

VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

TO WHOM SO EVER IT MAY CONCERN

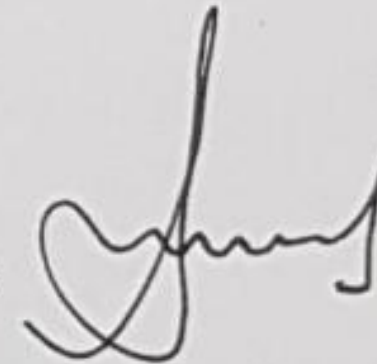
Investigation of title in respect of land bearing
R. S. No. 384 of village SAYAJIPURA, Ta. &
Dist. VADODARA included in T. P. Scheme
No. 7, F. P. No. 166, admeasuring 2252 Sq.
Mtrs. N. A. land

I have investigated the title of the said land and in my opinion the title
of said land is clear, marketable & free from encumbrances.

Date: 25-08-2021

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

REPORT ON TITLE

**Investigation of title in respect of land bearing
R. S. No. 384 of village SAYAJIPURA, Ta. &
Dist. VADODARA included in T. P. Scheme
No. 7, F. P. No. 166, admeasuring 2252 Sq.
Mtrs. N. A. land**

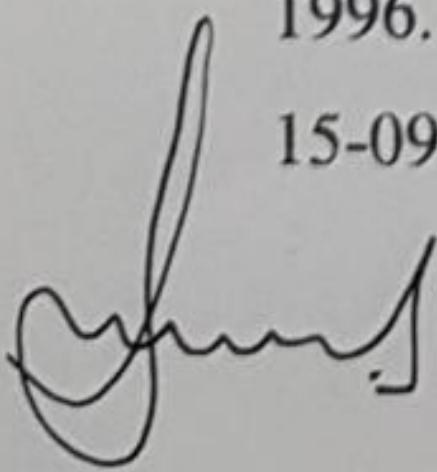
KHUBCHAND FATEHCHAND had executed sale deed dated 07-06-1947 in favor of MATHURBHAI MULJIBHAI for R. S. No. 384 & others. Name of purchaser was entered in revenue record for said land vide entry No. 130, certified by revenue authority.

Charge of BARODA CENTRAL CO-OPRETIVE BANK for Rs. 2000/- was entered in revenue record for R. S. No. 384 & others vide entry No. 28 dated 30-01-1954, certified by revenue authority. The said charge was deleted from revenue record for said land vide entry No. 565 dated 14-4-1964, certified on 25-05-1964.

Charge of SAYAJIPURA VIVIDH SAHKARI MANDLI was deleted from revenue record for said land vide entry No. 983, dated 14-11-1972, certified on 16-03-1973.

COLLECTOR, VADODARA vide his order No. N.A / S.R / 89 / 92-93 No. LAND - D - VASI - 2016-22 - 93 dated 27-04-1993 granted N. A. permission for R. S. No. 384 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No.7, F. P. No. 166 admeasuring 2252 Sq. Mtrs. N. A. land The said change was entered in revenue record for said land vide entry No. 2014 dated 12-07-1993, certified on 07-09-1993.

MATHURBHAI MULJIBHAI missing / not traceable from 17-08-1996. Thereafter (1) PRAVINBHAI MATHURBHAI MULJIBHAI died on 15-09-1988, (2) GITABEN wife of PRAVINBHAI MATHURBHAI



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

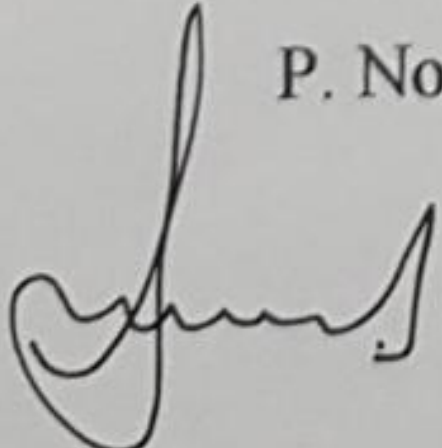
E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

MULJIBHAI died on 04-01-1993, (3) VINODBHAI PRAVINBHAI died on 17-03-2006, (4) RASHMIBEN MATHURBHAI died on 27-08-2003, name of their heirs (1) NILAMBEN PRAVINBHAI, (2) BINDUBEN PRAVINBHAI, (3) BHAKTIBEN PRAVINBHAI, (4) RIKINBHAI PRAVINBHAI, (5) SARLABEN w/o VINODBHAI PRAVINBHAI, (6) URVASIBEN d/o VINODBHAI, (7) BHUPENDRABHAI MATHURBHAI, (8) RANJANBEN d/o MATHURBHAI, (9) VEENABEN d/o MATHURBHAI were entered in revenue record for said land vide entry No. 3466 dated 22-05-2009, certified on 03-07-2009.

