



Rajan J. Purohit & Associates
Advocate

Date :

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of non agriculture land bearing Block/R.S No. 99, Old R.S.No.114 & 117 of admeasuring 0-87-30 H-R-A paiki north to middle side admeasuring 0-52-57 H-R-A of land, khata no.114 T.P. scheme no.3, having F.P. no 12, measurement according to the Final plot is 5240 sq. mtr paiki 3154.30 sq.mt. (part-2 middle part according to Partition deed)of Village-Sevasi, Taluka and District Vadodara.

I have investigated the title for (1) Vyomeshbhai Chimanbhai Patel (2) Kaushikbhai Chimanbhai Patel (3) Piyushbhai Vinaychand Shah (H.U.F). The Title of the said land is found clear on revenue record (according to document discussed in Annexure – A & legal note discussed in Annexure-C).

Place:-Vadodara,

Dated:-15/12/2020.



Rajan J. Purohit

(Advocate)

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[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 NA/S.R./19/2016-17, NO.LAND-D/ KALAM-65/ VASI/ 4036 TO 4046/16 DT.2/8/2016 issued by Collector of Vadodara on, dated-02/08/2016.
4	Copy of Sale deed for Rs.4,48,73,910/- executed by (1) Chandrakantbhai Bhailalbhai Patel (2) Pramodbhai bhailalbhai Patel (3) Legal heir of Kanubhai Bhailalbhai Patel (3/1) Kokilaben Satishbhai Alias Kanubhai Patel (3/2) Rahul Satishbhai Alias Kanubhai Patel (3/3) Smital Satishbhai Alias Kanubhai Patel No.3/3) through its power of Attorney No.3/2) Rahul Satishbhai Alias Kanubhai Patel

	in favour of (1) Vyomeshbhai Chimanbhai Patel (2) Kaushikbhai Chimanbhai Patel (3) Piyushbhai Vinaychand Shah (H.U.F) in respect of said land registered with the Sub Registrar, Vadodara on 20 th May, 2017 under Serial No.4623.
5	Search Report for 1989 to 15/12/2020 from the record of the office of Sub-Registrar, Tal and Dist- Vadodara.
6	Copy of Development Agreement of Altus Reality Partnership Firm.
7	Affidavit

Place:-Vadodara,

Dated :-15/12/2020

Rajan J. Purohit

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ANNEXURE-"B"

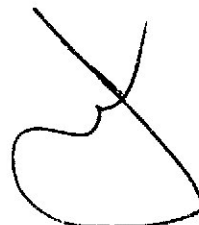
SEARCH NOTES

Facts of title in respect of non agriculture land bearing Block/R.S No. 99, Old R.S.No.114 & 117 of admeasuring 0-87-30 H-R-A paiki north to middle side admeasuring 0-52-57 H-R-A of land, khata no.114 T.P. scheme no.3, having F.P. no 12, measurement according to the Final plot is 5240 sq. mtr paiki 3154.30 sq.mt. comes in part-2 of Village-Sevasi, Taluka and District Vadodara.

❖Originally the said land bearing Land Old Block/R.S.No-114 & 117 belongs to Pa. Hirabhai Trikambhai. Thereafter Pa. Hirabhai Trikambhai has sold the said land on dated-30/03/1950 to Pa.Bhailalbhai Ranachodbhai for Rs.2,999/-. The same fact has been recorded on revenue record vides entry no-278. The said entry was certified by competent authority.

❖ Thereafter as per the order regarding said land the consolidation has been done and R.S.No-114 & 117 has been consolidated and become R.S No.114. The same fact has been recorded on revenue record vide entry no-484 and 991. The said entry was certified by competent authority.

