

YOGESH C.DABHI
B.com. D.L.P.L.L.B
ADVOCATE

WELFARE FUND NO : VDR/BRD/30895
SANAD NO : G/2729/1999

RESI: 104, Sneh Flat
Near Sapan Flat
B/H. Mother's School
Gotri Road, Vadodara
M: 9998107479
DATE : 08 /05/2023

Shri
:: REPORT ON TITLE::

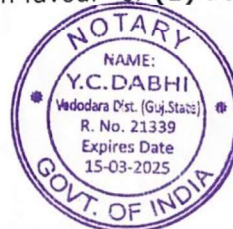
To,
Arunoday Infra (Project Padmabhavam)
A partnership firm,
Bil, Vadodara.

Sub. :- Title Report for the Land Being Plot No. 06 and 07 of residential scheme namely "VISHRAM" situated in Block No. 681/B, 682/B and 683 (Old R S No. 962/B, 964-2 and 965) of Mouje Bil of Sub. Reg. Vadodara and Reg. Dist. Vadodara.

History of the Said Immovable Property being Plot No. 06 and 07 of residential scheme namely "VISHRAM" situated in Block No. 681/B, 682/B and 683 (Old R S No. 962/B, 964-2 and 965) of Mouje Bil

01. It reflects from the revenue record that the land bearing R S No. 962-B of Mouje Bil, originally belonged to **Patel Shanabhai Shankarbhai** and after death of Patel Shanabhai Shankarbhai the name of his legal heir was Mutated Viz. **Patel Shantaben D/o Shanabhai Shankarbhai** in the revenue record by virtue of succession and the effect of the same is given in revenue record vide its mutation **ENTRY NO. 2040** Dated 24/11/1975 and the same is certified.

02. Thereafter, Land Owner **Patel Shantaben D/o Shanabhai Shanakarbhahi** Through her **POA Ghanshyambhai Revandas Patel** executed Sale Deed for land bearing Block No. 681/B (Old R. S. No. 962-B) in favour of **(1) Patel Alarkkumar**



Ashokkumar, (2) Patel Siddharthbhai Ashokkumar, (3) Patel Anishbhai Alarkkumar and (4) Patel Shwetanshubhai Siddharthbhai through their POA Shri Unmesh Ramchandra Mehta vide its Reg. Sale Deed No. 5049 Dated. 29/03/2008 and the effect of the same is given in revenue record vide its mutation ENTRY NO. 4236 Dated on 07/06/2008 and the same is certified.

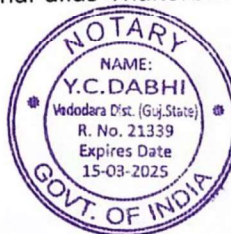
03. Thereafter, (1) Patel Alarkkumar Ashokkumar, and (2) Patel Siddharthbhai Ashokkumar added the name of their legal heirs as co-owners in revenue records of land bearing Block No. 681/B (Old R. S. No. 962-B) viz. (1) Patel Ashminiben Alarkkumar, (2) Patel Smitaben Siddharthkumar, (3) Patel Shreyanshiben Siddharthkumar which was mutated in Revenue record and the effect of the same is given in revenue record vide its mutation ENTRY NO. 4361 Dated 24/09/2008 and the same is certified.

04. It reflects from the revenue record that the land bearing R S No. 964-2 of Mouje Bil, originally belonged to Patel Ishwarbhai Bhagvanbhai and after the death of Patel Ishwarbhai Bhagvanbhai the names of his legal heirs were Mutated Viz. (1) Patel Ambalal Ishwarbhai, (2) Patel Parsottambhai Ishwarbhai, (3) Patel Somabhai Ishwarbhai and (4) Patel Revaben widow of Ishwarbhai Bhagvanbhai in the revenue record by virtue of succession and the effect of the same is given in the revenue record vide its ENTRY NO. 1965 Dated 27/06/1974 and the same is certified

05. Thereafter, Patel Parsottambhai Ishwarbhai became sole owner of the land bearing Survey No. 964-2 of Mouje Bil by the way of reg. partition deed amongst his brothers and court order of honorable court and the effect of the same is given in the revenue record vide its ENTRY NO. 2414 dated 18/08/1983 and the same is certified.

