



9
Rajan J. Purohit & Associates

Advocate

Date

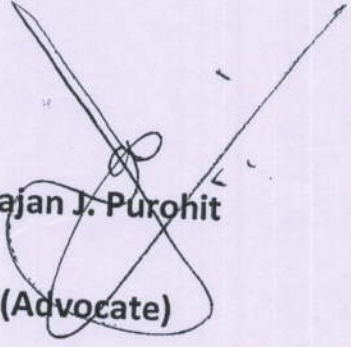
TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing Block No/Survey No-70 ,Old
R.S.No—91/2 admeasuring abt 0-36-70 H-R.A of village –Khanpur Ta & Dist-
Vadodara.

I have investigated the title of Patel Bhikhiben Ramanbhai, Patel Nileshbhai
Ramanbhai, Patel Taleshbhai Ramanbhai, Patel Kamlaben Tribhovanbhai, Patel
Alpeshbhai Tribhovanbhai, Patel Pareshbhai Tribhovanbhai. The Title of the said
land is found clear on revenue record (according to document discussed in
Annexure A)

Place:-Vadodara,

Dated this 03/09/2011 ,


Rajan J. Purohit
(Advocate)

[List of Documents]

Annexure – A

Sr No	Description of Document	Date
1	Copy Of Village From No-7/12 from 1951 to 2013	
2	Copy Of Village From No-06 from 1951 to 2013	
3	Search Report for 1985 to 2011 from the record of the office of Sub-Registrar, Vadodara	

Place:-Vadodara,

Dated this 03/09/2011 ,

Rajan J. Purohit
(Advocate)

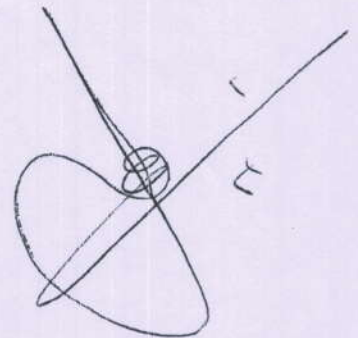
ANNEXURE-"B"

SEARCH NOTES

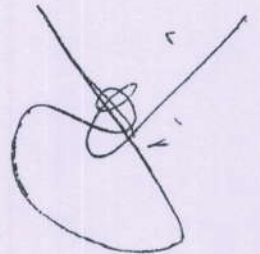
BLOCK NO/SURVEY NO-70, OLD R.S.NO-91/2 ADMEASURING
ABT 0-36-70 H-R.A OF VILLAGE -KHANPUR TA & DIST-
VADODARA.

These are the facts regarding land bearing Block No/Survey No-70 ,Old R.S.No—
91/2 admeasuring abt 0-36-70 H-R.A of village -Khanpur, Ta & Dist- Vadodara.

- Originally the said land bearing Land Old.R.S.No-97/2 belongs to Pa.Chaturbhai Pragbhai and Pa.Ishwarbhai Kabhai thereafter according to family partition Pa.Chaturbhai Pragbhai become the sole owner of said land his name was entered in revenue record. The same has been recorded in the Revenue records vide entry no.1/33.
- Thereafter the said land bearing Land Old.R.S.No-91/2 belong to Chaturbhai Pragbhai and Chaturbhai Pragbhai died on-19/01/58 left behind his legal heirs namely (1) Pa.Ramanbhai Chaturbhai (2) Kantibhai Chaturbhai (3) Tribhovanbhai Chaturbhai, Guardian of Minor Ramanbhai Chaturbhai. Hence, the names of legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.219.

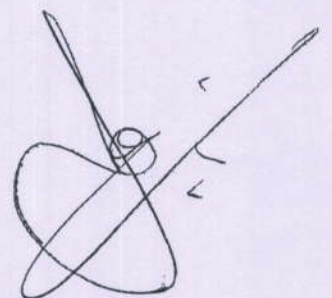
A handwritten signature or mark consisting of a large, stylized 'S' or 'C' shape with a small circle in the center, and some additional scribbles to the right.