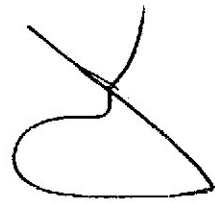
❖ Thereafter the said land owner Pa.Bhailalbhai Ranchodbhai Patel was died on dated-16/02/1967 and after his names of his legal heirs (1) Chandrakantbhai Bhailalbhai Patel (2) Shantaben Bhailalbhai Patel (3) Jayaben Bhailalbhai Patel (4) Kokilaben Bhailalbhai Patel (5) Pramodbhai Bhailalbhai Patel (6) Kanubhai Bhailalbhai Patel (7) Shantaben Bhailalbhai Patel Guardian of Minor son Raju has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-1395. The said entry was certified by competent authority.



❖ Thereafter as per the Family Partition in said land Block/R.S.No-114 admeasuring 3-15 Guntha comes under the share of (1) Chandrakantbhai Bhailalbhai Patel (2) Shantaben Bhailalbhai Patel (3) Jayaben Bhailalbhai Patel (4) Kokilaben Bhailalbhai Patel (5) Pramodbhai Bhailalbhai Patel (6) Kanubhai Bhailalbhai Patel (7) Shantaben Bhailalbhai Patel Guardian of Minor son Raju has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-1692. The said entry was certified by competent authority.

❖ Thereafter as per the order No. ULC/ARA/2077 from Government of Gujarat Revenue department and as per sealing act 1976 section 20 sub section (1) name of said land owner has entered in second rights.

❖ Thereafter Pramodbhai Bhailalbhai Patel and others had taken loan of Rs.10,000/- from Union Bank of India. The same fact has been recorded on revenue



record vides entry no-2226. The said entry was certified by competent authority.

❖ Thereafter Chandrakantbhai Bhailalbhai Patel and others had repaid the loan on dated-22/11/1988 from Union Bank of India. The same fact has been recorded on revenue record vides entry no-2527. The said entry was certified by competent authority.

❖ Thereafter from the total land, the portion of said land admeasuring 0-49-28 HRA has been acquired for Narmada project by special land acquisition officer has been entered in revenue record. The same fact has been recorded on revenue record vides entry no-3224 and 3279. The said entry was certified by competent authority.

❖ Thereafter Shantaben Bhailalbhai Patel was died on dated-12/03/1996, and after her death her name delete from the revenue record. The same fact has been recorded on revenue record vides entry no-

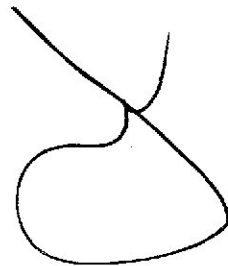


3597. The said entry was certified by competent authority.

❖ Thereafter Rajubhai Bhailalbhai Patel was died on dated.19/03/1992 and after his death names of his legal heirs i.e. (1) Jyotsnaben Rajubhai Patel (2) Banitaben Rajubhai Patel (3) Mohiniben Rajubhai Patel (4) Dharmendrakumar Rajubhai Patel has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-3621. The said entry was certified by competent authority.

❖ Thereafter as per the Family Partition in said land Block/R.S.No-114 admeasuring 0-87-30 H-R-A comes under the share of legal heirs of Bhailalbhai Ranchodbhai Patel (1) Chandrakantbhai Bhailalbhai Patel (2) Pramodbhai Bhailalbhai Patel (3) Satish Bhailalbhai Patel (4) Jayaben Bhailalbhai Patel (5) Kokilaben Bhailalbhai Patel (6) Legal heirs of Shaileshbhai Alias Rajubhai Bhailalbhai Patel (6/1)

