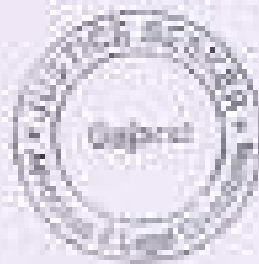


(15)
Rajan J. Purohit & Associates
Advocate



TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Plot No. 1 originally admeasuring 919.34 Sq. Mtr. (3336 Sq. Ft.) construction area 355.69 sq. mtr situated on non-agriculture land bearing R.S. No. 47/5 being Final Plot No. 40/2 Part of T. P. Scheme being No. 60, bearing City Survey No. 2454/A of village am of Gotri, Taluka & District Vadodara & Registration District and Sub District Vadodara.

I have investigated the title of 1) Muleshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrawal. The Title of the said land is found clear on revenue record. (according to document discussed in Annexure - A and subject to suggestion given in Annexure - C.)

Place: Vadodara,

Dated :- 23/09/2015.

Rajan J. Purohit
(Advocate)



[List of Documents]

Annexure – A

Sr No	Description of Document
1	Copy Of Village From No-7/12
2	Copy Of Village From No-06
3	Copy of Property Card
4	Search Report for 1986 to 23/09/2015 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.
5	NA Order no- NA/SR/153/1992-93 and LND/NA/296 to 302/1995 dated-3/7/1995
6	Copy of Sale Deed dated-29/10/1991
7	Copy of Sale Deed dated- 29/10/1996 reg.no-5856 (new no-1909/97)
8	Building Permission and Approved Plan

Rajen J. Purohit
ADVOCATE



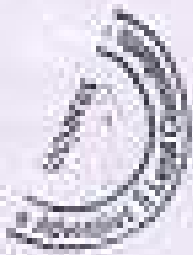
9	Title clearance report of Adv.Niramay K Parikh dated.20/12/2014
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Place:-Vadodara,

Rajan J. Purohit

Dated :- 23/09/2015.

(Advocate)



ANNEXURE-2B

SEARCH NOTES

Plot No. 1 originally admeasuring 213.36 Sq.Mts. (9895 Sq.Fts.) construction area 155.83 square situated on non-agriculture land bearing R.S.No.47/5 being Final Plot No.40/2 Part of T.P Scheme being No. 60, bearing City Survey No.2454/A of village sim of Gotri, Taluka & District-Vadodara & Registration District and Sub District - Vadodara.

- The land bearing R.S. No. 471/5 admeasuring Acre 1-13 Gunthas (Hect. 0-53-62 Sq.Mts.) was mutated in the Name of Jethabhai Gokalbhai Patel vide entry no. 79. As per the Said entry, on the death of Gokalbhai Garbadbhai Patel, Name of his heir Patel Jethabhai Gokalbhai was entered.
- As per entry no. 850 dated 08/04/1961, name of Patel Motibhai Gokalbhai was entered in the Revenue Record. As per the said entry, Patel Jethabhai Gokalbhai died on 18/11/1960 and therefore, name of his brother Patel


Rajan J. Purohit
ADVOCATE



Motibhai Gokalbhai, as the heir was mutated in the Revenue Records.

♦ Patel Motibhai Gokalbhai died on 17/08/1990 leaving behind him his heirs i.e. 1) Manben-Wd/o Motibhai Gokalbhai, 2) Shantilal Motibhai Patel and 3) Leelaben D/o Motibhai Gokalbhai Patel. Names of these heirs have been entered in the Revenue Records vide entry no. 3335 dated 23/8/1990.

♦ Thereafter Shantidal Motibhai Patel and others through their Power of Attorney Holder Shailesh Chandrakant Nagarsheth sold 2840 sq.mts. Situated on the Western side of the entire land admeasuring 5362 Sq. Mts. to 1) Indiraben Wd/o Chandrakant S. Nagarsheth, 2) Minaben-W/o Shaileshkumar Nagarsheth, 3) Jayeshkumar Chandrakant Nagarsheth, 4) Varshaben D/o Chandrakant Nagarsheth and 5) Sandeep Chandrakant Nagarsheth by a Sale Deed dated 29/1/1991 This Sale Deed is registered

Rajan J. Purohit
ADVOCATE



with Sub Registrar Vadodara at Sr. No. 1147. Names of the Purchasers have been entered in the Revenue Records vide entry no. 3442 dated 1/2/1991. However, the said entry was Challenged and vide Order passed in RTS Case No. 25/1991 dated 20/22-6-1992. The said entry was confirmed.

