

**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.

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**TO WHOM SO EVER IT MAY CONCERN**

**Investigation of title in respect of** Non-Agricultural Land having its total land admeasuring 1345 Sq.Mts. except land admeasuring 167.50 Sq.Mts. located at North-East end of said total land area and in between two road's corner. And remaining land admeasuring 1177.50 Sq.Mts. on land bearing R.S.No.5/1, Final Plot No. 6, T.P. Scheme No.60 of Mouje-Gotri, Tal & Dist.-Vadodara.

I have investigated the title **M/s. Shubh Infra a partnership firm**. The Title of the said land is found clear on revenue record. (According to document discussed in Annexure – A) on revenue record.

Place:-Vadodara,

Dated :- 13/11/2018.



**Chandrakant G. Patel**

**(Advocate)**

Advocate

**C. G. PATEL**

213/214, Shakti Park Apartment,  
Opp. Vrajdhara Soc., Old Sama Road,  
Sama, Vadodara - 390 008.



**[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 N.A. Order                                                                                         |
| 4      | Copy of Title Clear Certificate of Yogesh H. Joshi<br>Advocate & Notary                                    |
| 5      | Copy of Sale Deed                                                                                          |
| 6      | Copy of Title Clear Certificate of Rajan J. Purohit<br>Advocate                                            |
| 7      | Search Report for 2017 to 13/11/2018 from the record<br>of the office of Sub-Registrar, Tal-Dist-Vadodara. |

Place:-Vadodara,

Dated :- 13/11/2018.

*Chandrakant G. Patel*

**Chandrakant G. Patel**

**(Advocate)**

Advocate

**C. G. PATEL**

213/214, Shakti Park Apartment,

Opp. Vrajlihari Soc., Old Sama Road,

Sama, Vadodara - 390 008.





## **ANNEXURE-"B"**

### **SEARCH NOTES**

**Investigation of title in respect of** Non-Agricultural Land having its total land admeasuring 1345 Sq.Mts. except land admeasuring 167.50 Sq.Mts. located at North-East end of said total land area and in between two road's corner. And remaining land admeasuring 1177.50 Sq.Mts. on land bearing R.S.No.5/1, Final Plot No. 6, T.P. Scheme No.60 of Mouje-Gotri, Tal & Dist.-Vadodara.

- That the Land having its admeasuring 1345 Sq.Mts. on land bearing R.S.No. 5/1, Final -Plot No. 6, T.P. Scheme No. 60 of Mouje –Gotri, Tal & Dist.-Vadodara belongs to (1) Manilal Bapubhai Patel (2) Gangaben Manilal Patel (3) Jayantibhai Manilal Patel (4) Bhailalbhai Manilal Patel (5) Umedbhai Manilal Patel (6) Bhupendrabhai Manilal Patel (7) Rajendrabhai Manilal Patel (8) Mukesh Manilal Patel (9) Lelaben Manilal Patel wife of Maheshbhai.



- I have verified Village form No. 6 in which name of (1) Manilal Bapubhai Patel and others have been shown as an owner & Occupier of said land Vide Entry No. 2356 dated 05/05/1982.
- After that Manibhai Bapubhai Patel had died on 07/03/2003 so his name was deleted from Revenue Record Vide Entry No. 5288 dated 24/05/2003.
- After that Lelaben Manilal Patel wife of Maheshbhai had relinquished her right from the said land by written document/Affidavit. So her name was deleted from Revenue Record Vide Entry No. 5289 dated 24/05/2003.
- After that Bhailalbai Manilal Patel had died on dated 16/05/2011 leaving behind his legal heir's namely (1) Meenaben widow of Bhailalbai Patel (2) Dharmesh Bhailalbai Patel (3) Vaishali Bhailalbai Patel (4) Jitendra Bhailalbai Patel the same was duly entered in the Revenue Record vide mutation entry No.3 dated 19/11/2011 by way of succession which was certified on 30/12/2011. So that by virtue of succession Meenaben widow of



Bhailalbhai Patel & Others are absolute Co-owners & Occupier of above mentioned Land.

- I have verified Village form No.7 in which (1) Gangaben Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel (5) Rajendrabhai Manilal Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel (9) Vaishali Bhailalbhai Patel (10) Jitendra Bhailalbhai Patel have been shown as an owner & Occupier of said land.
- After that land owners (1) Gangaben widow of Manilal Bapubhai Patel (5) Rajendrabhai Manilal (6) Bhupendrabhai Manilal Patel have executed a power of attorney in respect of above mentioned land in favour of Jayantibhai Manilal Patel the same was duly notarized before public Notary Namely Shri Girish N. Thakkar Vide Registered Entry No. 4966 dated 06/11/2012 and land owners (7) Meenaben Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel (9) Vaishali Bhailalbhai Patel (10) Jitendra Bhailalbhai Patel have executed a power of attorney in respect of above mentioned land



in favour of Mukeshbhai Manilal Patel the same was duly notarized before public Notary Namely Shri Sanjay G. Mistry Vide Registered Entry No. 1079 dated 23 / 05 / 2011.