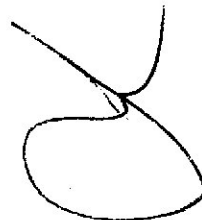

Jyotsnaben Rajubhai Patel (6/2) Minor Banitaben
Rajubhai Patel (6/3) Minor Mohiniben Rajubhai Patel
(6/4) Dharmendra Rajubhai Patel (7) Legal heirs of
Motibhai Ranchodbhai Patel (7/1) Shardaben widow
of Motibhai Ranchodbhai Patel (7/2) Dineshbhai
Motibhai Patel (7/3) Daxaben Widow of Girishbhai
Motibhai Patel (7/4) Rajeshbhai Motibhai Patel (7/5)
Hasamukhbhai Motibhai Patel (7/6) Bharatbhai
Motibhai Patel (7/7) Lalitaben Motibhai Patel (8)
Legal heirs of Chotabhai Ranchodbhai Patel (8/1)
Savitaben Widow of Chotabhai Patel (8/2)
Maheshbhai Chotabhai Patel (8/3) Shushilaben
Chotabhai Patel (8/4) Nirmalaben Chotabhai Patel
(8/5) Dharmishthaben Chotabhai Patel has been
entered in revenue record. The same fact has been
recorded on revenue record vide entry no-3784. The
said entry was certified by competent authority.



❖ Thereafter the name of (1) Jayaben Bhanubhai Patel (2) Kokilaben Ashvinbhai Patel were relinquished their rights in favor of Chandrakant Bhailalbhahi Patel and (1) Jayaben Bhanubhai Patel (2) Kokilaben Ashvinbhai Patel names delete from said land revenue record. The same fact has been recorded on revenue record vide entry no-4036. The said entry was certified by competent authority.

❖ Thereafter Dineshbhai Motibhai Patel was died on dated-10/04/2005 and after his death names of his legal heirs i.e. (1) Jyotsnaben Dineshbhai Patel (2) Tusharbhai Dineshbhai Patel (3) Mitulabhai Dineshbhai Patel has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-4862. The said entry was certified by competent authority.

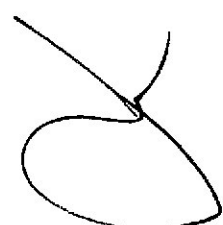
❖ Thereafter Savitaben Chotabhai Patel was died on dated,05/10/2005 and after her death her names



delete from revenue record. The same fact has been recorded on revenue record vide entry no-5727. The said entry was certified by competent authority.

❖ Thereafter Shardaben Motibhai Patel was died on dated.24/02/2008 and after her death her names delete from revenue record and Daxaben Girishbhai Patel relinquished her rights by Registered Relinquished deed. The same fact has been recorded on revenue record vide entry no-5744. The said entry was certified by competent authority.

❖ Thereafter According to the Order of Deputy Collector of (Rural) Vadodara, Appellant Application No.125/13 was decided as DISPOSED OFF AS WITHDRAWN By Order has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-5817. The said entry was certified by competent authority.



❖ Thereafter according to the Deputy Collector of (Rural) Vadodara, R.T.S. APPEAL NO.134/14 dated.31/12/14 was rejected by Deputy Collector of (Rural) Vadodara order and also rejected revenue entry no.5851 by order has been entered in revenue record. The same fact has been recorded on revenue record vide entry no-6079. The said entry was certified by competent authority.

❖ Thereafter Lalitaben Motibhai Patel has executed relinquished deed and according to relinquished deed her name has been deleted from said land revenue record. The same fact has been recorded on revenue record vide entry no-6085. The said entry was certified by competent authority.

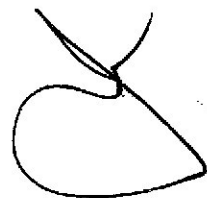
❖ Thereafter Kanubhai Bhailalbhai Patel was died on dated.09/08/2016 and after his death names of his legal heirs i.e. (1) Kokilaben Satishbhai Alias Kanubhai Patel (wife) (2) Rahul Satishbhai Alias Kanubhai Patel


(Son) (3) Smital Satishbhai Alias Kanubhai Patel
(Daughter) has been entered in revenue record. The
same fact has been recorded on revenue record vide
entry no-6497. The said entry was certified by
competent authority.