- ♦ The owners Indiraben Wd/o Chandrakant S. Nagarsheth and others have obtained permission for using this land for non-agriculture purposes from Assistant Collector Vadodara vide Order No. NA/SR/153/1992-93 and LND/NA/296 to 302/1995 dated-3/7/1995. The land owners have obtained a Lay-out Plan sanction vide Building Permission No. Ward-6/92/1993-94 dated 19/6/1993 and Permission, No Ward-S-6/L-44/1994-95 dated 8/6/1995, from Vadodara Municipal Corporation.
- ♦ Thereafter 1) Indiraben Chandrakant Nagarsheth, 2) Jayesh Chandrakant Nagarsheth, 3) Sandeep Chandrakant

Rajan J. Purohit
ADVOCATE



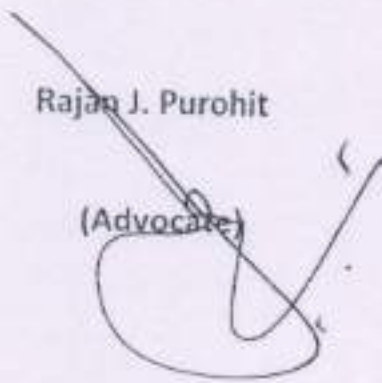
♦ I have caused necessary search for 1986 to 23/09/2015 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada on the basis of the record available and search taken from the record of the office of sub-registrar, Vadodara According to the search report, most of the index registers of village Gotri are in torn off conditions and not properly maintained and therefore, from the available records he has taken search. As per the search report, no adverse entry is found pertaining to this land.

Place:-Vadodara,

Dated :- 23/09/2015.

Rajan J. Purohit

(Advocate)





ANNEXURE-"C"

LEGAL NOTES

- For village Gotri, a Town Planning Scheme No. 60 was proposed and in lieu of total land admeasuring 5399 Sq. Mts. of R.S. No. 47/5. a Final Plot No. 40 admeasuring 3822 Sq. Mts. has been allotted. Therefore, from the area of this Plot No. 1. owned by 1) Mukeshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrwal, a proportionate land will be deducted and the actual area of this Plot available with the owner will lesser than the land purchased by them. Therefore, Certificate is given subject to the proportionate deduction from the total area of Plot No. 1.

Place:-Vadodara,

Dated :- 23/09/2015.

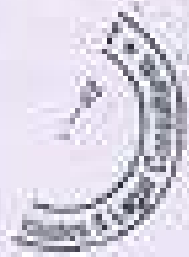


Rajan J. Purohit

(Advocate)

RAJAN J. PUROHIT
Advocate

007, Trimurti Flat, 20, Haribhakti Colony,
R/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.



Nagarsheth, and 4) Varsha Hareesh Shah, through their Power of Attorney Holder Shalish Chandrakant Nagarsheth and Meena Shalish Nagarsheth have sold a Plot No. 1 measuring 5886 along with a situation thereon, carved out from this land bearing R.S. No. 47/5, Part measuring 31.62 Sq.mts. to Smt.Sita Ramnathan and Shri Krishna Ramnathan by a Sale deed dated 29/10/1996. This Sale Deed is registered with Sub Registrar Vadodra-4 at Sr. No. 5856 (new no-1909/1997). The same fact has been recorded on revenue record i.e. Property card.

- Thereafter Smt.Sita Ramnathan and Shri Krishna Ramnathan has sold said plot no 01 to 1) Mukeshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrawal for Rs.2,70,00,000/- vide sale deed registered no-2750 dated 27/05/2015. The same fact has been recorded on revenue record i.e. Property card.


Rajendra J. Purohit
20/05/2018



(15)
Rajan J. Purohit & Associates
Advocate

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Plot No. 2 originally admeasuring 915.20 Sq Mts. (9851 Sq.Fts.) situated on non-agriculture Land bearing R.S.No.47/5 being Final Plot No.40/2 Paiki of T P Scheme being No. 60, bearing City Survey No 2454/A of village sim of Gotri, Taluka & District-Vadodara & Registration District and Sub District Vadodara.

I have investigated the title of 1) Mukeshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrwal. The Title of the said land is found clear (according to document discussed in Annexure - A and suggestion given in Annexure -C) on revenue record.

Place:-Vadodara,

Dated :- 23/09/2015.

Rajan J. Purohit

(Advocate)

RAJAN J. PUROHIT

Advocate

007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.