- After that above mentioned land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umredbhai Manilal Patel (4) Bhupendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manilal Patel (5) Rajendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manibhai Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel through her power of attorney holder Mukeshbhai Manilal Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9 ) Vaishali Bhailalbhai Patel through her power of attorney holder Mukshbhai Manilal Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed a Registered Agreement to sell in respect of land bearing R.S. No. 5/1, Final Plot No. 6, T.P. Scheme No. 60 of Mouje—Gotri, Tal & Dist. Vadodara in favour of Payal Developers a



partnership firm on behalf of its administrator partner Shri Bharatbhai Zaverbhai Prajapati. The said transaction was registered in the office of Sub-Registrar, Vadodara Vide Entry No.6767 dated 09 /06/2011.

- After that land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manilal Patel (5) Rajendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manibhai Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel through her power of attorney holder Mukeshbhai Manilal Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel through her power of attorney holder Mukeshbhai Manilal Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed a Development Agreement in respect of land bearing R.S. No.5/1, Final Plot No.6, T.P. Scheme No.60 of Mouje-



Gotri, Tat & Dist. Vadodara in favour of Payal Developers a partnership firm on behalf of its administrator partner Shri Bharatbhai Zaverbhai Prajapati. The same was duly notarized before Public Notary Namely Shri Nagin S. Gohil Vide Registered Entry No. 8615 dated 09/06/ 2011.

- After that above mentioned land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manilal Patel (5) Rajendrabhai Manilal Patel through his power of attorney holder Jayantibhai Manibhai Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel through her power of attorney holder Mukeshbhai Manilal Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel through her power of attorney holder Mukeshbhai Manilal Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed Cancellation of Agreement



to sell in respect of land bearing R.S. No. 5/1, Final Plot No. 6, T.P. Scheme No. 60 of Mouje-Gotri, Tal & Dist. Vadodara in favour of Payal Developers a partnership firm on behalf of its administrator partner Shri Bharatbhai Zaverbhai Prajapati. The said transaction was registered in the office of Sub-Registrar, Vadodara Vide Entry No. 181 dated 07/11/2012.

- After that above mentioned land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel (5) Rajendrabhai Manilal Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed a Cancellation of Development Agreement in respect of said land. The same was duly notarized before Public Notary Namely Shri Yogesh N. Joshi Vide Registered Entry No. 2378 dated 02/07/2013.

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- After that Payal Developers a partnership firm, on behalf of its administrator Partner Shri Bharatbhai Zaverbhai Prajapati has executed a Consent Agreement regarding the Cancellation of Agreement to Sell Vide Entry No.181 dated 07/11/2012 in respect of said land in favour of land owners (1) Gangaben Manilal Patel & Others. The same was duly notarized before Public Notary Namely Shri Yogesh N. Joshi Vide Registered Entry No.2379 dated 02/07/2013.
  - After that above mentioned land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel (5) Rajendrabhai Manilal Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed a Registered Agreement to sell in respect of land bearing R.S. No. 5/1, Final Plot No. 6, T.P.

Scheme No. 60, total admeasuring 1345 of Mouje—Gotri, Tal & Dist. Vadodara in favour of Shraddha Enterprise a partnership firm on behalf of its administrator partner Shri Chiragbhai Bhupendrabhai Patel. The said transaction is registered in the office of Sub-Registrar, Vadodara Vide Entry No. 635 dated 02/07/2013.

- After that land owners (1) Gangaben Manilal Patel through her Power of Attorney Holder Jayantibhai Manilal Patel (2) Jayantibhai Manilal Patel (3) Umedbhai Manilal Patel (4) Bhupendrabhai Manilal Patel (5) Rajendrabhai Manilal Patel (6) Mukesh Manilal Patel (7) Meenaben widow of Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel (10) Jitendra Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel have executed a Development Agreement in respect of land bearing R.S. No. 5/1, Final Plot No. 6, T.P. Scheme No. 60, total admeasuring 1345 Sq. Mts. of Mouje—Gotri, Tal & Dist. Vadodara in favour of Shraddha Enterprise a Partnership firm on behalf of its administrator partner Shri Chirag Bhupendrabhai Patel. The same

was duly notarized before Public Notary Namely Shri Yogesh N.

Joshi Vide Registered Entry No. 2380 dated 02/07/2013.

