

**THAKRANI ASSOCIATES
ADVOCATES & NOTARY**

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B. Com., LL. B. (Special) Gold Medalist

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Date: 28-01-2023

To
Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

: Non-agricultural land in respect of **M/S Navpad Realty a partnership firm (Project- Broadway Skycourt)** bearing Block No. 103 and 103/Paiki 1 (Old Survey No. 95) . as per village Form No. 7/12, which has been covered in T. P. Scheme No. 1 (Sevasi No. 1) and allotted Final Plot No. 38 **admeasuring 4481 Sq. Mtrs.**, situated in Village Sevasi, Taluka Vadodara City (West), District Vadodara. The said property has been allotted City Survey No. NA103/p1 and NA103/p2.

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It may be noted that the land owner / promoter **M/s. Navpad Realty a partnership firm (Project- Broadway Skycourt)** represented by its managing partner Shri Jitendra Chhaganlal Doshi has requested us to issue Title Clearance Certificate in respect of the above property, and has produced before us the relevant documentary evidences pertaining to the title of the said property for our investigation. We have scrutinized and examined the necessary documentary evidences pertaining to the title of the said property. We now, therefore, issue this title clearance report cum certificate in respect of the said property as follows:



Part-I : DESCRIPTION OF PROPERTY (PROPERTIES):

The real estate under our consideration is the non-agricultural land bearing Block No. 103 (Old Survey No. 95) admeasuring 0-54-75 Hectare-Are-Sq.Mtrs. and land bearing Block No. 103 / Paiki 1 (Old Survey No. 95) admeasuring 0-09-30 Hectare-Are-Sq.Mtrs. and there by totally admeasuring 0-64-05 Hectare-Are-Sq.Mtrs. as per village Form No. 7/12 situated in Village Sevasi, Taluka Vadodara City (West) and District Vadodara and in the Registration District Vadodara and Sub-District Vadodara-4 (Gorwa). The Revenue Account No. of the said land is 1152 and the Revenue Assessment is Rs. 6.00 and Rs. 1.80 respectively. The said land 6405 Sq.Mtrs. land has been covered in VUDA Town Planning Scheme No. 1 (Sevasi No. 1) and has been allotted Original Plot No. 49/1 and Final Plot No. 38 admeasuring 4481 Sq. Mtrs. The said property has been allotted City Survey No. NA103/p1 and NA103/p2 in the City Survey Office, Vadodara-2.

Part-II : HISTORY OF LEGAL EVENTS :

1. We have gone through the photocopies of the certified abstracts of Village Form No. 7 & 12, Form No. 6 and Form No. 8-A of the said lands bearing Block No. 103 and 103/Paiki 1. We have found the following entries relevant for the present purpose.
 - 1.1 Entry No. 312 : The Mamlatdar Vadodara (Rural) has issued certificate bearing No. Record / WS/419/2019 dated 19-01-2019 to the effect that this entry is not available in the records of his office.
 - 1.2 Entry No. 484 dated 03-11-1955: It shows that standard area of different types of lands was fixed by the government under the Prevention of Fragmentation and Consolidation of Holdings Act.
 - 1.3 Entry No. 687 dated 05-06-1957: It shows that the land owner Patel Muljibhai Kalabhai had obtained loan of Rs. 500 on 05-06-1957 from Sevasi Cooperative Society Limited and hence encumbrance was registered revenue record.
 - 1.4 Entry No. 1065 dated 28-09-1962: This entry pertains to old Survey No.45/2, 47/2, 876 and 924. Hence not relevant for the land bearing old Survey No. 95.
 - 1.5 Entry No. 1128 dated 15-04-1963 : It shows that Patel Muljibhai Kalabhai had conditionally sold the said land by oral sale agreement for Rs.7000/- to Patel Chhotabhai Dhoribhai resident of Village Vasad, Ta. Anand on the condition that he will repay the said amount within 10 years.
 - 1.6 Entry No. 1150 dated 16-07-1963 : It shows that The land owner had repay the loan of Sevasi cooperative society and hence encumbrance was removed from revenue record.
 - 1.7 Entry No. 1348 dated 19-03-1967 : It shows that the said land was acquired for usage right of Government of India for Gujarat Pipeline Project and on the basis of Gujarat Pipeline Project office letter no.GPLLG/56 dated 04-03-1967 this entry was posted in revenue record.
 - 1.8 Entry No. 1634 dated 10-08-1976 : It shows that Chhotabhai Dhoribhai had died on 06-01-1967 and the names of his legal heirs (1) Jadaben widow of Chhotabhai Dhoribhai, (2) Parshottambhai

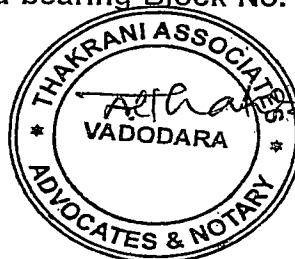


Chhotabhai, (3) Madhuben Chhotabhai, (4) Vimlaben Chhotabhai, (5) Thakorabhai Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai were entered in revenue record by way of succession.

- 1.9 Entry No. 1815 dated 05-10-1969 : It shows that the said land was granted exemption under section 20 of the ULC Act.
- 1.10 Entry No. 2846 dated 04-08-1992 : It shows that Mamlatdar and Krushi Panch (ALT), Vadodara had passed order in Tenancy Case No.473/89 on 25-05-1992 where in it was held that the purchaser Chhotabhai Dhoribhai is residing in Vasad which is at more distance than 15 Kilometers from the said land. It was also held that the purchaser has failed to produce the evidence of his being agriculturist. Hence the Krushi Panch (ALT) had directed both the purchaser Chhotabhai Dhoribhai and seller Muljibhai Kalabhai to restore the said land in its original condition failing which the said land will vest into the Government free from all encumbrances under section 84-C(3) of the Tenancy Act.
- 1.11 Entry No. 2886 dated 12-02-1993: It shows that consolidation scheme was made applicable and new record was prepared and it was certified by Deputy Collector, Vadodara by verification of 10% of record on 12-02-1993.
- 1.12 Entry No. 3145 dated 11-09-1995 : It shows that certain lands a acquired for Narmada Project Canal purpose and on the basis of order of Mamlatdar Vadodara bearing no. land / Vashi / 176 / 93 dated -03-1993 entry no. 2918 was posted in revenue records regarding such acquisition. But by mistake this entry no. 2918 was posted in the revenue record on the basis of survey numbers but actually it was required to be posted on the basis of block numbers. Hence this entry no. 2918 was deleted and present entry no 3145 was instead posted in revenue records on the basis of block numbers regarding acquisition of land for minor Canal of Narmada Project.
- 1.13 Entry No. 3167 dated 24-10-1995: It relates to Old R.S. No. 27/02 and Block No. 45. Hence not relevant for present purpose.
- 1.14 Entry No. 3224 dated 25-06-1996 : It shows that 0-02-72 Hectare-Are-Sq.Mtrs. land was acquired for Narmada Project and Special Land Acquisition Officer Vadodara Narmada Unit 2 had passed award on 27-05-1996 in case no. 69/1993.
- 1.15 Entry No. 3297 dated 12-02-1997: It shows that as per award declared in Land Acquisition Case No. 69/1993 and 63/1993 dated 27-05-1996 a portion of land admeasuring 0-02-72 Hectare-Are-Sq.Mtrs. was acquired for Narmada Project out of total 0-66-77 Hectare-Are-Sq.Mtrs. of Block No. 103 and the area of remaining land is 0-64-05 Hectare-Are-Sq.Mtrs. This entry was posted on the basis of Durasti Patra no. 8.
- 1.16 Entry No. 4055 dated 28-01-2005: It shows that Muljibhai Kalabhai had died about 30 year' ago and the names of his legal heirs (1) Jadaben daughter of Muljibhai Kalabhai and wife of Chhotabhai, (2) Late Narsinhbhai Muljibhai's legal heirs (2/1) Savitaben Narsinhbhai, (2/2) Manjulaben Narsinhbhai, (2/3) Jyotikaben Narsinhbhai, (2/4) Bhikhabhai Narsinhbhai were entered in revenue records by way of succession. This entry was certified by Circle Officer on 03-03-2005.
- 1.17 Entry No. 4087 dated 27-05-2005: It shows that land owners (1) Jadaben D/o. Muljibhai Kalabhai through her power of attorney holder Bhikhabhai Narsinhbhai Patel, (2) Savitaben W/o. Narsinhbhai Patel, (3) Manjulaben Narsinhbhai Patel, (4) Jyotikaben Narsinhbhai



