



Rajan J. Purohit & Associates

Advocate

Date :

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of Non-agriculture land bearing Khata(Account) No:604, old Revenue Survey No.720/2 Block No.673 of admeasuring 0-22-26 H-R-A, Akar Rs.2.31 Paisa, T.P. No.2, Original Plot No.67, Final Plot No.39, According to the T.P. record Final plot admeasuring 1559 sq.mt., of village—Mouje Ankodia, Taluka and District Vadodara.

I have investigated the title of **M/S. GREY STONE DEVELPOERS**. The Title of the said land is found clear (according to document discussed in Annexure – A and legal notes given in Annexure- C) on revenue record.

Place:-Vadodara,

Dated:-26/10/2020.

~~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

Facts of title in respect of Non-agriculture land bearing Khata (Account) No.604, old Revenue Survey No.720/2 Block No.673 of admeasuring 0-22-26 H-R-A, Akar Rs.2.31 Paisa, T.P. No.2, Original Plot No.67, Final Plot No.39, According to the T.P.record Final plot admeasuring 1559 sq.mt. of village—Mouje Ankodia, Taluka and District Vadodara.

- A land bearing Old Revenue Survey No-720/2 of Mouje Ankodia, Taluka and District Vadodara according to the Taluka Order no.R.E.V.S.R. II- 193/56 Patel Fulabhai Shankarbahi was the actual occupier of the said land old R.s. no.720/2. The same fact has been recorded in record of rights by Mutation Entry No.729. The same entry was certified by the concern authority.
- Thereafter Fulabhai Shankarbahi Patel sold the said land to Dahyabhai Kalidas Patel by five year's Oral conditional sale received Rs.1000/- and by the way of same agreement name

[List of Documents]

Annexure – A

Sr. No.	Description of Document
1	Copy Of Village Form No-7/12
2	Copy Of Village Form No-06
3	Copy of Sale deed Reg. No.249/2014
4	Copy of VUDA part Plan of T.P.Scheme No-02 Final Plot No-39
5	Copy of Sale Deed Reg. No.5548 on dated-19/08/2020
6	Search Report for 1987 to 04/12/2017 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.
7	Search Report for 2019 to 26/10/2020 from the record of the office of Sub-Registrar, Tal-Dist-Vadodara.

Place:-Vadodara,

Dated:-26/10/2020.

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.



of Fulabhai Shankarbahi Patel was deleted from the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.813. The same entry was certified by the concern authority.

- Thereafter Dahyabhai Kalidas Patel had taken loan from Ankodia Vividh Ka.Sa.Mandli Ltd. The same fact has been recorded in record of rights by Mutation Entry No.1027. The same entry was certified by the concern authority.
- Thereafter Dahyabhai Kalidas Patel had repaid the loan taken from Ankodia Vividh Ka.Sa.Mandli Ltd. The same fact has been recorded in record of rights by Mutation Entry No.1191. The same entry was certified by the concern authority.
- Thereafter Dahyabhai Kalidas Patel had taken the loan from Bank Of India, Vadodara of Rs.8,000/-. The same fact has been recorded in record of rights by Mutation Entry

Consultants & Co.

No.1336. The same entry was certified by the concern authority.

- Thereafter Dahyabhai Kalidas Patel had repaid the loan taken from Bank of India, Vadodara. The same fact has been recorded in record of rights by Mutation Entry No.1349. The same entry was certified by the concern authority.
- Thereafter Dahyabhai Kalidas Patel had purchased the said land by five year conditional sale. Afterthat name of Dahyabhai Kalidas Patel was deleted and Umedbhai Muljibhai Patel was entered on the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.1412. The same entry was cancelled by the concern authority because the concern documents are not been produced before concern authority.
- Thereafter name of Dahyabhai Kalidas Patel has been recorded on revenue record and the condition of repayment of borrowed money within 5 year's condition not been

ER *
Consent

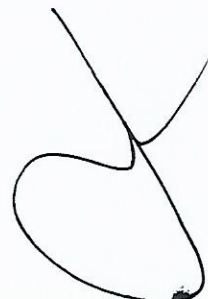
fulfilled by Fulabhai Shankarbhai Patel so the condition to repay amount has been over so after getting consent of all concern party, conditional sale entry was deleted from the second right of the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.1747. The same entry was confirmed by the concern authority.

➤ Thereafter the said land owner Dahyabhai Kalidas Patel had been given a consent deed to enter the name of grand son Rakesh Haribhai Patel as co-partner/co-owner of the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.2428. The same entry was certified by the concern authority.

➤ Thereafter Dahyabhai Kalidas Patel was died on dated 02/06/1999. After his death name of his legal heirs namely i.e.(1) Dahiben Wife of Dahyabhai Kalidas Patel (Died) (2) Haribhai Son of Dahyabhai Patel (Died) (3) Leelaben

Dahyabhai Patel (4) Urmilaben Dahyabhai Patel (5) Madhuben Dahyabhai Patel (6) Haribhai Dahyabahi Patel's (Died) Legal Heirs Namely Minakshiben Wife Of Haribahi Dahyabahi Patel (7) Rakeshbhai Haribhai Patel (8) Sunitaben Haribhai Patel (9) Surbhiben Haribhai Patel were entered in the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No. **2563**. The same entry was certified by the concern authority.

