

VIJAY S. GOSWAMI

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TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854. 75 Sq. Mtrs. as per approved plan (excluding road & set- back) N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 20140 Sq. Mtrs. paiki R. S. No. 283 paiki City Survey No. 2700 & City Survey No. 2725 East to West of GANGOTRI EXOTICA Scheme Main Road towards South admeasuring 1094.08 Sq. Mtrs. open N. A. land.

I have investigated the title of the said land and in my opinion the title of said land in the name of M/s. CREATIVE INFRA SPACE – a partnership firm through its partner MANISH PIYUSHKUMAR GANDHI by virtue of registered sale deed dated 10-10-2019, registered at serial No. 10698/2019 & registered rectification Deed dated 24-10-2019 registered at Serial No. 11283 is clear, marketable & free from encumbrances.

Date: 04-11-2019

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982



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Partner

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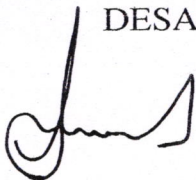
REPORT ON TITLE

Investigation of title in respect of land bearing R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854. 75 Sq. Mtrs. as per approved plan (excluding road & set-back) N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 20140 Sq. Mtrs. paiki R. S. No. 283 paiki City Survey No. 2700 & City Survey No. 2725 East to West of GANGOTRI EXOTICA Scheme Main Road towards South admeasuring 1094.08 Sq. Mtrs. open N. A. land.

BHIKHABHAI DESAIBHAI had partitioned his properties & according to the said partition, land bearing R. S. No. 283, 267/2 & others mutated in name of LALLUBHAI DESAIBHAI PATEL. The said change was entered in revenue record for said land vide entry No. 329.

PARCHURAN HUMALA NABUDI ACT came into force from 1-8-55 & as per TAUKA VATAN HUKAM No. 312 dated 28-2-55, the word GIRAS was replaced by SARKARI & the measurement of R. S. No. 267/2 shown as Acre 3 - 38 Gunthas & R. S. No. 283 shown as Acre 3 - 20 Gunthas land. The said change was entered in revenue record vide entry no. 470 dated 29-11-55, certified on 13-5-56.

As per oral partition & consent of PATEL LALLUBHAI DESAIBHAI, land bearing R. S. No. 283 & others mutated in name of



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PATEL JAYANTILAL LALLUBHAI. The said change was entered in revenue record for said land vide entry No. 978 dated 06-04-1963, certified on 04-05-1964.

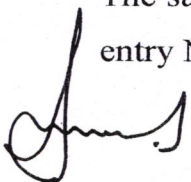
As per oral partition & consent of PATEL LALLUBHAI DESAIBHAI, land bearing R. S. No. 267/2 & others mutated in name of (1) DIPAKBHAI LALLUBHAI, (2) Minor NARENDRA LALLUBHAI through his guardian LALLUBHAI DESAIBHAI. The said change was entered in revenue record for said R. S. No. 267 vide entry No. 979 dated 06-04-1963, certified on 04-05-1964.

As per order of G. P. L. / L. G. 6068 dated 04-03-1967 & as per Notification No. L. A.1201 dated 04-04-1964, R. S. No. 283 paiki Acre 0 – 15 Gunthas land acquired for user right by Gujarat Pipe Line Project (O.N.G.C.) VADODARA. The said change was entered in second right Column of revenue record in vide entry No.1339 dated 21-07-1967, certified on 31-03-1969.

Charge of BANK OF INDIA for Rs. 4, 000/- was entered in revenue record for R. S. No. 267/2 & others vide entry No. 1755 dated 01-08-1975, certified by revenue authority.

Charge of UNION BANK OF INDIA, SEVASI BRANCH for Rs. 6400/- was entered in revenue record for R. S. No. 283 vide entry No. 1783 dated 26-09-1975, certified on 14-11-1975. The said charge was deleted from revenue record for said land vide entry No. 2193 dated 20-09-1980, certified on 28-11-1980.

As per order of MAMLATDAR in case No. R.T.S./ VASI/ 4984/ 1977 dated 07-12-1977 & as per letter of Gas Authority ANKLESHWAR-VADODARA gas pipe line was inserted in land of R. S. No. 283 & others. The said change was entered in second right Column of revenue record vide entry No.1985 dated 10-03-1978, certified on 25-05-1978.



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Charge of DENA BANK, ANKODIA BRANCH for Rs. 9000/- was entered in revenue record for R. S. No. 267/2 & others vide entry No. 2174 dated 23-07-1980, certified on 12-09-1980. The said charge was deleted from revenue record for said land vide entry No. 2286 dated 27-08-1981, certified on 14-10-1981.