- Patel, (5) Bhikhabhai Narsinhbhai Patel had sold the said land to Amrishbhai Vitthalbhai Patel and Chaitanyakumar Manubhai Amin by Registered Sale Deed No. 3790 dated 16-05-2005. This entry was certified on the basis of proof of agriculturist of Fajalpur and Thasra Taluka certificate no. 13/2005 dated 15-04-2005.
- 1.18 Entry No. 4869 dated 03-06-2009 : It shows that Entry No. 4055 for succession was posted but its effect was not given in village form No. 7/12, 8/A. Hence Mamlatdar Vadodara Rural had passed order no. E Dhara / Vashi/ 1141/ 2009 dated 02-06-2009 for correction for giving effect of Entry No. 4055.
- 1.19 Entry No. 4873 dated 11-06-2009 : It shows that land owners Jadaben Muljibhai Kalabhai through her power of attorney holder Rohit Navnitlal Shah and land owners Savitaben Narsinhbhai Patel etc through their power of attorney holder Amin Yogin Manubhai had sold the land bearing Block No. 103 by Registered Sale Deed No. 4632 dated 07-05-2009 to (1) Patel Amrishbhai Vitthalbhai, (2) Shah Nilaben Rohitbhai and (3) Amin Chaitanyakumar Manubhai. The purchaser no. 1 and 3 were holding agricultural land bearing Account No. 679 of Village Sevasi. The purchaser no. 2 was holding agricultural land bearing Account No. 102 of Village Paladi, Taluko Savli. Hence this entry was certified by circle officer.
- 1.20 Entry No. 5503 dated 11-06-2012 : It shows that this entry was posted for mutation of names of legal heirs of Amrishbhai Vitthalbhai Patel namely (1) Patel Zarnaben Amrishbhai, (2) Patel Rutuben Amrishbhai, (3) Patel Adarsh Amrishbhai. This entry was also posted for mutation of names of legal heirs of Amin Chaitanyakumar Manubhai namely (1) Amin Bhavanaben Chaitanyakumar, (2) Amin Twinkle Chaitanyakumar, (3) Amin Sunayana Chaitanyakumar and (5) Amin Hiren Chaitanyakumar, during the life time of the land holders. But this entry was cancelled by Circle Officer because Appeal No. 414/2009 was pending before the Deputy Collector of Vadodara (Rural).
- 1.21 Entry No. 5504 dated 11-06-2012 : It shows that the names of legal heirs of Shah Nilaben Rohitbhai namely (1) Shah Rohitbhai Navnitlal, (2) Shah Devang Rohitbhai and (3) Shah Dhara Rohitbhai where entered in revenue record during life time of land owner Shah Nilaben Rohitbhai with her consent. But this entry was cancelled by Circle Officer because RTS Appeal No. 414/2009 was pending before the Deputy Collector of Vadodara (Rural).
- 1.22 Entry No. 5623 dated 17-01-2013 : It shows that the Deputy Collector of Vadodara (Rural) had passed order on 31-12-2012 in RTS Appeal No. 414/2009 and 114/2012 and had partly allowed the appeal and had set aside the order of Circle Officer of Entry No. 4873 dated 22-07-2009 and had remanded the matter to the Mamlatdar Vadodara Rural for fresh hearing.
- 1.23 Entry No. 5723 dated 30-07-2013 : It shows that land owner Jadaben daughter of Muljibhai Kalabhai had died and the names of her legal heirs Muljibhai Kalabhai Patel etc were entered in revenue record but this entry was cancelled by Circle Office on 10-10-2013 because Entry No. 4873 was cancelled and matter was remanded to Mamlatdar and this remand case was pending.
- 1.24 Entry No. 5747 dated 13-09-2013 : It shows that Amrishbhai Vitthalbhai Patel and Amin Chaitanyakumar Manubhai had sold the said 930 Sq.Mtrs of land bearing Block No. 103/Paiki 1 by Registered



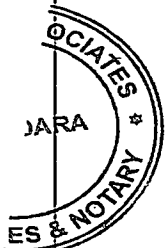
- Sale Deed No. 861 dated 12-09-2013 to Vasubhai Chunibhai Patel. But this entry was cancelled by Circle Officer because copies of sale deed, Index were not produced and also because proof of agriculturist and certificate of verification as agriculturist was not produced.
- 1.25 Entry No. 5863 dated 31-03-2014 : It shows that Amrishbhai Vitthalbhai Patel and Amin Chaitanyakumar Manubhai had sold the said 930 Sq.Mtrs of land bearing Block No. 103/Paiki 1 by Registered Sale Deed No. 861 dated 12-09-2013 to Vasubhai Chunibhai Patel. But this entry was cancelled by Circle Officer because certificate of verification as agriculturist was not produced from concerned Mamlatdar.
- 1.26 Entry No. 6341 dated 08-01-2016 : It shows that Mamlatdar Vadodara Rural had passed order in RTS / Remand Case No. 18/2014 on 16-12-2015 and had rejected the Entry No. 4873.
- 1.27 Entry No. 6392 dated 14-03-2016 : It shows that Deputy Collector Vadodara Rural has in RTS Appeal No. 151/2015 passed order on 30-01-2016 and has set - aside the order of circle officer and has certified the entry no. 5863.
- 1.28 Entry No. 6759 dated 19-09-2017 : It shows that Jadaben daughter of Muljibhai Kalabhai and wife of Chhotabhai Patel had died on 04-02-2009 and the names of her legal heirs were entered in revenue record by way of succession. The following of her legal heirs (1) Muljibhai Kalabhai Patel had died 48 years above, (2) Parvatiben Muljibhai Patel had died 45 years above, (3) Narsinhbhai Muljibhai Patel had died on 30-09-1975, (4) Savitaben widow of Narsinhbhai Muljibhai Patel had died on 16-11-2012, (5) Parshottambhai Chhotabhai Patel had died on 31-12-1999. Hence the names of following living legal heirs of Late Jadaben daughter of Muljibhai Kalabhai and wife of Chhotabhai Patel were entered in revenue record (1) Patel Madhuben Chhotabhai, (2) Patel Vimlaben Chhotabhai, (3) Patel Taraben Chhotabhai, (4) Patel Naginbhai Chhotabhai and (5) Patel Thakorabhai Chhotabhai. This entry was certified by Circle Officer on the basis of Pedhinama (Pedigree) prepared by in Talati of Sevasi on 19-07-2013. This entry was certified by Circle Officer with the remarks that name of Parshottambhai son of Late Jadaben is shown as deceased in the Pedhinama but his legal heirs are not shown therefore his name is to be continued.
- 1.29 Entry No. 7041 dated 17-09-2018 : It shows that Deputy Collector Vadodara Rural has passed order in RTS / Appeal / 51/ 2016 on 11-09-2018 and has rejected the appeal and has confirmed the order of Mamlatdar regarding Entry No. 4873 in RTS Remand Case No. 18/2014 dated 16-12-2015. It also shows that the Deputy Collector has issued injunction against the further transfer of the said land till the matter is decided by the competent court regarding both the sale deeds.
- 1.30 Entry No. 7074 dated 22-10-2018 : It shows that Patel Parshottambhai Chhotabhai has died on 31-12-1999 and his name is deleted in revenue record on the basis of death certificate.
- 1.31 Entry No. 7096 dated 17-11-2018 : It shows that parties had made Compromise / Karardad in Regular Civil Suit No. 2490/2015 (Old Special Civil Suit No. 93/2010) in Civil Court of Vadodara and the court had passed order on 03-11-2018 to draw Decree as per Compromise Purshish Exhibit 16.