VADODARA URBAN DEVELOPMENT AUTHORITY (V.U.D.A.) has issued ZONE CERTIFICATE No. U.D.A / ZONE CERTI / 83009 / 2020 dated 20-08-2020 for R. S. No. 384 of village SAYAJIPURA Ta. & Dist. VADODARA.

(1) NILAMBEN w/o DHARMENDRABHAI PATEL d/o PRAVINBHAI MATHURBHAI (2) BINDUBEN w/o JAGDISHBHAI d/o PRAVINBHAI MATHURBHAI (3) BHAKTIBEN w/o JIGNESHKUMAR PATEL d/o PRAVINBHAI MATHURBHAI (4) RIKINBHAI PRAVINBHAI PATEL (5) SARLABEN w/o VINODBHAI PATEL (6) URVASIBEN w/o NAYANBHAI GAIKWAD d/o VINODBHAI PATEL (7) BHUPENDRABHAI MATHURBHAI PATEL (8) RANJANBEN w/o DILIPBHAI PATEL d/o MATHURBHAI PATEL (9) VEENABEN w/o BHUPENDRABHAI PATEL d/o MATHURBHAI PATEL have jointly executed a register sale deed dated 15-04-2021, registered at serial No. 5328 in favor of KANHA ICONIC- a partnership firm through its managing partners (1) ANKIT ASHOKBHAI THAKKAR, (2) NAVAL DIPAKKUMAR THAKKAR for R.S.No.384 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No.7, F. P. No. 166 admeasuring 2252 Sq. Mtrs. N. A. land.



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

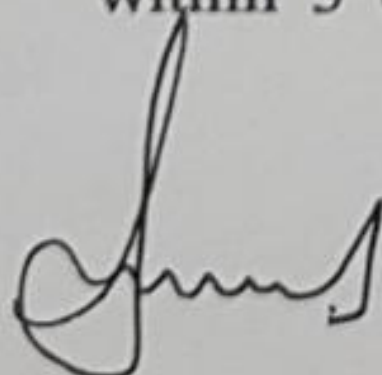
Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

VADODARA MAHANAGAR PALIKA had issued development permission/ raja chitthi No. WARD-2/HB-34/2021-22, dated 17-08-2021 in respect of said land.

As per building permission KANHA ICONIC- a partnership firm through its managing partners (1) ANKIT ASHOKBHAI THAKKAR, (2) NAVAL DIPAKKUMAR THAKKAR have jointly planned to construct to construct commercial & residential project in the name & style of "KANHA AEROCITY".

I have also perused notarized affidavit dated 25-08-2021 notarized at Serial No. 18961 before Notary Shri H.J ZALA by KANHA ICONIC- a partnership firm through its managing partners (1) ANKIT ASHOKBHAI THAKKAR.

I have also published public advertisement in "SANDESH", "GUJARAT SAMACHAR", "DIVYA BHASKAR" daily news paper on 15-08-2020 inviting objections in respect of land bearing R. S. No. 384 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No. 7, F. P. No. 166 admeasuring 2252 Sq. Mtrs. N. A. land. In response to the said notice, Advocate CHIRAG M. PATEL on behalf of his client MUDRIKABEN d/o VINABEN MATHURBHAI PATEL has filed his written objections on 18-08-2020 stating that she has inheritance rights in said land. She has further stated that she has filed Court case / Police case in respect of said land but not produced any documentary evidence. Therefore, I have written letter dated 26-08-2020 and 28-08-2020 stated that as per Hindu Succession Act, during the life time of VINABEN MATHURBHAI (mother), her daughter MUDRIKABEN cannot claim any rights in property of her mother. I have written a latter dated 28-08-2020 to Advocate CHIRAG M. PATEL and called upon him to provide the copy of Court case / Police case within 3 days from the receipt of letter but he failed to provide the same.



VIJAY S. GOSWAMI

B.com., M.S.W., LLB, D.L.P.

ADVOCATE

Mobile : 9978718745

E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI

B.A. LLB

ADVOCATE

Mobile : 99981 36392

E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

Therefore by latter dated 07-09-2020, not considered his written objection dated 18-08-2020 for my title report.

I have verified relevant revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 31 years from available record KANHA ICONIC- a partnership firm through its managing partners (1) ANKIT ASHOKBHAI THAKKAR, (2) NAVAL DIPAKKUMAR THAKKAR are joint owner of land bearing R. S. No. 384 of village SAYAJIPURA Ta. & Dist. VADODARA included in T. P. Scheme No.7, F. P. No. 166 admeasuring 2252 Sq. Mtrs. N.A. land. As per my opinion the title of the said land is clear, marketable & free from encumbrances.

Date: 25-08-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