- Thereafter (1) Tribhovanbhai Chaturbhai Gordhanbhai (2) Pa.Ramanbhai Chaturbhai and (3) Kantibhai Chaturbhai had taken Loan of Rs.5000/- from Bank of Baroda Bhutdizapa Branch. The same has been recorded in the Revenue records vide entry no.475.
- Thereafter According to consolidation scheme said old R.S.No -91/2 converted to Block No-70.The same has been recorded in the Revenue records vide entry no.530/67.
- Thereafter (1) Pa.Ramanbhai Chaturbhai (2) Kantibhai Chaturbhai (3) Tribhovanbhai Chaturbhai had paid loan of Rs.5000/- Bank of Baroda Bhutdizapa Branch. The same has been recorded in the Revenue records vide entry no.674.
- Thereafter the said Ramanbhai Chaturbhai Patel died on-28/01/2001 left behind his legal heirs namely (1) Bhikhiben Ramanbhai Patel (2) Jayshriben Ramanbhai Patel (3) Nileshbhai Ramanbhai Patel (4) Taleshbhai Ramanbhai Patel. Hence, the names of his legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.1193.
- Thereafter the said Tribhovanbhai Chaturbhai Patel died on-20/09/2008 left behind his legal heirs namely (1) Kamlaben



Tribhovanbhai Patel (2) Lataben Tribhovanbhai Patel (3) Smitaben Tribhovanbhai Patel (4) Alpeshbhai Tribhovanbhai Patel (5) Pareshbhai Tribhovanbhai Patel. Hence, the names of his legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.1194.

- Thereafter the said Kantibhai Chaturbhai Patel died on-29/07/06 left behind no legal heirs Hence; the names of Kantibhai Chaturbhai deleted from the revenue record. The same has been recorded in the Revenue records vide entry no.1195.
- Thereafter Lata Kamleshkumar D/o Tribhovanbhai Chaturbhai, Smitaben Ashwinkumar D/o Tribhovanbhai Chaturbhai, Jayshreeben Ashokbhai D/o Tribhovanbhai Chaturbhai has relinquished their right in favour of other co-owner so their names were deleted from revenue record. The same has been recorded in the Revenue records vide entry no.1196.
- I have issued Public Notice in the daily news paper 'Sandes' on 25/08/2011 inviting objections from general public at large.

A handwritten signature in black ink, consisting of a large, stylized loop with a vertical line extending upwards and a horizontal line extending to the right, with some smaller strokes and a checkmark-like symbol to the right.

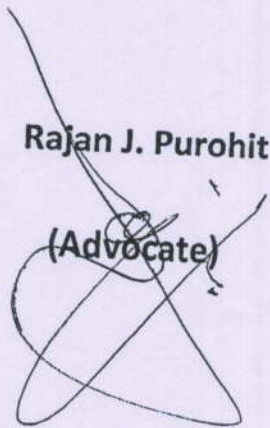
➤ I have caused necessary search for 1985 to 25/8/2011 from the record of the office of Sub-Registrar, Vadodara, through search-clerk and advocate J.V.Chavada on the basis of the record available and search taken from the record of the office of sub-registrar, Vadodara.

Place:-Vadodara,

Dated this 03/09/2011

Rajan J. Purohit

(Advocate)





Rajan J. Purohit & Associates
Advocate

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of All that pieces or parcels of land or ground together with the building/s herditaments and premises standing thereon in the Registration, Sub-District of Vadodara, ARYAH VILLAS Constructed in the land bearing Block No/Survey No-70 ,Old R.S.No—91/2 admeasuring abt 0-36-70 H-R.A of village –Khanpur Ta & Dist- Vadodara.

I have investigated the title of owners (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel (hereinafter referred as Owner) and the Developer M/s. Jay Ambe Developers a Partnership firm (hereinafter referred as Developer). The Title of the said land is found clear on revenue record (according to document discussed in Annexure – A) and Thus, this title, clearance certificate is issued only for UNSOLD Units (according to units sold document discussed in Annexure-C).

Place:-Vadodara,

Dated this 25/09/2017,



1

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.

Vadodara : 007, Trimurti Flat, 20, Haribhakti Colony, B/h. BSNL Office, Nr. Bird Circle, O.P. Road, Vadodara. 390007
Tele : 0265 2326300 • Mobile : +91 98253 26361 • E-mail : rajanpurohit22@gmail.com

[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 from
3	Copy Of Affidavit
4	Search Report for 1985 to 2017 from the record of the office of Sub-Registrar, Vadodara.
5	Copy of Sale deed executed by Patel Bhikhiben Ramanbhai, Patel Nileshbhai Ramanbhai, Patel Taleshbhai Ramanbhai, Patel Kamlaben Tribhovanbhai, Patel Alpeshbhai Tribhovanbhai, Patel Pareshbhai Tribhovanbhai in favour of (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel in respect of said property registered with the Sub Registrar, Vadodara on 20 th October, 2012 under Serial No.95.