- 1.32 Entry No. 7098 dated 22-11-2018 : It shows that the land owners (1) Patel Thakorabhai Chhotabhai, (2) Patel Naginbhai Chhotabhai, (3) Patel Bhikhabhai Narsinhbhai, (4) Patel Jyotikaben Narsinhbhai, (5) Patel Manjulaben Narsinhbhai, (6) Patel Vimlaben Chhotabhai, (7) Patel Taraben Chhotabhai and (8) Patel Madhuben Chhotabhai have sold the said land bearing Block No. 103 admeasuring 3551 Sq.Mtrs. to Niteshkumar Maganbhai Patel by registered sale deed no. 1828 dated 22-11-2018 and the name of purchasers has been entered in revenue record. The seller no. 3 Bhikhabhai Narsinhbhai has signed this sale deed for himself and as power of attorney holder of seller no. 4 to 8. This entry was certified by Circle Officer on the basis of sale deed, index and proof of agriculturist of Block no. 116 of Mahapura.
- 1.33 Entry No. 7138 dated 25-01-2019 : It shows that Vasubhai Chunibhai Patel had sold the said land by Registered Sale Deed No. 133 dated 25-01-2019 to Niteshkumar Maganbhai Patel. This entry was certified by Circle Officer on the basis of copy of sale deed, Index and agriculturist proof of Account No. 1152, Block No. 103 of Village Sevasi.
- 1.34 Entry No. 7246 dated 30-04-2019 : It shows that Mamlatdar Vadodara has passed order in RTS Remand Case no. 22/2018 on 22-01-2019 and had certified the entry no. 4055 dated 28-01-2005.
- 1.35 Entry No. 7247 dated 30-04-2019 : It shows that Mamlatdar Vadodara has passed order in RTS Remand Case no. 22/2018 on 22-01-2019 and had certified the entry no. 4055 dated 28-01-2005. It further shows that entry no. 4055 was posted on the basis of incomplete Pedhinama hence the Mamlatdar has also ordered to mutate the names of other legal heirs who are not shown in the Pedhinama.
- 1.36 Entry No. 7345 dated 06-07-2019 : It shows that the Assistant Collector Vadodara has passed order in RTS Appeal No. 45/2019 on 03-07-2019 and has allowed the appeal and has confirmed the order of Mamlatdar of RTS Remand Case No. 22/2015 dated 22-01-2019 and has set aside the order of Mamlatdar of RTS Remand Correction Order No. 22/2018 dated 22-01-2019.
- 1.37 Entry No. 7476 dated 16-11-2019 : It shows that the Assistant Collector Vadodara has passed order in RTS Appeal No. 45/2019 on 03-07-2019 and has allowed the appeal and has confirmed the order of Mamlatdar of RTS Remand Case No. 22/2015 dated 22-01-2019 and has set aside the order of Mamlatdar of RTS Remand Correction Order No. 22/2018 dated 22-01-2019.
- 1.38 Entry No. 8120 dated 28-06-2022: It shows that the Collector of Vadodara has granted permission to the applicant Niteshkumar Maganbhai Patel for non-agricultural use of 3551 Sq.Mtrs. out of total 5475 Sq.Mtrs. of Block No. 103 vide his order bearing No. 955/19/18/032/2022 dated 28-06-2022 under Section 65 of the Gujarat Land Revenue Code, 1879.
- 1.39 Entry No. 8121 dated 28-06-2022: It shows that the Collector of Vadodara has granted permission to the applicant Niteshkumar Maganbhai Patel for non-agricultural use of 930 Sq.Mtrs. of Block No. 103/paiki 1 vide his order bearing No. 956/19/18/032/2022 dated 28-06-2022 under Section 65 of the Gujarat Land Revenue Code, 1879.



2. Property card of City Survey No. NA103/P1 : We have gone through photostat copy of digital property card digitally signed by DS O/o The Settlement Commissioner and Director of Land Records, Government of Gujarat and issued by City Survey Superintendent, Vadodara-2 on 30-09-2022. It shows that non-agricultural land bearing Final Plot No. 38 of T.P. Scheme-No. 1 admeasuring 930 Sq.Mtrs. has been allotted City Survey No. 103/P1. It further shows that name of Niteshkumar Maganbhai Patel has been mutated in this property card as holder of the said land on the basis of NA order bearing No. 956 / 19 / 18 / 032 / 2022 dated 28-06-2022 and village form No. 6, Entry No. 8121. We have also gone through the *kachcha* Entry No. 1205 dated 09-01-2023 for mutation of name of Navpad Realty in the property card on the basis of registered sale deed no. 36 dated 02-01-2023.
3. Property card of City Survey No. NA103/P2 : We have gone through photostat copy of digital property card digitally signed by DS O/o The Settlement Commissioner and Director of Land Records, Government of Gujarat and issued by City Survey Superintendent, Vadodara-2 on 30-09-2022. It shows that non-agricultural land bearing Final Plot No. 38 of T.P. Scheme No. 1 admeasuring 3551 Sq.Mtrs. has been allotted City Survey No. 103/P2. It further shows that name of Niteshkumar Maganbhai Patel has been mutated in this property card as holder of the said land on the basis of NA order bearing No. 955 / 19 / 18 / 032 / 2022 dated 28-06-2022 and village form No. 6, Entry No. 8120. We have also gone through the *kachcha* Entry No. 1205 dated 09-01-2023 for mutation of name of Navpad Realty in the property card on the basis of registered sale deed no. 36 dated 02-01-2023.
4. Banakhat No. 2384/1993: We have gone through photostat copy of registered Banakhat No. 2384 dated 09-02-1993 executed by (1) Savitaben Narsinhbhai Patel, (2) Manjulaben Narsinhbhai Patel, (3) Bhikhabhai Narsinhbhai Patel and (4) Jyotikaben Narsinhbhai Patel in favour of Sanjay Bhogilal Turkhiya for 4485 Sq.Mtrs. land of final plot no. 49/1 of Survey No. 95 and the measurement as per village form no. 7/12 was mentioned as 6677 Sq.Mtrs. The sale consideration was agreed at Rs. 23.50 Paise per Sq.Ft. and the purchaser had paid Part Payment of Rs. 1,15,000/- and the remaining payment was to be made within 18 months.
5. Banakhat No. 3347/1993 : We have gone through photostat copy of registered Banakhat No. 3347 dated 25-02-1993 executed by Sanjay Bhogilal Turkhiya in favour of Sumeru Siddharthbhai Patel for 4485 Sq.Mtrs. land of final plot no. 49/1 of Survey No. 95, Block No. 103. The sale consideration was agreed at Rs. 25.50 Paise per Sq.Ft. and the purchaser had paid Part Payment of Rs. 1,20,000/-.
6. Sale Deed No. 5050/1996 and its Index No. 2: We have gone through photostat copy of sale deed No. 5050 dated 11-09-1996 executed by (1) Jadaben Chhotabhai Patel and (2) Parshottambhai Chhotabhai Patel through their power of attorney holder Harishbhai Babubhai Patel, (3) Thakorabhai Chhotabhai Patel, (4) Naginbhai Chhotabhai Patel, (5) Madhuben Chhotabhai Patel, (6) Taraben Chhotabhai Patel and (7) Vimlaben Chhotabhai Patel, above No. 3 to 7 through their power of attorney holders Bhikhabhai Narsinhbhai Patel and Ramanbhai Ravjibhai Patel, (8) Savitaben widow of Narsinhbhai Muljibhai Patel, (9) Manjulaben Narsinhbhai Patel, (10) Bhikhabhai Narsinhbhai Patel and (11) Jyotikaben Narsinhbhai Patel, above No. 8 to 11 through their power of attorney holder Harishbhai Babubhai Patel in favour of Manharbhai Baldevbhai Shah for



sale of 400 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 94,723.20 ps.

