

**VIJAY S. GOSWAMI**  
**ADVOCATE**

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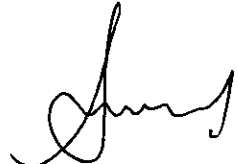
Resi. :  
B/21, Vrund Residency,  
Nr. C. K. Prajapati School,  
Laxmipura Road, Gorwa,  
Vadodara - 390 003.  
Phone : 0265 2973006

**TO WHOM SO EVER IT MAY CONCERN**

**Investigation of title in respect of  
land bearing old R.S.No. 607, Block  
No. 456, H. 1-00-16 of village BIL Ta.  
& Dist. VADODARA. included in  
T.P.scheme No.1, F.P.No.85  
admeasuring 7553 sq.mts.N.A.land**

I have investigated the title of the said land and in my  
opinion the title of the said land is clear & marketable in all  
respect.

**Date: 20-4-2017**  
**VADODARA**

  
**V. S. GOSWAMI**  
**ADVOCATE**



## **REPORT ON TITLE**

**Investigation of title in respect of  
land bearing old R.S.No. 607, Block  
No. 456, H. 1-00-16 of village BIL Ta.  
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As per order of MAMLATDAR in case No. 5163/19-12-51, GOVIND RAMA had left the service of village & VARTNIYA PUJA GALAB had joined the service of village, therefore Government had allotted R.S.No. 607 as New Tenure land to PUJA GALAB. The said change was entered in revenue record for said land vide entry No. 35 dated 18-9-52, certified on 18-12-52.

As per mutation entry No. 187 & others, name of PUJABHAI GALAB as CHAKARIYAT was entered in revenue record for R.S.No. 607 & others.

TALUKA HUKAM No. TALUKA/VATAN/No. 2467 dated 26-9-63, PATANVADIYA PUJABHAI GALABBHAI had paid Three pat of land revenue therefore, his name was entered in revenue record for R.S.No. 607 as NAVI & AVIBHAJYA SARTE. The said change was entered in revenue record for said land entry No. 1100 dated 30-9-63, certified on 18-12-63.

PUJABHAI GALABBHAI died on 27-7-64, name of his heir-adopted son CHHAGANBHAI PUJABHAI PATANVADIYA was entered in revenue record for said land vide entry No. 1157 dated 1-8-64, certified on 10-10-64.

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Charge of BIL JUTH VIVIDH KARYAKARI SAHKARI MANDALI for Rs. 2400/- was entered in revenue record for R.S.No. 607 & others vide entry No. 1421 dated 16-9-67, certified on 24-10-67. The said charge was deleted from revenue record for R.S.No. 607 & others vide entry No. 1659 dated 18-1-71, certified by revenue authority.

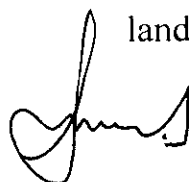
Charge of BIL SAHKARI MANDALI for Rs. 10,000/- was entered in revenue record for R.S.No. 607 & others vide entry No. 1770/43 dated 18-5-71, certified on 29-6-71.

COLLECTOR, VADODARA vide his order No. VATAN/1497/74 dated 13-9-1974, land bearing R.S.No. 607 & others converted from New Tenure land to Old Tenure land. The said change was entered in revenue record for said land vide entry No. 1980 dated 21-9-1974, certified on 10-11-1974.

CHHAGANBHAI PUJABHAI had executed registered sale deed dated 18-9-1974 in favor of PATEL RANCHHODBHAI ZAVERBHAI for R.S.No. 607. Name of purchaser was entered in revenue record for said land vide entry No. 1982 dated 7-10-1974, certified on 10-11-1974.

As per TALUKA HUKAM No. S.R.V./2352/75 dated 29-9-75, R.S.No. 607 Acre 0-39 Gunthas & R.S.No. 608 Acre 1-20 Gunthas land merged with R.S.No. 608 Acre 2-19 Gunthas. The said change was entered in revenue record for said land vide entry No. 2024 dated 3-10-75, certified on 19-11-75.

RANCHHODBHAI ZAVERBHAI PATEL had executed registered sale deed in favor of PATEL RAMDASBHAI SHANABHAI alias NATHABHAI for R.S.No. 607 & 608 of village BIL Ta. & Dist. VADODARA. Name of purchaser was entered in revenue record for said land vide entry No. 2042 dated 29-11-1975, certified on 22-5-1976.



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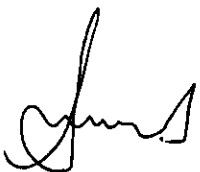
COMMISSIONER vide his order No. U. M. S. K / CON / VADODARA 431 dated 14-3-80 and as per GOVERNMENT NOTIFICATION dated 27-3-80 R.S.No. 607 converted in to Block No. 456 H. 1-00-16. The said change was entered in revenue record vide entry No. 2361/162 dated 26-9-81, certified by revenue authority.

MAMLATDAR & A.L.T, VADODARA vide his order in TENANCY CASE No. 263/90 dated 23-3-90, held that provision of Sec. 63 of Tenancy Act is not violated and therefore notice U/S 84 (c) is withdrawn. The said change was entered in revenue record vide entry No. 2689 dated 5-5-90, certified by revenue authority.

Charge of BIL V.V.K SAHKARI MANDALI for RS. 5000/-+5000/- +10000/- were entered in revenue record for Block No. 456 vide entry No. 2832/21 dated 9-3-1992 certified on 21-4-1992 & vide entry No. 2992/16 dated 11-4-1994, certified on 14-7-1994 & vide entry No. 3381/34 dated 25-10-2000, certified on 8-1-2001. The said charges were deleted from revenue record for said land vide entry No. 3727 dated 20-6-2005, certified by revenue authority.