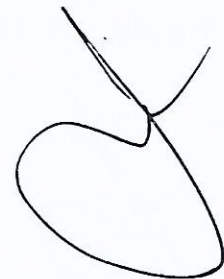
- Thereafter the said land owners (1) Minakshiben Haribahi Patel (2) Leelaben Dahyabhai Patel (3) Urmilaben Dahyabhai Patel (4) Madhuben Dahyabhai Patel (5) Sunitaben Haribhai Patel (6) Surbhiben Haribhai Patel had been given a relinquishment deed to relinquished their rights in favour of Rakesh Haribhai Patel. The same fact has been recorded in record of rights by Mutation Entry No. **3116**. The same entry was certified by the concern authority.



- Thereafter Rakesh Haribhai Patel had taken the loan from Dena Bank, Ankodia of Rs.1,75,000/-. The same fact has been recorded in record of rights by Mutation Entry No.3198. The same entry was certified by the concern authority.
- Thereafter According to the Promulgation Order No E/DHARA/VASHI/1902/2008 DATED 01/08/2008 rectification was made on the said land revenue record. The same fact has been recorded in record of rights by Mutation Entry No.3279. The same entry was certified by the concern authority.
- Thereafter Rakesh Haribhai Patel had taken the loan from Dena Bank, Ankodia of Rs.9,00,000/-. The same fact has been recorded in record of rights by Mutation Entry No.3468. The same entry was certified by the concern authority.



- Thereafter Rakesh Haribhai Patel had repaid the loan taken from Dena Bank, Ankodia. The same fact has been recorded in record of rights by Mutation Entry No.4015. The same entry was certified by the concern authority.
- Thereafter the said land owner Rakeshbhai Haribhai Patel was sold the said land to Mukeshbhai Ambalal Patel under register sale deed no.249/2014 of Rs.80,00,000/-. The same fact has been recorded in record of rights by Mutation Entry No.4018. The same entry was certified by the concern authority.
- Thereafter the said land N.A. Order No.N.A./S.R./814/19/02/020/20, Date-06/12/2017 issued by Collector of Vadodara. The same fact has been recorded in record of rights by Mutation Entry No.4875. The same entry was certified by the concern authority.



mutants * 82

➤ Thereafter the said land owner Mukeshbhai Ambalal Patel has sold the aforesaid land to **M/S. GREY STONE DEVELOPERS PARTNARSHIP FIRM** a Partnership Firm Administrative Partner Chetan Agamprasad Baghel under a sale deed Reg. No.5548, date-19/08/2020 of Rs.2,80,00,000/-, 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 **M/S. GREY STONE DEVELOPERS PARTNARSHIP FIRM** a Partnership Firm Administrative Partner Chetan Agamprasad Baghel. The same fact has been recorded in record of rights by Mutation Entry No.4916. The same entry is in Process by the concern authority.

➤ I have issued Public Notice in the daily news paper 'Gujarat Samachar' and 'SANDESH' on dated 06/03/2020 inviting objections from general public at large. During notice period I have not received any objection in Notice Period.



➤ I have caused necessary search for 1991 to 06/03/2020 and 2019 to 26/10/2020 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1991 till 06/03/2020 and 2019 till 26/10/2020. According to the search report, most of the index registers of village-**Ankodia** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.4623, 4120,598, 4859, 4291, 613 and 13276.

Place:-Vadodara,

Dated:-26/10/2020.



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"

LEGAL NOTES

- I have caused necessary search for 1991 to 06/03/2020 from the record of the office of Sub-Registrar Vadodara, through search-clerk and advocate J.V.Chavada for the years 1991 till 06/03/2020 According to the search report, most of the index registrar of village-**Ankodia** are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.4623, 4120,598, 4859, 4291 and 613 but said search report I have find entry regarding Old R.S.No 673 which are not related to same land.
- I have find in Village form no-7/12 name of Umedbhai Muljibhai and the same was entered in revenue record vide entry no-26 but after

reading the entry no-26 in Village form no-06 I
found it is not related to same land.

Place:-Vadodara,

Dated:-26/10/2020.



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.



Rajan J. Purohit & Associates

Advocate

Date :

TO WHOM SO EVER IT MAY CONCERN

I Hereby solemnly, declare that, I have experience of more the Ten years in land related matters, in which land title search report issuing of no encumbrance certificate on the land including right, Title, interest or name of any party in or over land; and my experience 11 years in land related meters according to GUJ RERA Rules.

The contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 26/10/2020.

Place: Vadodara.

Advocate Sign. :

Advocate Name: RAJAN J. PUROHIT

Enrolment No. G/1564/2009.



RAJAN J. PUROHIT

Advocate

007, Trimurti Flat, 20, Haribhakti Colony,
B/h. BSNL Office, Nr. Bird Circle,
Q. P. Road, Vadodara - 390 007.