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CHANDRAKANT G. PATEL
(ADVOCATE)

Mobile no. 98798 80374.

Enrollment No :- G/468/1993.

Resi. :- 213, Shakti Park Apartment,
Opp. Vraj Dhara Society, Old Sama Road,
VADODARA:390024.



TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing account (Khata) no.1888, old revenue survey no. 67, Block no.58 of admeasuring 0-35-41 H-R-A T.P. Scheme No.2, F.P.No.30 of admeasuring 2479.00 Sq.mtr of Village-Bhayli, Taluka and District Vadodara.

I have investigated the title of Sanmita Realty Pvt. Ltd through its Director Mr. Sanjay Vallabbhbai Patel. The Title of the said land is found clear and marketable Subject to final outcome of Special Civil Suit No.318/2017 which is pending before civil court Vadodara (according to document discussed in Annexure-A and legal note discussed in Annexure-C).

Place:-Vadodara,

Date -26/04/2019.

Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

213/214, Shakti Park Apartment,
Opp. Vraj Dhara Socy, Old Sama Road,
Sama, Vadodara - 390 024.



[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
3	Copy of Collector of Vadodara Order to use said land as non-agriculture purpose vide order no.Vatan/Vashi/2731/2017, S.R.No.329/2016 dated-11/07/2017.
4	Copy of Collector of Vadodara Order to use said land as non-agriculture purpose vide order no.Tatkal/N.A./S.R./75/2017-18, No.Jamin/D/Kalam -65/Vashi/1390 to 98/2018, dated-23/03/2018.
5	Copy of Sale deed executed on date-11/05/2007, vide Reg.No.4451 by Valand Hashumatiben Bhailalbai and others land owners in favour of Ghanshyambhai Chaturbhai Borad for sale of land bearing Block No:-58 for sale consideration of Rs.6,40,000/- duly registered in the office of Sub Registrar,

	Vadodara.
6	Copy of Sale deed executed on date-29/09/2018, vide Reg.No.15975 by Ghanshyambhai Chaturbhai Patel (Borad) through his power of Attorney Grena Ghanshyambhai Patel land owners in favour of M/s. Sanmita Realty Pvt. Ltd through its Director Mr. Sanjay Vallabhbhai Patel for sale of land bearing Block No:-58 for sale consideration of Rs.1,06,80,000/- duly registered in the office of Sub Registrar, Vadodara.
7	Copy of Title Clear Certificate of Advocate Rajan J.Purohit date-03/05/2018.
8	Search Report for 1988 to 23/04/2018 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Date-26/04/2019.

Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

212/14, 2nd Floor Apartment,

Opp. NRI Park Bldg., Old Sama Road,

Sama, Vadodra - 390 001.



ANNEXURE-"B"

SEARCH NOTES

Facts of land bearing account (Khata) no.1888, old revenue survey no.67, Block no.58 of admeasuring 0-35-41 H-R-A T.P. Scheme No.2, F.P.No.30 of admeasuring 2479.00 Sq.mtr of Village-Bhayli, Taluka and District Vadodara.

- The said land originally belongs to (Jantani Nokari) Public Servant Valand Taljabhia Limbadbhai has been entered in revenue record. The same fact has been recorded on revenue record vide entry no- **550**. The said entry was certified by competent authority.
- Thereafter according to Government notification no.con-30334/11/05/55 and District order no.L.N.D-3630 on dated-10/08/55 to the said land under standard area has been entered in record of rights according that the said land is covered under restriction of Bombay Fragmentation and Consolidation Act. The same fact has been recorded in record of rights by Mutation Entry

No.1723. The same entry was certified by the concern authority.

➤ Thereafter Taljabhai Limbad was died on 27/08/63 and after his death and his legal heirs namely i.e. (1) Valand Bai Chanchad Widow of Taljabhai Limbad (2) Narmadaben Tadjabhai (3) Kamdaben Tadjabhai has been entered in revenue record. The same fact has been recorded on revenue record vide entry no- **4678**. The said entry was certified by competent authority.ss

➤ Thereafter (1) Chanchadben Taljabhai (2) Narmadaben Tadjabhai (3) Kamdaben Tadjabhai was died and after their death names of their legal heirs i.e. (1) Hashumatiben Bhailalbai (2) Jashodaben Bhailalbai (3) Sushilaben Bhailalbai (4) Kailashben Pravinbai (5) Ushaben Pravinbai (6) Mukeshbai Pravinbai (7) Vaishaliben Pravinbai (8) Ketanbai Pravinbai (9) Bhikabhai Mathurbhai (10) Anandiben Mathurbhai (11)

Savitaben Mathurbhai has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**10716**. The said entry was certified by competent authority.