Place:-Vadodara,

Dated this 25/09/2017,

2

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.



ANNEXURE-"B"

SEARCH NOTES

Investigation of title in respect of All that pieces or parcels of land or ground together with the building/s herditaments and premises standing thereon in the Registration, Sub-District of Vadodara, ARYAH VILLAS Constructed in the land bearing Block No/Survey No-70 ,Old R.S.No-91/2 admeasuring abt 0-36-70 H-R.A of village –Khanpur Ta & Dist- Vadodara.

- Originally the said land bearing Land Old.R.S.No-97/2 belongs to Pa.Chaturbhai Pragbhai and Pa.Ishwarbhai Kabhai thereafter according to family partition Pa.Chaturbhai Pragbhai become the sole owner of said land his name was entered in revenue record. The same has been recorded in the Revenue records vide entry no.1/33.
- Thereafter the said land bearing Land Old.R.S.No-91/2 belong to Chaturbhai Pragbhai and Chaturbhai Pragbhai died on-19/01/58 left behind his legal heirs namely (1) Pa.Ramanbhai Chaturbhai (2) Kantibhai Chaturbhai (3) Tribhovanbhai Chaturbhai, Guardian of Minor Ramanbhai Chaturbhai. Hence, the names of legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.219.

- 
- Thereafter (1) Tribhovanbhai Chaturbhai Gordhanbhai (2) Pa.Ramanbhai Chaturbhai and (3) Kantibhai Chaturbhai had taken Loan of Rs.5000/- from Bank of Baroda Bhutdizapa Branch. The same has been recorded in the Revenue records vide entry no.475.
 - Thereafter According to consolidation scheme said old R.S.No-91/2 converted to Block No-70.The same has been recorded in the Revenue records vide entry no.530/67.
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 - Thereafter the said Ramanbhai Chaturbhai Patel died on-28/01/2001 left behind his legal heirs namely (1) Bhikhiben Ramanbhai Patel (2) Jayshriben Ramanbhai Patel (3) Nileshbhai Ramanbhai Patel (4) Taleshbhai Ramanbhai Patel. Hence, the names of his legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.1193.
 - Thereafter the said Tribhovanbhai Chaturbhai Patel died on-20/09/2008 left behind his legal heirs namely (1) Kamlaben





Tribhovanbhai Patel (2) Lataben Tribhovanbhai Patel (3) Smitaben Tribhovanbhai Patel (4) Alpeshbhai Tribhovanbhai Patel (5) Pareshbhai Tribhovanbhai Patel. Hence, the names of his legal heirs were entered in revenue record. The same has been recorded in the Revenue records vide entry no.1194.

- Thereafter the said Kantibhai Chaturbhai Patel died on-29/07/06 left behind no legal heirs Hence; the names of Kantibhai Chaturbhai deleted from the revenue record. The same has been recorded in the Revenue records vide entry no.1195.
- Thereafter Lata Kamleshkumar D/o Tribhovanbhai Chaturbhai, Smitaben Ashwinkumar D/o Tribhovanbhai Chaturbhai, Jayshreeben Ashokbhai D/o Tribhovanbhai Chaturbhai has relinquished their right in favour of other co-owner so their names were deleted from revenue record. The same has been recorded in the Revenue records vide entry no.1196.
- It appears that above the Patel Bhikhiben Ramanbhai, Patel Nileshbhai Ramanbhai, Patel Taleshbhai Ramanbhai, Patel Kamlaben Tribhovanbhai, Patel Alpeshbhai Tribhovanbhai, Patel Pareshbhai Tribhovanbhai has Execute Agreement to Sale the Block No/Survey

Legal Consultants
No-70 ,Old R.S.No—91/2 admeasuring abt 0-36-70 H-R.A of village –
Khanpur Ta & Dist- Vadodara to (1) Patel Dharmeshbhai Indravadan
(2) Tejas Ravindra Patel (3) Kunal Umedbhai Patel (4) Amit Umedbhai
Patel (5) Amit Madhavbhai Patel vide Reg.Agreement to Sale
No.10542 dated-17/09/11.