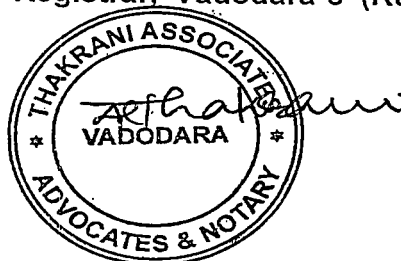
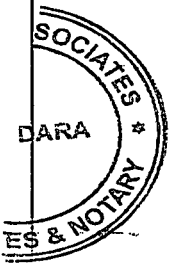
7. Sale Deed No. 5051/1996 and its Index No. 2: We have gone through photostat copy of sale deed No. 5051 dated 11-09-1996 executed by (1) Jadaben Chhotabhai Patel and (2) Parshottambhai Chhotabhai Patel through their power of attorney holder Harishbhai Babubhai Patel, (3) Thakorabhai Chhotabhai Patel, (4) Naginbhai Chhotabhai Patel, (5) Madhuben Chhotabhai Patel, (6) Taraben Chhotabhai Patel and (7) Vimlaben Chhotabhai Patel, above No. 3 to 7 through their power of attorney holders Bhikhabhai Narsinhbhai Patel and Ramanbhai Ravjibhai Patel, (8) Savitaben widow of Narsinhbhai Muljibhai Patel, (9) Manjulaben Narsinhbhai Patel, (10) Bhikhabhai Narsinhbhai Patel and (11) Jyotikaben Narsinhbhai Patel, above No. 8 to 11 through their power of attorney holder Harishbhai Babubhai Patel in favour of Ashokbhai Mohanbhai Patel for sale of 955 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 2,26,151.64 ps. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-4 (Gorwa) on 05-10-1996. It shows that this sale deed has been duly registered vide Document No. 5051 dated 11-09-1996.
8. Sale Deed No. 5052/1996 and its Index No. 2: We have gone through photostat copy of sale deed No. 5052 dated 11-09-1996 executed by (1) Jadaben Chhotabhai Patel and (2) Parshottambhai Chhotabhai Patel through their power of attorney holder Harishbhai Babubhai Patel, (3) Thakorabhai Chhotabhai Patel, (4) Naginbhai Chhotabhai Patel, (5) Madhuben Chhotabhai Patel, (6) Taraben Chhotabhai Patel and (7) Vimlaben Chhotabhai Patel, above No. 3 to 7 through their power of attorney holders Bhikhabhai Narsinhbhai Patel and Ramanbhai Ravjibhai Patel, (8) Savitaben widow of Narsinhbhai Muljibhai Patel, (9) Manjulaben Narsinhbhai Patel, (10) Bhikhabhai Narsinhbhai Patel and (11) Jyotikaben Narsinhbhai Patel, above No. 8 to 11 through their power of attorney holder Harishbhai Babubhai Patel in favour of Yogeshbhai Bansilal Shah for sale of 1000 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 2,36,808/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-4 (Gorwa) on 05-10-1996. It shows that this sale deed has been duly registered vide Document No. 5052 dated 11-09-1996.
9. Sale Deed No. 5053/1996 and its Index No. 2: We have gone through photostat copy of sale deed No. 5053 dated 11-09-1996 executed by (1) Jadaben Chhotabhai Patel and (2) Parshottambhai Chhotabhai Patel through their power of attorney holder Harishbhai Babubhai Patel, (3) Thakorabhai Chhotabhai Patel, (4) Naginbhai Chhotabhai Patel, (5) Madhuben Chhotabhai Patel, (6) Taraben Chhotabhai Patel and (7) Vimlaben Chhotabhai Patel, above No. 3 to 7 through their power of attorney holders Bhikhabhai Narsinhbhai Patel and Ramanbhai Ravjibhai Patel, (8) Savitaben widow of Narsinhbhai Muljibhai Patel, (9) Manjulaben Narsinhbhai Patel, (10) Bhikhabhai Narsinhbhai Patel and (11) Jyotikaben Narsinhbhai Patel, above No. 8 to 11 through their power of attorney holder Harishbhai Babubhai Patel in favour of Purviben Gautambhai Talati for sale of 1200 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 2,84,169.60 ps. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-4 (Gorwa) on 05-10-1996. It shows that this sale deed has been duly registered vide Document No. 5053 dated 11-09-1996.



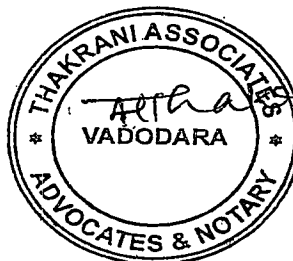
10. Sale Deed No. 3891 dated 10-05-2001 registered on 08-11-2001 and its Index No. 2 : We have gone through photostat copy of sale deed No. 3891 dated 10-05-2001 executed by Ashokbhai Mohanbhai Patel in favour of Ramakantbhai S Shah for sale of 372 Sq.Mtrs. out of total land of final plot No. 49/1 for sale consideration of Rs. 81,081/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-4 (Gorwa) on 23-07-2013. It shows that this sale deed has been duly registered vide Document No. 3891 dated 08-11-2001.
11. Banakhat Cancellation Agreement No. 3789 dated 16-05-2005: We have gone through photostat copy of registered Banakhat Cancellation Agreement No. 3789 dated 16-05-2005 executed (1) Savitaben Narsinhbhai Patel, (2) Manjulaben Narsinhbhai Patel, (3) Bhikhabhai Narsinhbhai Patel and (4) Jyotikaben Narsinhbhai Patel being the Party of One part and Sanjaybhai Bhogilal Patel being the Party of Second Part. It appears that the above land owners had cancelled the earlier registered Banakhat No. 2384 dated 9-2-93 by this cancellation agreement by stating the reason for cancellation that the Banakhat holder had failed to perform and comply with the terms and conditions of the said Banakhat.
12. Sale Deed No. 3790 dated 16-05-2005 and its Index No. 2: We have gone through photostat copy of sale deed No. 3790 dated 16-05-2005 executed by legal heirs of late Muljibhai Kalabhai namely (1) Jadaben daughter of Muljibhai Kalabhai, (2) Legal heirs of late Narsinhbhai Muljibhai (A) Savitaben widow of Narsinhbhai Patel, (B) Manjulaben daughter of Narsinhbhai Patel and (C) Jyotikaben daughter of Narsinhbhai and (D) Bhikhabhai Narsinhbhai Patel, the above No. 1 Jadaben through power of attorney holder Bhikhabhai Narsinhbhai Patel in favour of (1) Amrishbhai Vitthalbhai Patel and (2) Chaitanyakumar Manubhai Amin for sale of 930 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 2,00,000/-.
13. Sale Deed No. 4632 dated 07-05-2009 and its Index No. 2: We have gone through photostat copy of sale deed No. 4632 dated 07-05-2009 executed by legal heirs of late Muljibhai Kalabhai namely (1) Jadaben daughter of Muljibhai Kalabhai through power of attorney holder Rohit Navnitlal Shah, (2) Legal heirs of late Narsinhbhai Muljibhai (A) Savitaben widow of Narsinhbhai Patel, (B) Manjulaben daughter of Narsinhbhai Patel and (C) Jyotikaben daughter of Narsinhbhai and (D) Bhikhabhai Narsinhbhai Patel, the above No. 2/A to 2/D through their power of attorney holder Amin Yoginbhai Manubhai in favour of (1) Amrishbhai Vitthalbhai Patel, (2) Nilaben Rohitbhai Shah and (3) Chaitanyakumar Manubhai Amin for sale of 3555 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 2,85,000/-.
14. Sale Deed No. 9617 dated 21-08-2009 and its Index No. 2 (Sumeru Siddharth Patel): We have gone through photostat copy of certified copy of sale deed No. 9617 dated 21-08-2009 executed by Gangaben Ashabhai Patel daughter of late Muljibhai Kalabhai Patel through power of attorney holder Ashokbhai Ravjibhai Patel in favour of Sumeru Siddharthbhai Patel for sale of 1495 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for sale consideration of Rs. 18,70,000/-. This certified copy was issued by Sub-Registrar, vadodara-4 (Gorwa) on 13-05-2013.
15. Sale Deed No. 861 dated 07-09-2013 and its Index No. 2: We have gone through certified copy of sale deed No. 861 dated 07-09-2013 registered on 12-09-2013 executed by (1) Amrishbhai Vitthalbhai Patel, (2) Chaitanyakumar Manubhai Amin in favour of Vasubhai Chunibhai Patel for sale of 930 Sq.Mtrs. out of total 4485 Sq.Mtrs. of final plot of said land for