➤ Thereafter (1) Valand Hashumatiben Bhailalbai (2) Valand Jashodaben Bhailalbai (3) Valand Sushilaben Bhailalbai (4) Valand Kailashben Pravinbai (5) Valand Ushaben Pravinbai (6) Valand Mukeshbai Pravinbai (Died on 26/10/01 without Marriage) (7) Valand Vaishaliben Pravinbai (8) Valand Anandiben Mathurbhai (9) Valand Savitaben Mathurbhai has relinquish their right and their names delete from revenue record. The same fact has been recorded on revenue record vide entry no-**10826**. The said entry was canceled by competent authority.

➤ Thereafter the said land (1) Hashumatiben Bhailalbai (2) Jashodaben Bhailalbai (3) Sushilaben Bhailalbai (4) Kailashben Pravinbai (5)

Ushaben Pravinbhai (6) Vaishaliben Pravinbhai (7) Ketanbhai Pravinbhai (8) Bhikabhai Mathurbhai (9) Anandiben Mathurbhai (10) Savitaben Mathurbhai has sold the aforesaid land to Ghanshyambhai Chaturbhai Borad under a sale deed Reg. No.4451, date-11/05/2007, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Mr.Ghanshyambhai Chaturbhai Borad. The same has been recorded in the Revenue records vide entry no.10899. The said entry was canceled by competent authority.

- Thereafter (1) Valand Hashumatiben Bhailalbhai (2) Valand Jashodaben Bhailalbhai (3) Valand Sushilaben Bhailalbhai (4) Valand Kailashben Pravinbhai (5) Valand Ushaben Pravinbhai (6) Valand Mukeshbhai Pravinbhai (Died on 26/10/01 without Marriage) (7) Valand Vaishaliben Pravinbhai (8) Valand Anandiben Mathurbhai (9) Valand

Savitaben Mathurbhai has relinquish their right and their names delete from revenue record. The same fact has been recorded on revenue record vide entry no-**11749**. The said entry was certified by competent authority.

➤ Thereafter according to Deputy Collector of Vadodara Order no.R.T.S./Appeal/130/2008, Date-23/09/2010 said Appeal Reject and said land revenue entry no.10899 canceled has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**12315**. The said entry was certified by competent authority.

➤ Thereafter according to Deputy Collector of Vadodara Order no. Saratbhang/Case No.3/2000, Date-01/04-05/2000 Mukta Sarkar has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**12415**. The said entry was certified by competent authority.

- Thereafter according to Collector of Vadodara Order no. Land/Appeal/Delay/04/2010, Date-07/02/2012 Applicant Application Granted and Deputy Collector of Vadodara Order no.Saratbhang/Case No.3/2000, Date-01/04-05/2000 Reject and Order said case Remand to Deputy Collector of Vadodara Rural has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**12852**. The said entry was certified by competent authority.
- Thereafter According to Deputy Collector Vadodara Rural Order no.R.T.S./Appeal/130/2009, Date-23/09/2010 and Magistrate of Vadodara Rural (Rectification) Sudhara Order no.E-Dhara/Vashi/2431/2012, Date-02/06/2012 said land 'Navi ane Avibhaya Sarat' has been entered in revenue record. The same fact has been recorded

on revenue record vide entry no-**12975**. The said entry was certified by competent authority.

- Thereafter According to Deputy Collector of Vadodara Order no.Saratbhang/Case No.3/2012, Date-05/06/2012 said Block No.58 Sarkar Chakriyat 'Navi ane Avibhaya Sarat' entry no.10899 date-25/05/2007 sale deed Execute without Permission of competent authority said land **Shree Sarkar** has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**12987**. The said entry was certified by competent authority.
- Thereafter according to Collector of Vadodara Order no. Land/Appeal/13/2012, Date-12/06/2013 Applicant Application Reject and Deputy Collector of Vadodara Order no.Saratbhang/Case No.3/2012, Date-05/06/2012 Granted has been entered in revenue record. The same fact has been recorded

on revenue record vide entry no-**13480**. The said entry was certified by competent authority.

➤ Thereafter according to Gujarat Revenue Tribunal Order No.Mvivi/HKP/VDD/15/2013, Date-07/12/2013 said Collector of Vadodara Date-21/06/2013 Fertapas Application **Statues Quo** has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**13636 and 13663**. The said entry was certified by competent authority.

➤ Thereafter according to Gujarat Revenue Tribunal Order No.Mvivi/HKP/VDD/15/2013, Date-30/01/2014 said Deputy Collector of Vadodara Rural Date-05/06/12 and Collector vadodara 21/06/2013 order Reject and Said case Remand to Vadodara has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**13679**. The said entry was certified by competent authority.