06. Thereafter, Patel Parsottambhai Ishwarbhai adopted Prafulbhai alias Thakorabhai Somabhai on 05/03/1979 by reg. adoption deed and changed his name in government gazette from Prafulbhai alias Thakorabhai Somabhai to Prafulbhai alias

[Handwritten Signature]



Thakorbhai Parsottambhai dated 09/08/1990. Then, **Patel Parsottambhai Ishwarbhai** added name of his adopted son **Prafulbhai alias Thakorbhai Parsottambhai** as co-owner in land bearing Block No. 682/B (Old Survey No. 964-2) of Mouje Bil, and the effect of the same is given in the revenue record vide its **ENTRY NO. 2718** dated 16/08/1990 and the same is certified.

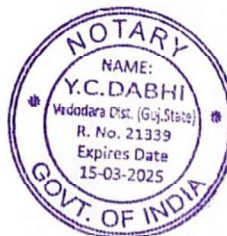
07. Thereafter On the demise of **Patel Parsottambhai Ishwarbhai** on 20/08/1992 his name was deleted from the revenue record of land bearing Block No. 682/B (Old Survey No. 964-2) as stated and the effect of the same is given in the revenue record vide its **ENTRY NO. 2888** Dated 07/01/1993 and the same is certified.

08. Thereafter Land owner **Prafulbhai alias Thakorbhai Parsottambhai Patel** has executed Reg. sale deed in favour of **Patel Hasmukhbhai Chimanbhai** dated 30/09/1999 and the effect of the same is given in the revenue record of land bearing Block No. 682/B (Old Survey No. 964-2) vide its **ENTRY NO. 3312** dated 30/09/1999 and the same is certified.

09. It reflects from the revenue record that the land bearing R S No. 965 of Mouje Bil, originally belonged to **Patel Nathalal Harkhabhai** and after the death of Patel Nathalal Harkhabhai the name of his legal heir was Mutated Viz. **Patel Ambalal Nathalal** in the revenue record by virtue of succession and the effect of the same is given in the revenue record vide its **ENTRY NO. 1992**, Dated 24/12/1974 and the same is certified.

10. Thereafter, the Land owner **Patel Ambalal Nathalal** distributed his properties among his legal heirs on 01/04/1993 and then land bearing Block No. 683 (Old Survey No. 965) came into the ownership of **Subhashchandra Ambalal Patel** and the name of **Subhashchandra Ambalal Patel** entered in the revenue record vide its **ENTRY NO. 2914** dated 22/05/1993 and the same is certified.

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11. Thereafter the Land owner **Subhashchandra Ambalal Patel** executed reg. sale deed for the land bearing Block No. 683 (Old Survey No. 965) in favour of **Patel Hasmukhbhai Chimanbhai** dated 30/09/1999 and the effect of the same is given in the revenue record vide its **ENTRY NO. 3311** dated 30/09/1999 and the same is certified.

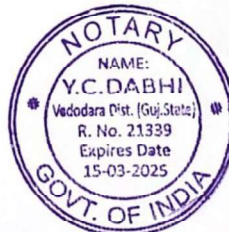
12. Thereafter, **Patel Hasmukhbhai Chimanbhai** sold his said land bearing Block no. 682/B and 683 (Old Survey no. 964-2 and 965) to **(1) Patel Alarkkumar Ashokkumar and (2) Patel Siddharthbhai Ashokkumar** vide reg. sale deed no. 6668 dated 05/08/2006 and the effect of the same is given in revenue record vide its **ENTRY NO.3861**, dated on 17/09/2006 and the same is certified on 23/01/2007.

13. Thereafter, **(1) Patel Alarkkumar Ashokkumar and (2) Patel Siddharthbhai Ashokkumar** added the name of their legal heirs in their presence as co-owners in revenue record of land bearing Block no. 682/B and 683 (Old Survey no. 964-2 and 965) viz. **(1) Patel Anishbhai Alarkkumar, (2) Patel Shwetanshubhai Siddharthbhai, (3) Patel Ashminiben Alarkkumar, (4) Patel Smitaben Siddharthkumar, (5) Patel Shreyanshiben Siddharthkumar and the name of 1 to 4 entered in the revenue record** vide its mutation **ENTRY NO. 4222** Dated 22/05/2008 and the same is certified.