- sale consideration of Rs. 19,55,000/-. This certified copy was issued by Sub-Registrar, vadodara-8 (Rural) on 01-09-2017.
16. Sale Deed No. 1828 dated 16-11-2018 and its Index No. 2 : We have gone through photostat copy of sale deed No. 1828 dated 16-11-2018 registered on 22-11-2018, executed by (1) Manjulaben Narsinhbhai Patel wife of Suryakant Patel, (2) Jyotikaben Narsinhbhai Patel wife of Kanubhai Patel, (3) Bhikhabhai Narsinhbhai Patel, (4) Madhuben Chhotabhai, (5) Vimlaben Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai and (8) Thakorabhai Chhotabhai, the above No. 4 to 8 through power of attorney holder Bhikhabhai Narsinhbhai Patel in favour of Niteshbhai Maganbhai Patel for sale of 3551 Sq.Mtrs. of final plot No. 38 of said land for sale consideration of Rs. 2,00,85,800/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Agri. Rural) on 27-11-2018. It shows that this sale deed has been duly registered vide Document No. 1828 dated 22-11-2018.
17. Sale Deed (Reconveyance) No. 1641 dated 11-10-2018 and its Index No. 2 : We have gone through photostat copy of sale deed No. 1641 dated 11-10-2018 executed by Yogeshbhai Bansilal Shah in favour of (1) Manjulaben Narsinhbhai Patel wife of Suryakant Patel, (2) Jyotikaben Narsinhbhai Patel wife of Kanubhai Patel, (3) Bhikhabhai Narsinhbhai Patel, (4) Madhuben Chhotabhai, (5) Vimlaben Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai and (8) Thakorabhai Chhotabhai, the above No. 4 to 8 through power of attorney holder Bhikhabhai Narsinhbhai Patel for reconveyance of 1000 Sq.Mtrs. out of total land of final plot No. 38 for sale consideration of Rs. 56,50,000/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Rural) on 15-10-2018. It shows that this sale deed has been duly registered vide Document No. 1641 dated 11-10-2018.
18. Sale Deed (Reconveyance) No. 1642 dated 11-10-2018 and its Index No. 2 : We have gone through photostat copy of sale deed No. 1642 dated 11-10-2018 executed by Purviben Gautambhai Talati in favour of (1) Manjulaben Narsinhbhai Patel wife of Suryakant Patel, (2) Jyotikaben Narsinhbhai Patel wife of Kanubhai Patel, (3) Bhikhabhai Narsinhbhai Patel, (4) Madhuben Chhotabhai, (5) Vimlaben Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai and (8) Thakorabhai Chhotabhai, the above No. 4 to 8 through power of attorney holder Bhikhabhai Narsinhbhai Patel for reconveyance of 1200 Sq.Mtrs. out of total land of final plot No. 38 for sale consideration of Rs. 67,80,000/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Rural) on 15-10-2018. It shows that this sale deed has been duly registered vide Document No. 1642 dated 11-10-2018.
19. Sale Deed (Reconveyance) No. 1643 dated 11-10-2018 and its Index No. 2: We have gone through photostat copy of sale deed No. 1643 dated 11-10-2018 executed by legal heirs of late Ramakant Shankarlal Shah namely (1) Devkanyaben Ramakantbhai Shah, (2) Sonalben Ramakanatbhai Shah wife of Jay Parikh, (3) Amul Ramakantbhai Shah in favour of (1) Manjulaben Narsinhbhai Patel wife of Suryakant Patel, (2) Jyotikaben Narsinhbhai Patel wife of Kanubhai Patel, (3) Bhikhabhai Narsinhbhai Patel, (4) Madhuben Chhotabhai, (5) Vimlaben Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai and (8) Thakorabhai Chhotabhai, the above No. 4 to 8 through power of attorney holder Bhikhabhai Narsinhbhai Patel for reconveyance of 372 Sq.Mtrs. out of total land of final plot No. 38 for sale consideration of Rs. 21,01,800/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Rural) on 15-10-2018. It