Charge of DENA BANK, ANKODIA BRANCH for Rs. 7000/- was entered in revenue record for R. S. No. 283 & others vide entry No. 2175 dated 23-07-1980, certified on 12-09-1980. The said charge was deleted from revenue record for said land vide entry No. 2285 dated 27-08-1981, certified on 14-10-1981.

Charge of DENA BANK, ANKODIA BRANCH for Rs. 7000/- was entered in revenue record for R. S. No. 283 & others vide entry No. 2287 dated 27-08-1981, certified on 14-10-1981.

Charge of DENA BANK, ANKODIA BRANCH for Rs. 9000/- was deleted from revenue record for R. S. No. 267/2 vide entry No. 2532 dated 29-07-1980, certified on 16-09-1980.

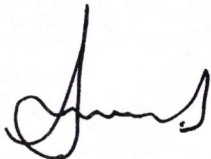
Charge of DENA BANK, SEVASI BRANCH for Rs. 11000/- was entered in revenue record for R. S. No. 267/2 vide entry No. 2625 dated 22-02-1985, certified on 26-03-1985.

Charge of DENA BANK, ANKODIA BRANCH for Rs. 7000/- + Rs. 65000/- was deleted from revenue record for R. S. No. 283 & others vide entry No. 2734 dated 09-10-1986, certified on 19-11-1986.

Charge of DENA BANK, ANKODIA BRANCH for Rs. 10, 000/- was entered in revenue record for R. S. No. 267/2 & others vide entry No. 2764 dated 09-01-1987, certified on 19-03-1987.

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Charges of DENA BANK, ANKODIYA BRANCH were deleted from revenue record for R. S. No. 267/2 & other vide entry No. 5373 dated 04-10-2003, certified on 14-11-2003.

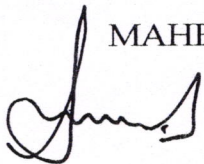
NARENDRABHAI LALLUBHAI PATEL had executed registered Sale Deed dated 08-10-2003 in favor of JAYANTIBHAI DALSUKHBHAI PANCHAL for R. S. No. 267/2 H. 1-59-85. Name of purchaser was entered in revenue record for said land vide entry No. 5395 dated 23-10-2003, certified on 24-12-2003.

JAYANTIBHAI LALLUBHAI PATEL through his P. O. A. Holder NARENDRABHAI LALLUBHAI PATEL had executed registered Sale Deed dated 12-11-2003 in favor of (1) KARTIK JAYANTIBHAI PANCHAL & (2) PRANAV JAYANTIBHAI PANCHAL for R. S. No. 283 H. 1-41-64 & others of village GOTRI, Ta. & Dist. VADODARA. Name of purchasers were entered in revenue record for said land vide entry No. 5407 dated 19-11-2003, certified on 24-12-2003.

COLLECTOR, VADODARA vide his order No. N.A./ S. R./ 30/ 2003-04 No. LAND/ D/ VASI/ 3127/ 2003 dated 23-12-2003 had granted N. A. permission for said land. The said change was entered in revenue record vide entry No. 5450 dated 13-02-2004, certified on 15-04-2004 & in property card of City Survey Department vide entry No. 232 dated 20-01-2004, certified on 31-01-2004.

VADODARA MUNICIPAL CORPORATION had issued Rajachhitthi No. WARD/ 10/ L -144/ 2006- 2007 dated 12-02-2007 for said land.

(1) JAYANTIBHAI DALSUKHBHAI PANCHAL & (2) SHAILESHBHAI DAHYABHAI PATEL proprietor of SHARDA CONSTRUCTION; No. 1 & 2 through their P. O. A. Holder HEMANT MAHENDRABHAI PATEL have jointly executed registered Sale Deed



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dated 02-07-2015 registered at Serial No. 5450 in favor of MAHENDRA PATEL BUILDERS PVT. LTD. through its Director HEMANT MAHENDRABHAI PATEL for R. S. No. 267/2 of village GOTRI, Ta & Dist. VADODARA included in (Proposed) T. P. Scheme No. 8 (BIL), F. P. No. 71 paiki total admeasuring 19904 Sq. Mtrs. land, City Survey No. 2770 paiki Northern Side of GANGOTRI EXOTICA, Plot admeasuring 484. 26 Sq. Mtrs., Proportionate Common Road & common Plot admeasuring 217.71 Sq. Mtrs., total admeasuring 701. 97 Sq. Mtrs. N. A. land. Name of purchaser is entered in property card of City Survey Department vide entry No. 14853 dated 10-07-2015, certified on 25-08-2015.