- Thereafter According to Collector of vadodara order No.Land/Appeal/Remand/01/2014,Date-0/12/2014 said Applicant Application Granted and said Block No.58 land Premium recovered thereafter Regular said Sale deed has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**14082**. The said entry was certified by competent authority.
- Thereafter According to Collector of vadodara order No.Land/Appeal/Remand/01/2014,Date-20/12/2014 and Deputy Collector and Sub Divisional Magistrate, Vadodar (Rural) Order no.Jamin/Regrant/Vashi/800/2016, Date-31/08/2016 said Opponent No.4 Re-grant to Benefited Purchaser Mr.Ghanshyambhai Chaturbhai Borad has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**15007**. The said entry was certified by competent authority.

- Thereafter Valand Ketanbhai Pravinbhai and others has Execute Consent Deed for enter their legal heirs (1) Valand Jashodaben Bhailalbhai (2) Valand Hasumatiben Bhailalbhai (3) Valand Sushilaben Bhailalbhai (4) Valand Ushaben Pravinbhai (5) Valand Vaishaliben Pravinbhai (6) Valand Kailashben Pravinbhai has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-**15108**. The said entry was canceled by competent authority.
- Thereafter according to Collector of Vadodara Order to use said land as non-agriculture purpose vide order no.Vatan/Vashi/2731/2017, S.R.No.329/2016 dated-11/07/2017. The same has been recorded in the Revenue records vide entry no.**15561**. The said entry was certified by competent authority.
- Thereafter according to Collector of Vadodara Order to use said land as non-agriculture purpose

vide order no.Tatkal/N.A./S.R./75/2017-18,No. Jamin/D/Kalam-65/Vashi/1390 to 98/2018, dated- 23/03/2018. The same has been recorded in the Revenue records vide entry no.**15972**. The said entry was certified by competent authority.

- Thereafter the said land owner Mr.Ghanshyambhai Chaturbhai Borad through his power of Attorney Grena Ghanshyambhai Patel has sold the aforesaid land to Sanmita Realty Pvt. Ltd through its Director Mr. Sanjay Vallabhbhai Patel under a sale deed Reg. No.15975, date-29/09/2018, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated in the name of Sunmita Realty Pvt. Ltd through its Director Mr. Sanjay Vallabhbhai Patel. The same has been recorded in the Revenue records vide entry no.**10899**. The said entry was canceled by competent authority.

➤ I have caused necessary search for 2017 to 26/04/2019 from the record of the office of Sub-Registrar Vadodara, through search-clerk for the years 2017 till 26/04/2019 According to the search report, most of the index registers of village-Bhayli are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no-7228.

Place:-Vadodara,

Date-26/04/2019.


Chandrakant G. Patel

(Advocate)

Advocate
C. G. PATEL
210214, 2nd Floor Apartment,
Opp. Market, 1st Cross, Old Ganga Road,
Gandhi, Vadodra - 390 005.



ANNEXURE-"C"

LEGAL NOTES

- That the title of said land given Subject to final outcome of Special Civil Suit No.318/2017 which is pending before Civil Court Vadodara.

Place:-Vadodara,

Date-26/04/2019.

Chandrakant G. Patel

Chandrakant G. Patel
(Advocate)

Advocate
C. G. PATEL
213/214, Park Park Apartment,
Opp. Kirti Nagar, Old Sama Road,
Sama, Vadodra - 390 006.



ENCUMBRANCE CERTIFICATE

This is to certify that I, the undersigned have investigated the title of the owner and the Developer **Sanmita Realty Pvt. Ltd** through its Director Mr. **Sanjay Vallabbhai Patel** (hereinafter referred as owner and Developer), In respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of Sub – Registrar. In my opinion the title of the Owner and Developer in respect of the below mentioned property is clear and marketable Subject to final outcome of Special Civil Suit No.318/2017 which is pending before civil court Vadodara.(according to document discussed in **Annexure-A** and suggestion given **Annexure-C**).

SCHEDULE OF PROPERTY

All that pieces or parcels of land in the Registration, Sub-District of Vadodara, Non-Agriculture land bearing account (Khata) no.1888, old revenue survey no. 67, Block no.58 of admeasuring 0-35-41 H-R-A T.P. Scheme No.2, F.P.No.30 of admeasuring 2479.00 Sq.mtr of Village–Bhayli, Taluka and District Vadodara.

Place:-Vadodara,

Date-26/04/2019.

Chandrakant G. Patel

(Advocate)

Advocate

C. G. PATEL

102H, 2nd Floor Apartment,
B-1, Vardaan, 1st, 2nd Floor, 1st,
Gandhinagar, Vadodra.