❖ Thereafter as per the family partition in said land
Block/R.S.No-99 (Total admeasuring land 0.87.30),
having final plot admeasuring-3154.30 sq.mtr,
Northern middle side comes under the share of
(1) Chandrakantbhai Bhailalbhai Patel (2) Pramodbhai
Bhailalbhai Patel (3) legal heirs of Late Satishbhai
Alias Kanubhai Bhailalbhai Patel (3/1) Kokilaben
Satishbhai Alias Kanubhai Patel (3/2) Rahul
Satishbhai Alias Kanubhai Patel (3/3) Smital
Satishbhai Alias Kanubhai Patel has been entered in
revenue record. The same fact has been recorded on
revenue record vide entry no-6522. The said entry
was certified by competent authority.

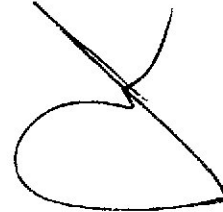
❖ Thereafter according to the order no. NA/S.R./19/2016-17, NO.LAND-D/ KALAM-65/ VASI/ 4036 TO 4046/16 DT.2/8/2016 issued by the collector of Vadodara which gave the permission as non-agriculture for the said land admeasuring 5240 Sq. Mtr to be used for the residential and commercial purpose has been entered in revenue record. The same fact has been recorded on revenue record vides entry no-6534. The said entry was certified by competent authority.

❖ Thereafter the said land Block/R.S.No-99 (Total admeasuring land 0.87.30), having final plot admeasuring-3154.30 sq.mtr, Northern middle side owners (1) Chandrakantbhai Bhailalbhai Patel (2) Pramodbhai Bhailalbhai Patel (3) legal heirs of Late Satishbhai Alias Kanubhai Bhailalbhai Patel (3/1) Kokilaben Satishbhai Alias Kanubhai Patel (3/2) Rahul Satishbhai Alias Kanubhai Patel (3/3) Smital



Satishbhai Alias Kanubhai Patel No.3/3) through its power of Attorney No.3/2) Rahul Satishbhai Alias Kanubhai Patel has sold the aforesaid land to (1) Vyomeshbhai Chimanbhai Patel (2) Kaushikbhai Chimanbhai Patel (3) Piyushbhai Vinaychand Shah (H.U.F) under a sale deed Reg. No.4623, on dated-20/05/2017, the said Sale Deed was presented for registration in the office of Sub Registrar Baroda. Accordingly the aforesaid property has been mutated (1) Vyomeshbhai Chimanbhai Patel (2) Kaushikbhai Chimanbhai Patel (3) Piyushbhai Vinaychand Shah (H.U.F). The same has been recorded in the Revenue records vide entry no.6718. The same entry was certified by the concern authority.

❖ Thereafter (1) Vyomeshbhai Chimanbhai Patel (2) Kaushikbhai Chimanbhai Patel (3) Piyushbhai Vinaychand Shah (H.U.F) has executed Development agreement in favour of M/s. Altus Realty (a partnership firm) vide



registered no-10068 dated 20/09/2019 before Sub-registrar Vadodara-4 (Gorva).

❖ I have issued Public Notice in the daily news paper 'Divyabhaskar' and Vadprad, Vadodara on dated 30/05/2019 inviting objections from general public at large, and till date I have not received objection from anyone in notice period.

❖ I have caused necessary search for 1990 to Dated 15/12/2020 from the record of the office of Sub-Registrar Vadodara, through search-clerk for the years 1989 till 15/12/2020 According to the search report, most of the index registers of Village-Sevasi are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no.,11460,10836,1230,10907,10278 & 15557/2020

Place:-Vadodara,

Dated:- 15/12/2020.

Rajan J. Purohit

(Advocate)

ANNEXURE-"C"

LEGAL NOTES

- ❖ That owners of the said land has executed Development agreement in favour of M/s. Altus realty, so before executing any transaction regarding said land consent of M/s. Altus realty is required.

Place:-Vadodara,

Dated:- 15/12/2020.

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