(1) KARTIK JAYANTIBHAI PANCHAL & (2) PRANAV JAYANTIBHAI PANCHAL through their P. O. A. Holder HEMANT MAHENDRABHAI PATEL have jointly executed registered Sale Deed dated 24-06-2015 registered at Serial No. 5449 & Rectification Deed dated 12-08-2015 registered at Serial No. 7090 in favor of MAHENDRA PATEL BUILDERS PVT. LTD. through its Director HEMANT MAHENDRABHAI PATEL for R. S. No. 283 paiki of village GOTRI, Ta & Dist. VADODARA included in T. P. Scheme No. 8 (Proposed), F. P. No. 71 paiki 4348.82 Sq. Mtrs. City Survey No. 2700 paiki Northern Side admeasuring 610. 54 Sq. Mtrs. land, Proportionate Common Road & Common Plot admeasuring 274.46 Sq. Mtrs. N. A. land. Name of purchaser is entered in property Card of City Survey Department vide entry No. 14854 dated 10-07-2015, certified on 25-08-2015.

MAHENDRA PATEL BUILDERS PVT. LTD. through its Director HEMANT MAHENDRABHAI PATEL has executed registered Agreement to Sale dated 30-11-2018 registered at Serial No. 12445 in favor of (1) RAJESH RAMESHBHAI THAKKAR, (2) VIPUL RAMESHBHAI THAKKAR for R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854. 75 Sq. Mtrs. as per approved plan (excluding road &

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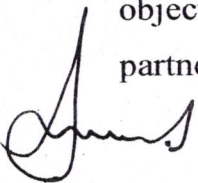
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set- back) N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 19904 Sq. Mtrs. paiki R. S. No. 283 paiki City Survey No. 2700 East to West GANGOTRI EXOTICA Scheme Main Road towards North as per approved plan & layout Duplex A – 1, A – 2, A – 3 as per Sale Deed No. 5449 admeasuring 610.54 Sq. Mtrs. & Sale Deed No. 5450 admeasuring 484.26 Sq. Mtrs. total admeasuring 1094.08 Sq. Mtrs. (11784.42 Sq. Fts.) excluding proportionate road & proportionate common plot.

MAHENDRA PATEL BUILDERS PVT. LTD. through its Director HEMANT MAHENDRABHAI PATEL & Confirming party 1: RAJESH RAMESHBHAI THAKKAR, Confirming Party 2: VIPUL RAMESHBHAI THAKKAR have jointly executed registered sale deed dated 10-10-2019, registered at serial No. 10698/2019 & registered rectification Deed dated 24-10-2019 registered at Serial No. 11283 in favor of M/s. CREATIVE INFRA SPACE- a partnership firm through its partner MANISH PIYUSHKUMAR GANDHI for R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854.75 Sq. Mtrs. as per approved plan (excluding road & set- back) N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 20140 Sq. Mtrs. paiki R. S. No. 283 paiki City Survey No. 2700 & City Survey No. 2725 East to West of GANGOTRI EXOTICA Scheme Main Road towards South admeasuring 1094.08 Sq. Mtrs. open N. A. land.

I have verified relevant revenue record & 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" daily newspaper on 14-11-2018. I have not received any objection in response to the said notice. M/s. CREATIVE INFRA SPACE- a partnership firm through its partner MANISH PIYUSHKUMAR GANDHI



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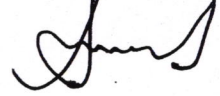
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is owner of land bearing R. S. No. 267/1 paiki, 267/2 paiki, 268 paiki, 283, 284, 285 admeasuring 20854. 75 Sq. Mtrs. as per approved plan (excluding road & set- back) N. A. land of village GOTRI, Ta. & Dist. VADODARA included in proposed T. P. Scheme No. 8, O. P. No. 71, F. P. No. 71 paiki admeasuring 20140 Sq. Mtrs. paiki R. S. No. 283 paiki City Survey No. 2700 & City Survey No. 2725 East to West of GANGOTRI EXOTICA Scheme Main Road towards South admeasuring 1094.08 Sq. Mtrs. open N. A. land. As per my opinion the title of the said land is clear, marketable & free from encumbrances.

Date: 04-11-2019

Place: Vadodara.

Advocate sign:

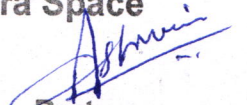


Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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