

REPORT ON TITLE

Investigation of title in respect of land bearing R. S. No. 415, Block No. 362 – A, 362 – B of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4, F. P. No. 182 admeasuring 2310 Sq. Mtrs. N. A. land.

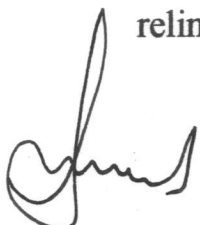
PATEL KHUSHALBHAI VALLAVBHAI died on 08-03-1952, name of his heir PATEL RAVJIBHAI KHUSHALBHAI was entered in revenue record for R. S. No. 415 vide entry No. 29 dated 08-01-1953, certified on 11-03-1953.

As per Government Notification No. CON. 30335 dated 11-5-55, the said land declared as "FRAGMENT" land. The said change was entered in revenue record for said land vide entry No. 1723 dated 11-01-1956, certified by revenue authority.

Under the Fragmentation Act, the exemption was granted for village BHAYLI, the said exemption was withdrawn by the government. The said change was entered in revenue record for said land vide entry No. 5655 dated 25-2-77, certified by revenue authority.

RAVJIBHAI KHUSHALBHAI died on 24-05-1990, names of his heirs (1) SHARDABEN – widow of RAVJIBHAI KHUSHALBHAI, (2) PRAMODBHAI, (3) TARABEN, (4) MANJULABEN, (5) RAJESHBHAI, (6) ALPANABEN were entered in revenue record for R. S. No. 415 & others vide entry No. 8775 dated 09-06-1990, certified by revenue authority.

TARABEN, MANJULABEN, ALPANABEN had jointly relinquished their rights/ title/ interest/ share from R. S. No. 415 & others.



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.

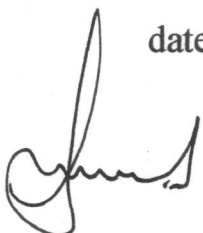
The said change was entered in revenue record vide entry No. 8776 dated 09-06-1990, certified by revenue authority.

As per MAMLATDAR SAHEB Patrak No. K. J. P. / VASHI/ 1042/ 93 dated 11-04-1997 & as per ADDITIONAL D.I.L.R. NARMADA, VADODARA SAHEB Patrak No. 319 dated 30-12-1996, land bearing Block No. 362 H. 0-68-80 divided into Block No. 362-A H. 0-32-64 & Block No. 362-B H. 0-0-16. The said change was entered in revenue record for said land vide entry No. 9473 dated 02-05-1997, certified on 26-06-1997.

SHARDABEN RAVJIBHAI PATEL died on 23-02-2009 & RAJESHBHAI RAVJIBHAI PATEL died on 11-12-2009, names of their heirs (1) BHAVNABEN RAJESHBHAI PATEL, (2) NIKITABEN RAJESHBHAI PATEL, (3) DHRUVBHAI RAJESHBHAI PATEL were entered in revenue record for said land vide entry No. 11651 dated 26-03-2009, certified on 31-07-2009.

PATEL PRAMODBHAI RAVJIBHAI died on 31-10-2009, names of his heirs (1) SHARMISTHABEN – widow of PRAMODBHAI RAVJIBHAI, (2) NAINESHBHAI PRAMODBHAI PATEL, (3) JIGISHA PRAMODBHAI PATEL were entered in revenue record for Block No. 362-A, 362-B & others vide entry No. 11928 dated 30-01-2010, certified on 12-04-2010.

COLLECTOR, VADODARA vide his order No. RIVI/ N. A./ S.R./ 673/ 2018-19 No. LAND – D/ SEC – 65/ VASHI/ 908 to 916/ 19 dated 07-03-2019 granted N. A. permission for land bearing R. S. No. 415, Block No. 362-A, 362-B of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4, F. P. No. 182 admeasuring 2310 Sq. Mtrs. paiki 924 Sq. Mtrs. for commercial purpose & 1386 Sq. Mtrs. for residential purpose. The said change is entered in revenue record for said land vide entry No. 16576 dated 12-04-2019, certified on 18-05-2019.



VIJAY S. GOSWAMI

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

ADVOCATE

Mobile : 9978718745

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

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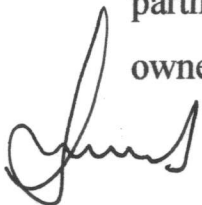
Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

(1) BHAVNABEN RAJESHBHAI PATEL, (2) NIKITABEN – daughter of RAJESHBHAI PATEL & wife of GAURANGKUMAR PATEL through her P. O. A. Holder BHAVNABEN RAJESHBHAI PATEL, (3) DHRUVBHAI RAJESHBHAI PATEL, (4) SHARMISTHABEN – widow of PRAMODBHAI RAVJIBHAI, (5) NAINESHBHAI PRAMODBHAI PATEL, (6) JIGISHA – daughter of PRAMODBHAI PATEL & wife of PARIMAL PATEL through her P. O. A. NAINESH PRAMODBHAI PATEL have jointly executed registered Sale Deed dated 12-11-2020 registered at Serial No. 13951 in favour of SHIV REALTY – a partnership firm through its partner MITESH SURESHBHAI PATEL for R. S. No. 415, Block No. 362 – A, 362 – B of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4, F. P. No. 182 admeasuring 2310 Sq. Mtrs. N. A. land. Name of purchaser is entered in revenue record for said land vide entry No. 17372 dated 10-12-2020.

VADODARA URBAN DEVELOPMENT AUTHORITY vide its order No. UDA/ PLAN – 6/ PERMISSION/ 37/ 2020 dated 14-12-2020 has issued Rajachhitthi in respect of said land for residential as well as commercial purpose.

As per the building permission, SHIV REALTY – a partnership firm through its partner MITESH SURESHBHAI PATEL (Promoter) have plan to construct commercial & residential project in name & style of “AASHRAY GREEN”.

I have verified available revenue records & carried out necessary search from office of sub- registrar, VADODARA for last 30 years from available record. I have also published public advertisement in “GUJARAT SAMACHAR” & “SANDESH” daily newspapers on 01-10-2020. I have not received any objection in response to the said notice. SHIV REALTY – a partnership firm through its partner MITESH SURESHBHAI PATEL is owner of land bearing R. S. No. 415, Block No. 362 – A, 362 – B of village



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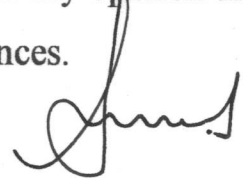
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BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4, F. P.
No. 182 admeasuring 2310 Sq. Mtrs. N. A. land. As per my opinion the title
of said land is clear, marketable & free from encumbrances.

Date: 16-12-2020

Place: Vadodara.

Advocate sign:



Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