List of Documents]

Annexure - A

Sr No	Description of Document
1	Copy Of Village From No-7/12
2	Copy Of Village From No-06
3	Copy of Property Card
4	Search Report for 1986 to 23/09/2015 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.
5	NA Order no- NA/SR/153/1992-93 and LND/NA/296 to 302/1995 dated-3/7/1995
6	Copy of Sale Deed dated-29/01/1991
7	Copy of Sale Deed dated- 14/02/2003
8	Building Permission and Approved Plan



9	Title clearance report of Adv.Niramay K Parikh dated.20/12/2014
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Place:-Vadodara,

Rajan J. Purohit

Dated :- 23/09/2015.

(Advocate)



ANNEXURE-"B"

SEARCH NOTES

Plot No. 2 originally admeasuring 915.20 Sq.Mts. (9851 Sq.Fts.) situated on non-agriculture Land bearing R.S.No.47/5 being Final Plot No.40/2 Paiki of T P Scheme being No. 60, bearing City Survey No.2454/A of village sim of Gotri, Taluka & District-Vadodara & Registration District and Sub District Vadodara

- ♦ The land bearing R.S. No 471/5 admeasuring Acre 1-13 Gunthas (Hect. 0-53-62 Sq.Mts.) was mutated in the Name of Jethabhai Gokalbhai Patel vide entry no. 79. As per the Said entry, on the death of Gokalbhai Garbadbhai Patel, Name of his heir Patel Jethabhai Gokalbhai was entered.
- ♦ As per entry no. 850 dated 08/04/1961, name of Patel Motibhai Gokalbhai was entered in the Revenue Record. As per the said entry, Patel Jethabhai Gokalbhai died on 18/11/1960 and therefore, name of his brother Patel Motibhai Gokalbhai, as the heir was mutated in the Revenue Records.

- ♦ Patel Motibhai Gokalbhai died on 17/08/1990 leaving behind him his heirs i.e. 1) Man.ben-Wd/o Motibhai Gokalbhai, 2) Shantilal Motibhai Patel and 3) Leelaben D/o Motibhai Gokalbhai Patel. Names of these heirs have been entered in the Revenue Records vide entry no. 3335 dated 23/8/1990.
- ♦ Thereafter Shantidal Motibhai Patel and others through their Power of Attorney Holder Shailesh Chandrakant Nagarsheth sold 2840 sq.mts. Situated on the Western side of the entire land admeasuring 5362 Sq. Mts. to 1) Indiraben Wd/o Chandrakant S. Nagarsheth, 2) Minaben-W/o Shaileshkumar Nagarsheth, 3) Jayeshkumar Chandrakant Nagarsheth, 4) Varshaben D/o Chandrakant Nagarsheth and 5) Sandeep Chandrakat Nagarsheth by a Sale Deed dated 29/1/1991 This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 1147. Names of the Purchasers have been entered in the Revenue Records vide entry no. 3442 dated 1/2/1991 However, the said entry was Challenged



by a Sale deed dated 14/02/2003. This Sale Deed is registered with Sub Registrar Vadodara -4 at Sr. No. 1515 on 14/02/2003. The same fact has been recorded on revenue record i.e Property card.

- ♦ Thereafter Zarnaben L Patel has sold said plot no-02 to 1) Mukeshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrawal for Rs.3,00,00,000/- vide sale deed registered no-4597 dated.27/05/2015. The same fact has been recorded on revenue record i.e Property card.
- ♦ Search with the office of Sub Registrar, Gotri is taken by deputing my man for the years 1984 till 14/11/2014 According to the search report, most of the index registers of village Gotri are in torn off conditions and not properly maintained and therefore, from the available records he has taken search. As per the search report, no adverse entry is found pertaining to this land.

Place:-Vadodara,

Dated :- 23/09/2015.

Rajan J. Purohit

(Advocate)



ANNEXURE-"C"

LEGAL NOTES

- For village Gotri, a Town Planning Scheme No. 60 was proposed and in lieu of total land admeasuring 5362 Sq. Mts. of R.S. No. 47/5, a Final Plot No. 40 admeasuring 3822 Sq. Mts. has been allotted. Therefore, from the area of this Plot No. 2, owned by 1) Mukeshbhai Jagdishbhai Agrawal 2) Mahendrabhai Jagdishbhai Agrawal 3) Kamalbhai Jagdishbhai Agrwal, a proportionate land will be deducted and the actual area of this Plot available with the owner will be lesser than the land purchased by them. Therefore, Certificate is given subject to the proportionate deduction from the total area of Plot No. 2.

Place:-Vadodara,

Dated :- 23/09/2015.



Rajan J. Purohit

(Advocate)

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