- After that said land according to order of Collector of Vadodara order no.N.A./S.R./718/2013-2014, No.Land/D/Sec-65/Vashi/464 to 472/14, on dated-31/01/2014 said land convert (Transfer) in non-agriculture land entered in revenue record of right.
- After that above mentioned land owners (1) Jayantibhai Manilal Patel (2) Umedbhai Manilal Patel (3) Rajendrabhai Manilal Patel (4) Bhupendrabhai Manilal Patel (5) Mukesh Manilal Patel (6) Gangaben Manilal Patel (7) Meenaben Alias Minaxiben widow of Bhailalbhai Patel (8) Dharmesh Bhailalbhai Patel through his power of attorney holder Mukeshbhai Manilal Patel (9) Vaishali Bhailalbhai Patel Wife of Nareshkumar Patel (10) Jlitendra Bhailalbhai Patel and Conforming party Shraddha Enterprise a Partnership firm on behalf of its administrator partner Shri Chirag Bhupendrabhai Patel have executed a Registered Sale Deed in respect of land bearing Non-Agricultural Land having its total land admeasuring 1345 Sq.Mts. except land admeasuring 167.50 Sq.Mts.



located at North-East end of said total land area and in between two road's corner. And remaining land admeasuring 1177.50 Sq.Mts. on land bearing R.S.No.5/1, Final Plot No. 6, T.P. Scheme No.60 of Mouje-Gotri, Tal & Dist.-Vadodara in favour of Valam Homes a partnership firm on behalf of its administrator partner Shri Anand Balvantsinh Vihol. The said transaction is registered in the office of Sub-Registrar, Vadodara Vide Entry No.3137 dated 17/04/2014 Vide City Survey Entry No.12183 dated 03/02/2015.

- After that above mentioned land Valam Homes a partnership firm on behalf of its administrator partner Shri Anand Balvantsinh Vihol have executed a Registered Sale Deed in respect of land bearing Non-Agricultural Land having its total land admeasuring 1345 Sq.Mts. except land admeasuring 167.50 Sq.Mts. located at North-East end of said total land area and in between two road's corner. And remaining land admeasuring 1177.50 Sq.Mts. on land bearing R.S.No.5/1, Final Plot No. 6, T.P. Scheme No.60 of Mouje-Gotri, Tal & Dist.-Vadodara in favour of Shubh Infra a partnership firm on behalf of its administrator partner Mayank Jayantilal Shah. The said



transaction is registered in the office of Sub-Registrar, Vadodara

Vide Entry No.4856 dated 17/04/2014.

- I have caused necessary search for 2017 to 13/11/2018 from the record of the office of Sub-Registrar Vadodara, for the years 2017 till 13/11/2018 According to the search report, most of the index registers of village-Gotri are in torn off conditions and not properly maintained and therefore, from the available records they have taken search vide receipt no- 19281.

Place - Vadodara,  
Date - 13/11/2018



Advocate  
C. G. PATEL  
213/214, Shakti Park Apartment,  
Opp. Vrajdhara Soc., Old Sama Road,  
Sangli, Vadodara - 390 003.



### CERTIFICATE

This is to certify that Shubh Infra a partnership firm are absolute owner and occupier of Non-Agricultural Land having its total land admeasuring 1345 Sq.Mts. except land admeasuring 167.50 Sq.Mts. located at North-East end of said total land area and in between two road's corner. And remaining land admeasuring 1177.50 Sq.Mts. on land bearing R.S.No.5/1, Final Plot No. 6, T.P. Scheme No.60 of Mouje-Gotri, Tal & Dist.-Vadodara. Title of the said land is clear, marketable and free from all encumbrances. which is bounded as under:-

East- 9.00 Sq.mtr T.P road.

West- F.P.No.8 (Telephone Exchange) land

North - 9.00 Sq.mtr T.P. road.

South – F.P.No.2/1 land

Place:- Vadodara,

Dated :- 13/11/2018.



**Chandrakant G. Patel**

**(Advocate)**

Advocate

**C. G. PATEL**

113/214, Sh. J. Park Apartment,  
Opp. Vrajcheta Co. Old Sama Road,  
Sama, Vadodra - 390 008.

**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.

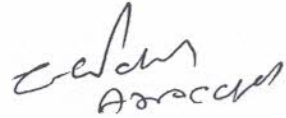
**TO WHOM SO EVER IT MAY CONCERN**

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 24 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: 13/11/2018.

Advocate Sign. :



Place: Vadodara.

Advocate Name: CHANDRAKANT G. PATEL



Advocate  
C. G. PATEL  
213/214, Shakti Park Apartment,  
Opp. Vrajdhara Soc., Old Sama Road,  
Sama, Vadodara - 390 003.