RAMDAS SHANABHAI died on 12-11-2003, name of his heirs SAVITABEN wd/o PATEL RAMDAS SHANABHAI, PATEL SHASHIKANT RAMDAS, PATEL BHOGILAL RAMDAS, SUMITRABEN RAMDAS PATEL were entered in revenue record for said land vide entry No. 3613 dated 14-11-2003, certified on 18-12-2003.

Charge of UKO BANK, BIL BRANCH for Rs. 3,50,000/- was entered in revenue record for said land vide entry No. 3728 dated 20-6-2005, certified by revenue authority. The said charge was deleted from revenue



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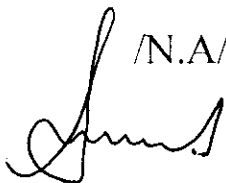
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record for said land vide entry No. 5368 dated 21-5-2013, certified on 19-7-2013.

I have published public notice in "GUJARAT SAMACHAR" daily newspaper on 1-2-2015. In response to the said notice DINESHBHAI CHHAGANBHAI PATANVADIYA, PRATIKSHABEN wife of MAHENDRABHAI & D/O CHHAGANBHAI PATANVADIYA, SAVITABEN D/O CHHAGANBHAI PATANVADIYA & wife of CHIMANBHAI, ILABEN D/O CHHAGANBHAI PATANVADIYA & wife of GANPATBHAI, ANANDIBEN D/O CHHAGANBHAI PATANVADIYA & wife of RAMESHBHAI through their Advocate S.M.PATEL sent the written objection dated 6-2-2015 & stated that R.S.No. 607 is ancestral property. I have perused relevant revenue record & order passed by revenue authority. COLLECTOR, VADODARA vide his order No. TALUKA/VATAN/No. 2467 dated 26-9-63 for R.S.No. 607 Acre 0-39 gunthas H. 0-39-46 converted from new tenure land to old tenure land & permission is granted to sale the said land to RANCHHODBHAI PATEL. As per order of COLLECTOR, CHHAGANBHAI PUJABHAI had executed registered sale deed dated 18-9-1974 in favour of RANCHHODBHAI ZAVERBHAI PATEL for R.S.No. 607 of village BIL, Ta. & Dist. VADODARA. Therefore, I have not considered the objections of ADVOCATE S.M.PATEL for my title report.

COLLECTOR VADODRA vide his order No. VATAN/ VASHI/ 3657/ 16 dated 10-10-2016 converted R.S.NO. 607, Block No.456 of village BIL, Ta & Dist. VADODARA included in T.P.Scheme No.1, F.P.No.85 admeasuring 7553 sq.mts land from prohibited tenure land to old tenure land. The said change was entered in revenue record for said land vide entry No. 6151 dated 27-10-2016, certified by revenue authority.

COLLECTOR, VADODARA vide his order No. TATKAL  
/N.A/ S.R./ 124/ 2016-2017 No. LAND/ D/ SEC.65/ VASHI/ 1199



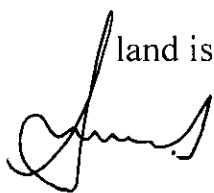
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

TO 1207/17 dated 4-3-2017 has issued N.A. permission for old R.S.No. 607, Block No. 456, H. 1-00-16 of village BIL Ta. & Dist. VADODARA. included in T.P.scheme No.1, F.P.No.85 admeasuring 7553 sq.mts paiki 5553 sq.mtrs for residential & 2000 sq.mtrs land for commercial purpose. The said change is entered in revenue record for said land vide entry No. 6220 dated 8-3-2017.

SAVITABEN w/o PATEL RAMDAS SHANABHAI, PATEL SHASHIKANT RAMDAS, PATEL BHOGILAL RAMDAS, PATEL SUMITRABEN RAMDAS wife of VITTHALBHAI CHATURBHAI PATEL have jointly executed a registered sale deed dated 7-3-2017 registered at serial No.3480 in favor of SHREEJI REALTY a partnership firm through it's partners (1) DEVENDRABHAI RATILAL PATEL (2) BHARATBHAI BHIKHABHAI PATEL (3) UPENDRABHAI BALUBHAI PATEL (4) MAHESHBHAI MATHURBHAI PATEL for old R.S.No. 607, Block No. 456, H. 1-00-16 of village BIL Ta. & Dist. VADODARA. included in T.P.scheme No.1, F.P.No.85 admeasuring 7553 sq.mts N.A. land. Name of purchasers are entered in revenue record for said land vide entry No.6233 dated 18-3-2017.

I have verified available revenue record & carried out necessary search from office of sub-Registrar VADODARA for last 30 years from available record. SHREEJI REALTY a partnership firm through it's partners (1) DEVENDRABHAI RATILAL PATEL (2) BHARATBHAI BHIKHABHAI PATEL (3) UPENDRABHAI BALUBHAI PATEL (4) MAHESHBHAI MATHURBHAI PATEL are joint owners of land bearing old R.S.No. 607, Block No. 456, H. 1-00-16 of village BIL Ta. & Dist. VADODARA. included in T.P.scheme No.1, F.P.No.85 admeasuring 7553 sq.mts N.A. land. As per my opinion, title of said land is clear & marketable in all respect.



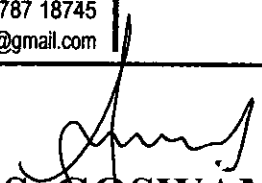
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**Date: 20-4-2017**

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