14. Thereafter, **(1) Patel Alarkkumar Ashokkumar and (2) Patel Siddharthbhai Ashokkumar (3) Patel Anishbhai Alarkkumar, (4) Patel Shwetanshubhai Siddharthbhai, (5) Patel Ashminiben Alarkkumar, (6) Patel Smitaben Siddharthkumar, (7) Patel Shreyanshiben Siddharthkumar** has executed the sale deed of Plot NO.6 And Plot No. 7 in favour of Partners of **Arunodya infra (Partnership firm) (1) Patel Ajay Ramanlal (2) Patel Jitesh Arunbhai (3) Gupta samit Sirishbhai** vide Reg No. 2927, dated **15/02/2021**.

15. Thereafter, the Partner of Param Associates (Partnershim firm) **Shri Jignesh Jayantibhai Shah** has executed the **Consent deed in favour of Partners of**

Signature



Arunodaya infra (Partnership firm) Patel Jitesh Arunbhai vide Reg No. 4723, dated 09/03/2021.

16. The Hon'ble Collector has issued the Revised Non Agriculture Order for Residential purpose, vide order no. LAND/D/SEC-65/VASHI/217/2011 NA/SR/96/2010-2011 Dated 29/01/2011 for the above referred land.

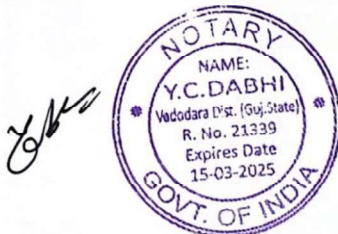
17. The Vadodara Urban Development Authority issued Building Permission (Rajachitthi) vide Permission No. VUDA/PERMISSION/PLAN-4/146/2010 Dated 23 / 02/2010 for the land bearing Block no. 681/B, 682/B and 683 (Old Survey no. 962-B, 964-2 and 965).

18. Thereafter The land owners have executed registered Sale deed dated 15-02-2021 registered at Serial No. 2927 in favor of Arunoday Infra, a partnership firm for Land Being Plot No. 06 and 07 of residential scheme namely "VISHRAM" situated in Block No. 681/B, 682/B and 683 (Old R S No. 962/B, 964-2 and 965) of Mouje Bil of Sub. Reg. and Reg. Dist. Vadodara and the effect of the same is given in the revenue record vide its **ENTRY NO.7473** dated 23/02/2021 and the same is certified on 05/04/2021

19. The Vadodara Mahanagar Seva Sadan has issued construction permission (Raja Chitthi) to the land owner Arunoday Infra, a partnership firm vide its permission No. 003BP22233340, Dated 24.02.2023.

20. I have also made available search in the office of the sub registrar of Vadodara for the last 30 years.i.e. 1994 to 2005 vide its receipt No. 20230 1600017671 and year of 2005 to 2023 vide its receipt No. 8022023513494. I have not found any adverse entry with respect to the above referred land.

21. Looking to the aforesaid papers and documents and during my search, it confirms/transpires that the above Entries are verified in the Sub Registrar Office, Vadodara. Arunoday Infra, a partnership firm hold possession and ownership & have marketable title for the Land Being Plot No. 06 and 07 of residential scheme namely



"VISHRAM" situated in Block No. 681/B, 682/B and 683 (Old R S No. 962/B, 964-2 and 965) of Mouje Bil of Sub. Reg. and Reg. Dist. Vadodara.

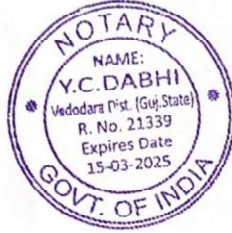
Schedule Property

Arunoday Infra, A partnership firm (Project: Padmabhavam)

Immovable property – N A Land Being Plot No. 06 and 07 total admeasuring 1433.96 Sq. Mtrs. of residential scheme namely "VISHRAM" situated in Block No. 681/B, 682/B and 683 (Old R S No. 962/B, 964-2 and 965) of Mouje Bil situated and lying in the Sub Registration District and Registration District of Vadodara.

Date : 08/05/2023

Place : Vadodara



(YOGESH C DABHI)
Advocate
(Enrollment No GJ/2729/1999)

DATE: 08 /05/2023