- shows that this sale deed has been duly registered vide Document No. 1643 dated 11-10-2018.
20. Sale Deed (Reconveyance) No. 1958 dated 11-12-2018 and its Index No. 2: We have gone through photostat copy of sale deed No. 1958 dated 11-12-2018 executed by Ashokbhai Mohanbhai Patel in favour of Niteshkumar Maganbhai Patel for reconveyance of 583 Sq.Mtrs. out of 955 Sq.Mtrs. of final plot No. 38 for sale consideration of Rs. 32,94,000/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Rural) on 12-12-2018. It shows that this sale deed has been duly registered vide Document No. 1958 dated 11-12-2018.
21. Sale Deed No. 133 dated 25-01-2019 and its Index No. 2: We have gone through photostat copy of sale deed No. 133 dated 25-01-2019 executed by Vasubhai Chunibhai Patel in favour of Niteshkumar Maganbhai Patel for sale of 930 Sq.Mtrs. of final plot No. 38 of said land for sale consideration of Rs. 52,55,000/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Agri. Rural) on 29-01-2019. It shows that this sale deed has been duly registered vide Document No. 133 dated 25-01-2019.
22. Sale Deed (Reconveyance) No. 1021 dated 12-07-2019 and its Index No. 2: We have gone through photostat copy of sale deed No. 1021 dated 12-07-2019 executed by Sumeru Siddharth Patel in favour of (1) Manjulaben Narsinhbhai Patel wife of Suryakant Patel, (2) Jyotikaben Narsinhbhai Patel wife of Kanubhai Patel, (3) Bhikhabhai Narsinhbhai Patel, (4) Madhuben Chhotabhai, (5) Vimlaben Chhotabhai, (6) Taraben Chhotabhai, (7) Naginbhai Chhotabhai and (8) Thakorabhai Chhotabhai, the above No. 4 to 8 through power of attorney holder Bhikhabhai Narsinhbhai Patel for reconveyance of 1495 Sq.Mtrs. out of total land of final plot No. 38 for sale consideration of Rs. 84,47,000/-. We have gone through Index No. 2 of this sale deed issued by Sub-Registrar, Vadodara-8 (Agri. Rural) on 15-07-2019. It shows that this sale deed has been duly registered vide Document No. 1021 dated 12-07-2021.
23. Banakhat Cancellation Agreement No. 1020 dated 12-07-2019 (Sumeru Siddharth Patel): We have gone through photostat copy of Banakhat Cancellation Agreement No. 1020 dated 12-07-2019 executed by Sumeru Siddharth Patel in favour of Niteshkumar Maganbhai Patel. It shows that original land owners Savitaben Narsinhbhai Patel etc had executed registered Agreement for sale (Banakhat) No. 2384 dated 09-02-1993 in favour of Sanjaybhai Bhogilal Turakhiya for 4485 Sq.Mtrs. of land of final plot of the said land. Thereafter Sanjaybhai Bhogilal Turakhiya had executed registered Agreement for sale (Banakhat) No. 3347 dated 25-02-1993 in favour of Sumeru Siddharth Patel for sale / assignment of his Banakhat rights of 4485 Sq.Mtrs. of land of final plot of the said land. Thereafter Sumeru Siddharth Patel has executed Banakhat Cancellation Agreement No. 1020 dated 12-07-2019 in favour of Niteshkumar Maganbhai Patel for cancellation of his Banakhat No. 3347 dated 25-02-1993 for sale consideration of Rs. 7,50,000/-.
24. Power dated 16-05-2005: We have gone through photostat copy of Power given by legal heirs of Late Narsinhbhai Muljibhai Patel namely (1) Savitaben Narsinhbhai Patel, (2) Manjulaben Narsinhbhai Patel, (3) Bhikhabhai Narsinhbhai Patel and (4) Jyotikaben Narsinhbhai Patel to Yoginbhai Manubhai Amin in respect of the said land bearing Block no. 103. This document has been notarized before Notary Bhaskar Joshi vide his Reg. Sr. No. 941 dated 16-05-2005.



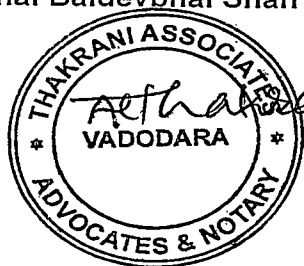
25. Power dated 05-05-2000: We have gone through photostat copy of Power given by Jadaben C Patel to Shah Rohitbhai Navnitlal in respect of the said land bearing Block no. 103. This document has been notarized before Notary A K Patel vide his Reg. Sr. No. 3347 dated 05-05-2000.
26. Power dated 06-06-2013: We have gone through photostat copy of Power given by Madhuben Chhotabhai Patel to Bhikhabhai Narsinhbhai on 06-06-2013 in respect of the said land bearing Block no. 103.
27. Power dated 08-05-2013: We have gone through photostat copy of Power given by Vimlaben Chhotabhai Patel to Bhikhabhai Narsinhbhai Patel on 08-05-2013 in respect of the said land bearing Block no. 103.
28. Power dated 06-06-2013: We have gone through photostat copy of Power given by Taraben Chhotabhai Patel to Bhikhabhai Narsinhbhai Patel on 06-06-2013 in respect of the said land bearing Block no. 103.
29. Power dated 06-06-2013: We have gone through photostat copy of Power given by Naginbhai Chhotabhai Patel to Bhikhabhai Narsinhbhai Patel on 06-06-2013 in respect of the said land bearing Block no. 103.
30. Power dated 06-06-2013: We have gone through photostat copy of Power given by Thakorabhai Chhotabhai Patel to Bhikhabhai Narsinhbhai Patel on 06-06-2013 in respect of the said land bearing Block no. 103.
31. Power dated 03-01-2019: We have gone through photostat copy of Power given by (1) Manjulaben Narsinhbhai Patel and (2) Jyotikaben Narsinhbhai Patel to Bhikhabhai Narsinhbhai Patel on 03-01-2019 in respect of the said land bearing Block no. 103.
32. Pedhinama of Muljibhai Kalabhai Patel: We have gone through photostat copy of Pedhinama (Pedigree) of late Muljibhai Kalabhai Patel issued by Talati of Sevasi Village Panchayat on 19-07-2013. It shows that he had died about 48 years ago leaving behind him legal heirs (1) Parvatiben-died about 45 years ago, (2) Jadaben-daughter died on 04-02-2009 and (3) Narsinhbhai-son died on 30-09-1975. It also shows that Jadaben had died leaving behind her legal heirs (1) Parsottambhai-Son died on 31-12-1999, (2) Madhuben-daughter, (3) Vimlaben-daughter, (4) Taraben-daughter, (5) Naginbhai-son. and (6) Thakorabhai-son. It also shows that Narsinhbhai had died leaving behind him legal heirs (1) Savitaben-wife died on 16-11-2012, (2) Manjulaben-daughter, (3) Jyotikaben-daughter and (4) Bhikhabhai-son.
33. Pedhinama of Jadaben: We have gone through photostat copy of Pedhinama (Pedigree) of late Jadaben Chhotabhai Dhoribhai Patel issued by Talati of Vasad Village Panchayat on 28-01-2018. It shows that she had died on 04-02-2009 leaving behind her legal heirs (1) Parsottambhai-Son, (2) Madhuben-daughter, (3) Vimlaben-daughter, (4) Thakorabhai-son, (5) Taraben-daughter and (6) Naginbhai-son.
34. Order of Mamlatdar dated 02-06-2009 : We have gone through photostat copy of order issued by Mamlatdar Vadodara Rural bearing No. E-Dhara/Vashi/114/2009 dated 02-06-2009 for giving effect of succession Entry No. 4055 in computerized revenue records.
35. Order of Krushi Panch in Tenancy Case No. 473/89 : We have gone through photostat copy of the Order issued by Mamlatdar and Krushi Panch (ALT) in Tenancy Case No. 473/89 Remand Case No. 107/98 dated 02-02-2000. It shows that proceedings for breach of Section 2(6) and 63 of The Tenancy Act were initiated for the sale transaction made by Muljibhai Kalabhai in favour of Chhotabhai Dhoribhai (Entry No. 1128 dated 15-04-1963). But it was held that there was no breach of the said provisions. Hence, notice under Section 84-C was ordered to be withdrawn by Mamlatdar and Krushi Panch (ALT).