➤ It appears that above the (1) Patel Dharmeshbhai Indravadan
(2) Tejas Ravindra Patel (3) Kunal Pradeep Patel (4) Amit Umedbhai
Patel (5) Amit Madhavbhai Patel has Execute Cancelation of
Agreement to Sale the Block No/Survey No-70 ,Old R.S.No—91/2
admeasuring abt 0-36-70 H-R.A of village –Khanpur Ta & Dist-
Vadodara to Patel Bhikhiben Ramanbhai, Patel Nileshbhai
Ramanbhai, Patel Taleshbhai Ramanbhai, Patel Kamlaben
Tribhovanbhai, Patel Alpeshbhai Tribhovanbhai, Patel Pareshbhai
Tribhovanbhai vide Reg. Cancelation of Agreement to Sale No.94
dated-20/10/12.

➤ It appears that above the Patel Bhikhiben Ramanbhai, Patel
Nileshbhai Ramanbhai, Patel Taleshbhai Ramanbhai, Patel Kamlaben
Tribhovanbhai, Patel Alpeshbhai Tribhovanbhai, Patel Pareshbhai
Tribhovanbhai sold the Block No/Survey No-70, Old R.S.No—91/2



admeasuring abt 0-36-70 H-R.A of village -Khanpur Ta & Dist-
Vadodara to (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali
Indravadan Wife of Tejas Ravindra Patel vide Reg.Sale deed No.95
dated-20/10/2012.

- It appears that above the (1) Patel Dharmeshbhai Indravadan
(2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel has Execute
Development Agreement the Block No/Survey No-70 ,Old R.S.No-
91/2 admeasuring abt 0-36-70 H-R.A of village -Khanpur Ta & Dist-
Vadodara to Jay Ambe Developers a Partnership firm bearing
represented by its Partner Dharmeshbhai Indravadan Patel vide
Notary Reg. Development No.9421 dated-09/04/2014.
- I have issued Public Notice in the daily news paper 'Sandes' on
25/08/2011 inviting objections from general public at large.
- I have caused necessary search for 1985 to 2017 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.

Place:-Vadodara,

Dated this 25/09/2017



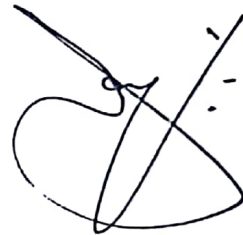
7

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.

Annexure-C

Sr. No.	Description of documents	Date
1	Copy of Agreement to Sale executed by (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel and Conforming Party Jay Ambe Developers a Partnership firm bearing represented by its Partner Dharmeshbhai Indravadan Patel in favour of Kartik Joshi and Archna Kartik Joshi in respect of Aryahi Villas Paiki Plot No.8 registered with the Sub Registrar, Vadodara on 22 nd June, 2015 under Serial No.5368.	22/06/2015
2	Copy of Sale Deed executed by (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel and Conforming Party Jay Ambe Developers a Partnership firm bearing represented by its Partner Dharmeshbhai Indravadan Patel in favour of Kartik Joshi and Archna Kartik Joshi in respect of Aryahi Villas Paiki Plot No.8 registered with the Sub Registrar, Vadodara on 11 th April, 2017 under Serial No.3215.	11/04/2017



3	Copy of Agreement to Sale executed by (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel and Conforming Party Jay Ambe Developers a Partnership firm bearing represented by its Partner Dharmeshbhai Indravadan Patel in favour of Babubhai Chehorbhai Desai in respect of Aryahi Villas Paiki Plot No.1 registered with the Sub Registrar, Vadodara on 15 th February, 2017 under Serial No.1166.	15/02/2017
4	Copy of Sale Deed executed by (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel and Conforming Party Jay Ambe Developers a Partnership firm bearing represented by its Partner Dharmeshbhai Indravadan Patel in favour of Vinay Ranchhodbhai Gohil and Bhavna Vinay Gohil in respect of Aryahi Villas Paiki Plot No.11 registered with the Sub Registrar, Vadodara on 24 th October, 2017 under Serial No.9635.	24/10/2017
5	Copy of Agreement to Sale executed by (1) Patel Dharmeshbhai Indravadan (2) Patel Chaitali Indravadan Wife of Tejas Ravindra Patel and	09/03/2017

Conforming Party Jay Ambe Developers a Partnership firm bearing represented by its Partner Dharmeshbhai Indravadan Patel in favour of Shankarbhai Hardasbhai Rabari in respect of Aryahi Villas Paiki Plot No.2 Notary registered with the Notary J.S. Brahmbhatt on 9th March, 2017 under Notary Serial No.248.

Place:- Vadodara.

Dated this 25/09/2017.



Rajan J. Purohit

(Advocate)

RAJAN J. PUROHIT
Advocate
007, Trimurti Flr, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
O. P. Road, Vadodara - 390 007.