977 & as per relinquishment deeds by brothers, name of PATEL NAGINBHAI RANCHHODBHAI was entered in revenue record for R. S. No. 316/2 paiki & 317 vide entry No. 2901 dated 05-07-1977, certified on 11-08-1977.

REVENUE DEPARTMENT, STATE OF GUJARAT had granted an exemption vide Notification dated 29-10-56 from the fragment land. The said exemption was withdrawn vide his order No. CON 2019/76 dated 29-9-1976, land bearing R. S. No. 316/2 declared as fragment land. The said change was entered in revenue record for said land vide entry No. 2938 dated 15-03-1978, certified on 20-05-1978.

The COMPETENT AUTHORITY had granted an exemption u/s. 20 of the U.L.C. Act for R. S. No. 316/2 admeasuring 1416 Sq. Mtrs. land. The said change was entered in revenue record for said land vide entry No. 3433 dated 15-08-1982, certified on 07-10-1982.

As per order of GUJARAT REVENUE TRIBUNAL in Case No. T.N.B.A. 137/84 dated 19-12-1984, mutation entry No. 2938 dated 15-03-1978 was wrongly deleted. As per said order, mutation entry No. 2901 dated 05-07-1977 is cancelled. The said change was entered in revenue record for said land vide entry No. 4231 dated 20-05-1986, certified by revenue authority.



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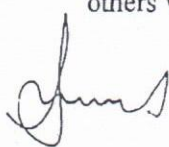
As per order of GUJARAT REVENUE TRIBUNAL in Case No. T.N.B.A. 137/84 dated 19-12-1984, names of (1) RAMANBHAI RANCHHODBHAI PATEL, (2) JASHUBEN RANCHHODBHAI PATEL, (3) RATILAL RANCHHODBHAI PATEL, (4) SHIVABHAI RANCHHODBHAI PATEL were deleted from R. S. No. 316 vide entry No. 5075 dated 05-08-1988, certified by revenue authority.

ULC Authority vide his order No. ULC/ 2089/ 623-v-1 dated 11-07-1989 has withdrawn the exemption given under Section 20 of the ULC Acty for R. S. No. 316/2 admeasuring 6070 Sq. Mtrs. land. The said change was entered in revenue record vide entry No. 5612 dated 25-08-1989, certified on 12-10-1989.

As per mutation entry No. 5645 dated 11-09-1989, land bearing R. S. No. 316 divided into 4 parts as per plan – 1. Namely, Hissa No. 1 RAVJIBHAI MOTIBHAI (now) MULJIBHAI SHANKARBHAI, Hissa No. 2 MULJIBHAI SHANKARBHAI PATEL, Hissa No. 3 Heirs of deceased RANCHHODBHAI KASHIBHAI – NAGINBHAI RANCHHODBHAI, Hissa No. 4 DESAIBHAI SHANKARBHAI PATEL. The said entry was certified on 12-10-1989.

Charge of BANK OF BARODA, KOYALI BRANCH for Rs. 1,50,000/- was entered in revenue record for said land vide entry No. 7126 dated 25-01-1993, certified on 23-03-1993. The said charge was deleted from revenue record vide entry No. 7169 dated 26-03-1993, certified by revenue authority.

MULJIBHAI SHANKARBHAI died on 09-01-1999, names of his heirs (1) MAHESHBHAI, (2) KAILASHBEN, (3) PUSHPABEN, (4) BHUPENDRABHAI were entered in revenue record for R. S. No. 316/2 & others vide entry No. 8275 dated 26-03-1999, certified on 26-05-1999.



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KAILASHBEN – wife of NARENDRABHAI PATEL had relinquished her right/ title/ share/ interest from R. S. No. 316/2 & others in favor of her mother PUSHPABEN and brothers (1) MAHESHBHAI & (2) BHUPENDRABHAI. Therefore, her name was deleted from revenue record for R. S. No. 316/2 & others vide entry No. 8307 dated 14-05-1999, certified on 23-06-1999.

MAHESHBHAI MULJIBHAI PATEL died on 28-09-2011, names of his heirs (1) JYOTSNABEN MAHESHBHAI PATEL, (2) TRUSHNABEN MAHESHBHAI PATEL & (3) VIRALBHAI MAHESHBHAI PATEL were entered in revenue record for R. S. No. 316/2 vide entry No. 10614 dated 09-03-2012, certified on 07-05-2012.

COLLECTOR, VADODARA vide his order No. 16/ 19/ 15/ 017/ 2020 dated 02-01-2020 had granted N. A. permission for R. S. No. 316/2 of village GORWA, Ta. & Dist. VADODARA. The said change is entered in revenue record for said land vide entry No. 11245 dated 02-01-2020, certified on 04-02-2020.

(1) PATEL PUSHPABEN – widow of MULJIBHAI, (2) PATEL JYOTSNABEN MAHESHBHAI, (3) PATEL TRUSHNABEN MAHESHBHAI – wife of PRATIKKUMAR PATEL (4) VIRALBHAI MAHESHBHAI PATEL, (5) PATEL BHUPENDRABHAI MULJIBHAI, No. 1, 3, 5 personally & No. 2 & 4 through their P. O. A. Holder PATEL BHUPENDRABHAI MULJIBHAI have jointly executed registered Sale Deed dated 24-06-2020 registered at Serial No. 1937 in favor of SHREEJI CORPORATION – a partnership firm through its partners (1) RAKESHBHAI MANUBHAI PATEL & (2) MAHESH MATHURBHAI PATEL for R. S. No. 316/2 H. 0-48-56 of village Gorwa, Ta. & Dist. VADODARA included in T. P. Scheme No. 10, F. P. No. 119 admeasuring



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2844 Sq. Mtrs. N. A. land. Name of purchaser is entered in revenue record vide entry No. 11236 dated 26-06-2020.

I have verified available revenue record & carried-out necessary search from office of Sub-Registrar, VADODARA for last 30 years from available record. I have also published public advertisement in "GUJARAT SAMACHAR" & "SANDESH" daily newspapers on 15-10-2019. I have not received any objection in response to the said notice. SHREEJI CORPORATION - a partnership firm through its partners (1) RAKESHBHAI MANUBHAI PATEL & (2) MAHESH MATHURBHAI PATEL is owner of R. S. No. 316/2 H. 0-48-56 of village Gorwa, Ta. & Dist. VADODARA included in T. P. Scheme No. 10, F. P. No. 119 admeasuring 2844 Sq. Mtrs. N. A. land. As per my opinion the title of said land is clear, marketable & free from encumbrances.

Date: 01-07-2020

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