36. Order of Deputy Collector (Land Reforms) in Tenancy/Rev/Case No. 24/2001 : We have gone through photostat copy of the Order issued by Deputy collector (Land Reforms) Vadodara in Tenancy/Rev/Case No. 24/2001 dated 06-05-2019. It shows that the Order issued by Mamlatdar and Krushi Panch (ALT) in Tenancy Case No. 473/89 Remand Case No. 107/98 dated 02-02-2000 is proper order and there is no need to interfere with it. Hence, notice under Section 76(A) was ordered to be withdrawn by the Deputy Collector (Land Reforms).
37. RTS/Appeal/414/2009 and 114/2012 : We have gone through photostat copy of Order issued by Deputy Collector, Vadodara Rural in RTS/Appeal/414/2009 and 114/2012 dated 31-12-2012 in the matter between Yogeshbhai Bansilal Shah etc Versus legal heirs of Late Muljibhai Kalabhai regarding Entry No. 4873 of sale deed. It shows that this appeal was allowed and order of Circle Officer of certifying Entry No. 4873 was set aside and matter was remanded to Mamlatdar, Vadodara Rural for fresh decision.
38. RTS/Remand Case/18/2014: We have gone through photostat copy of Order issued by Mamlatdar Vadodara Rural in RTS/Remand Case/18/2014 dated 16-12-2015 in the matter between Yogeshbhai Bansilal Shah etc Versus legal heirs of Late Muljibhai Kalabhai regarding Entry No. 4873 of sale deed. It shows that the Entry No. 4873 dated 22-07-2009 was rejected by Mamlatdar, Vadodara Rural.
39. RTS/Appeal/51/2016 : We have gone through photostat copy of Order issued by Assistant Collector, Vadodara Rural in RTS/Appeal/51/2016 dated 12-09-2018 in the matter between Rohitbhai Navnitlal Shah et versus Yogeshbhai Bansilal Shah etc regarding Entry No. 4873 of sale deed. It shows that this appeal was rejected and order of Mamlatdar Vadodara Rural in RTS/Remand Case/18/2014 dated 16-12-2015 was confirmed.
40. RTS/Remand Case/22/2018: We have gone through photostat copy of Order issued by Mamlatdar Vadodara Rural bearing No. RTS/Remand Case/22/2018 dated 22-01-2019. It shows that succession entry no. 4055 was ordered to be certified by Mamlatdar Vadodara Rural.
41. RTS/Remand/Sudhara Hukum Case / 22/2018: We have gone through photostat copy of Order issued by Mamlatdar Vadodara Rural bearing No. RTS/Remand/Sudhara Hukum/22/2018 dated 22-01-2019. It shows that succession entry no. 4055 was posted on the basis of incomplete Pedhinama and hence the name of all other legal heirs were ordered to be entered in revenue record.
42. RTS/Appeal/45/2019: We have gone through photostat copy of Order issued by Assistant Collector, Vadodara Rural in RTS/Appeal/45/2019 dated 03-07-2019 in the matter between legal heirs of Late Muljibhai Kalabhai namely Manjulaben Narsinhbhai etc versus legal heirs of Late Muljibhai Kalabhai namely deceased Gangaben daughter of Muljibhai and wife of Ashabhai through her legal heirs Arvindbhai Ashabhai Patel etc regarding Entry No. 4055 of succession. It shows that this appeal was allowed and order of Mamlatdar Vadodara Rural in RTS/Remand Case/22/2015 dated 22-01-2019 was confirmed but the Order of Mamlatdar Vadodara Rural bearing No. RTS/Remand/Sudhara Hukum/ 22/2018 dated 22-01-2019 was set aside.
43. RTS/Appeal/151/2015: We have gone through photostat copy of Order issued by Deputy Collector, Vadodara Rural in RTS/Appeal/151/2015 dated 30-01-2016 in the matter between Vasubhai Chunibhai Patel versus Mamlatdar Vadodara Rural regarding Entry No. 5863 dated 31-03-2014 of sale deed. It shows that this appeal was allowed and order of Circle Officer



- dated 02-07-2014 rejecting the said entry no. 5863 was set aside and the said entry no. 5863 was ordered to be certified by Deputy Collector.
44. Special Civil Suit No. 27/2010: We have gone through photostat copy of Plaintiff of Social Civil Suit No. 27/2010 filed by Sanjaybhai Bhogilal Turkiya against Savitaben Narsinhbhai Patel etc in Civil Court of Vadodara in respect of the said land for specific performance of his registered Banakhat No. 2384 dated 09-02-1993. We have also gone through MOU made by and between Sanjay Bhogilal Turkiya and Niteshkumar Maganbhai Patel on 19-01-2023 which has been notarized before Madhavi A. Vahora vide Reg. Sr. No. 17 on 19-01-2023. It shows that Sanjay Bhogilal Turkiya has made settlement with Niteshkumar Maganbhai Patel regarding his claims and Special Civil Suit No. 27/2010 and have cancelled his Banakhat no. 2384 dated 9-2-1993 by accepting settlement amount and has given consent to the sale deeds of Niteshkumar Maganbhai Patel bearing registration nos. 1828 dated 16-11-2018 and 133 dated 25-01-2019. Sanjay Bhogilal Turkiya has agreed to unconditionally withdraw his Special Civil Suit No. 27/2010.
45. Regular Civil Suit No. 148/2010: We have gone through order of Hon'ble Civil Court in Regular Civil Suit No. 148/2010 which was filed by Amrishbhai Vitthalbhai Patel against Manharbhai Baldevbhai Shah. It shows that Hon'ble Civil Court has disposed of this suit as dismissed for default on 09-01-2018.
46. Regular Civil Suit No. 2490/2015 (Old Special Civil Suit No. 92/2010): We have gone through photostat copy of plaintiff of Regular Civil Suit No. 2490/2015 (old Special Civil Suit No. 92/2010) filed by (1) Amrishbhai Vitthalbhai Patel, (2) Nilaben Rohitbhai Shah and (3) Chaitanyakumar Manubhai Amin in Civil Court of Vadodara in respect of the land bearing Block No. 103 against (1) Yogeshbhai Bansibhai Shah, (2) Jadaben Chhotabhai Patel, (3) Parshottambhai Chhotabhai Patel, (4) Thakorabhai Chhotabhai Patel, (5) Madhuben Chhotabhai Patel, (6) Taraben Chhotabhai Patel, (7) Vimlaben Chhotabhai Patel, (8) Savitaben widow of Narsinhbhai Muljibhai Patel, (9) Manjulaben Narsinhbhai Patel, (10) Bhikhabhai Narsinhbhai Patel and (11) Jyotikaben Narsinhbhai Patel. We have also gone through Karardad (compromise) filed by the parties at Exhibit 16 on 02-11-2018 in this suit. It shows that parties have settled their disputes by way of compromise. It shows that the plaintiffs had agreed to waive and release their rights under the registered Sale Deed No. 4632 dated 07-05-2009 in favour of the defendant No. 4 to 11 and in consideration thereof on behalf of the defendant No. 4 to 11, Niteshkumar Maganbhai Patel had paid Rs. 90,00,000/- to the plaintiffs by way of cheques as mentioned in this compromise agreement. The parties have declared the said Sale Deed No. 4632 dated 07-05-2009 as cancelled. The plaintiffs have also agreed not to take any further legal actions in respect of the order of Civil Court for dismissing the Regular Civil Suit No. 148/2010. This compromise was recorded by the Court on 02-11-2018 and decree was passed by the Civil Court, Vadodara on 03-11-2018 in terms of this compromise / Karardad.
47. Regular Civil Suit No. 369/2018 (Muljibhai Kalabhai versus Manharbhai Shah etc): We have gone through photostat copy of plaintiff of Regular Civil Suit No. 369/2018 filed by legal heirs of late Muljibhai Kalabhai Patel namely (1/1) Manjulaben Narsinhbhai Patel, (1/2) Jyotikaben Narsinhbhai Patel, (1/3) Bhikhabhai Narsinhbhai Patel and legal heirs of late Chhotabhai Dhoribhai Patel namely (2/1) Madhuben Chhotabhai Patel, (2/2) Vimlaben Chhotabhai Patel, (2/3) Taraben Chhotabhai Patel, (2/4) Thakorabhai Chhotabhai Patel, (2/5) Naginbhai Chhotabhai Patel in the Civil Court of Vadodara against Manharbhai Baldevbhai Shah etc.. for cancellation of sale



deed No. 5050 dated 11-09-1996 of the said land bearing Block No. 103. We have also gone through Karardad (compromise) filed by the parties at Exhibit 16 on 07-03-2019 in this suit. It shows that parties have settled their disputes by way of compromise. It shows that the defendant Manharbhai Baldevbhai Shah had agreed to waive and release his rights under the registered Sale Deed No. 5050 dated 11-09-1996 in favour of the plaintiffs and in consideration thereof on behalf of the plaintiffs, Niteshkumar Maganbhai Patel had paid Rs. 54,25,000/- to the defendant by way of cheques as mentioned in this compromise agreement. The parties have declared the said Sale Deed No. 5050 dated 11-09-1996 as cancelled. This compromise was recorded by the Court on 07-03-2019 and decree was passed by the Civil Court, Vadodara on 07-03-2019 in terms of this compromise / Karardad.

48. Land Survey Sheet: We have gone through photostat copy of Land Survey Sheet bearing MTR No. 265/18-19 issued by District Inspector of Land Records, Vadodara on 31-12-2018. It shows that survey of the said land bearing Block No. 103, Final Plot No. 38 was conducted by surveyor of DILR Office on 18-12-2018 and that the boundaries of land in possession conform with the boundaries as per records.
49. Hissa Form No. 4: We have gone through photostat copy of Hissa Form No. 4 bearing MTR No. 265/18-19 issued by District Inspector of Land Records, Vadodara on 31-12-2018. It shows that land bearing Final Plot No. 38 admeasuring 0-44-81 Hectare-Are-Sq.Mtrs. is in possession of Patel Niteshkumar Maganbhai.
50. VUDA Site Plan : We have gone through photostat copy of site Plan issued by issued by Vadodara Urban Development Authority, bearing No. UDA / Plan / ASRDP / 187150/2017 dated 01-09-2017. It shows that land bearing Final Plot No. 38 of T.P.. Scheme No. Sevasi-1 is situated in Residential Zone (R-1).
51. Redistribution and Valuation Statement : We have gone through photostat copy of Redistribution and Valuation Statement issued by Town Planning Officer, T. P.. Schemes, Unit-3, Vadodara. It shows that land bearing Old Survey No. 95/Paiki, Block No. 103/Paiki of Sevasi has been covered in Final T. P. Scheme No. 1 (Sevasi No. 1) and has been allotted Original Plot No. 49/1 admeasuring 6405 Sq.Mtrs. and Final Plot No. 38 admeasuring 4481 Sq. Mtrs.
52. N. A. Order for Block No. 103 : We have gone through photostat copy of N.A. Order issued by the Collector of Vadodara bearing No. 955 / 19 / 18 / 032 / 2022 dated 28-06-2022. It shows that the Collector has granted permission to the applicant Shri Niteshkumar Maganbhai Patel for non-agricultural use for multi-purpose of the land admeasuring 3551 Sq.Mtrs. out of total 5475 Sq.Mtrs. bearing Block No. 103, T. P. No. 1, Final Plot No. 38. This permission is granted under Section 65 of The Gujarat Land Revenue Code, 1879.
53. N. A. Order for Block No. 103/P1 : We have gone through photostat copy of N.A. Order issued by the Collector of Vadodara bearing No. 956 / 19 / 18 / 032 / 2022 dated 28-06-2022. It shows that the Collector has granted permission to the applicant Shri Niteshkumar Maganbhai Patel for non-agricultural use for multi-purpose of the land admeasuring 930 Sq.Mtrs. bearing Block No. 103, T. P. No. 1, Final Plot No. 38. This permission is granted under Section 65 of The Gujarat Land Revenue Code, 1879.
54. Sale Deed No. 36 dated 02-01-2023: We have gone through photostat copy of sale deed No. 36 dated 02-01-2023 executed by Niteshkumar Maganbhai Patel in favour of Navpad Realty a partnership firm represented by its



- managing partner Jitendra Chhaganlal Doshi for sale of 4481 Sq.Mtrs. of non-agricultural land bearing Block No. 103 and 103/Paiki 1, T. P. Scheme No. 1, Final plot No. 38, City Survey No. NA103/p1 and NA103/p2 of village Sevasi. It has been registered with the office of Sub-Registrar, Vadodara-4 (Gorwa) vide document registration no. 36 on 02-01-2023.
55. Registration Receipt for Sale Deed No. 36/2023 : We have gone through photostat copy of receipt for payment of registration fee of Rs. 2,77,000/- for sale deed no. 36 dated 02-01-2023 issued by sub-registrar, Vadodara-4 (Gorwa) in the name of Navpad Realty.
56. Index No. 2 of Sale Deed No. 36/2023 : We have gone through digitally signed copy of Index No. 2 issued by Sub-Registrar, Vadodara-4 (Gorwa) on 04-01-2023. It shows that this sale deed has been duly registered vide Document No. 36 dated 02-01-2023.
57. Affidavit of Previous Land Owner : We have gone through affidavit of previous land owner Shri Niteshkumar Maganbhai Patel which has been notarized before Notary Shri A. P. Thakrani vide his Register Serial No. 34 dated 27-01-2023. He has declared that he has sold and conveyed the said property with clear and marketable title. We have taken note of the contents of this affidavit. We have relied upon this affidavit.

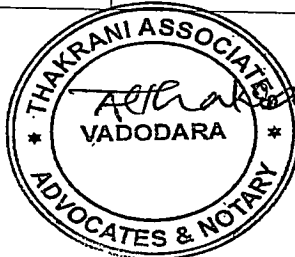
PART-III: PUBLIC NOTICE:

PUBLIC NOTICE: We had issued a public notice in Gujarat Samachar, Sandesh and Divya Bhaskar daily Newspapers of Vadodara edition on 01-08-2022 for inviting objections from the public against the issuance of title clearance certificate in respect of the said property. We had given 10 days time for raising objections, if any. We had received an objection from Sanjaybhai B. Turakhiya through his Advocate Hinaben D. Vashi dated 03-08-2022 regarding his Special Civil Suit No. 27/2010. But thereafter, he has made settlement with Niteshkumar Maganbhai Patel on 19-01-2023. Hence this objection has come to an end. Except this, we have not received any other objection in response to this public notice, till date.

PART-IV: SEARCH :

SEARCH FOR LAST 30 YEARS : We have conducted through Shri Jayantilal V. Chavda Advocate, search for the last 30 years (i.e. from 1993 to 2022) of the relevant records available with the office of the Sub-Registrar, Vadodara. Shri Jayantilal V. Chavda Advocate has given his Search Report on 01-08-2022. We have not found anything adverse to the title of the said land in the search report. We have relied upon this report. The search was conducted by paying requisite fees vide following receipts.

Receipt No.	Application No.	Date	Amt Rs.	SRO
202201400021483	13106	01-08-2022	30	SRO-1, Vadodara
202201700020522	10533	01-08-2022	390	SRO-4, Vadodara
202231800003528	1935	01-08-2022	220	SRO-8, Vadodara



PART-V : ENCUMBRANCES, IF ANY.

We have not found any encumbrances on the said land, at present.

PART-VI : CERTIFICATE :

Certificate : In view of the above discussion of factual and legal aspects, we now hereby certify that, in our opinion, Navpad Realty a partnership firm (Project- Broadway Skycourt) represented by its managing partner Jitendra Chhaganlal Doshi is the lawful owner of the said 4481 Sq. Mtrs. of non-Agricultural land bearing Block No. 103 and 103/Paiki 1, T. P. Scheme No. 1 (Sevasi No. 1), Final Plot No. 38, City Survey No. NA103/p1 and NA103/p2 situated in Village Sevasi, Taluka Vadodara City (West), District Vadodara and that the Title of the said land is clear and marketable and free from encumbrances.

Place: Vadodara
Date: 28-01-2023

For Thakrani Associates

Aethakrani
Amrutlal Parbatbhai Thakrani
Advocate

Engolment No:
G/1319/1995.

