VIJAY S. GOSWAMI
B.com., M.S.W., LLB, D.L.P.
ADVOCATE
Mobile : 9978718745
E-mail : vijay.goswami18@yahoo.co.in

BHOOMIK V. GOSWAMI
B.A. LLB
ADVOCATE
Mobile : 99981 36392
E-mail : bhoomikvijaygoswami@gmail.com

Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.

TO WHOM SO EVER IT MAY CONCERN

Investigation of title in respect of land bearing old R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4 (BHAYLI), O. P. No. 21, F. P. No. 22 admeasuring 5880 Sq. Mtrs. N. A. land.

I have investigated the title of the said land and found that the title of said land is clear, marketable & free from encumbrances subject to registered development agreement in favor of M/s. SHIV INFRA.

Date: 03-05-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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As per oral partition, land bearing R. S. No. 457 & others mutated in name of PATEL BHUPENDRABHAI MAGANBHAI vide entry No. 1030 certified on 15-06-1956.

As per tenancy case No. 118/1955, name of AMBALAL PUNJABHAI - as protected tenant was deleted from revenue record vide entry No. 1656 dated 20-11-1955, certified by revenue authority.

As per oral agreement, BHUPENDRABHAI MAGANBHAI PATEL had transferred R. S. No. 457 & others in favor of ZAVERBEN MAGANBHAI PATEL. The said change was entered in revenue record vide entry No. 5259 dated 04-11-1970, certified on 06-03-1973.

ZAVERBEN MAGANBHAI PATEL had executed registered WILL in favor of his grandson PATEL PRADEEP KUMAR BHUPENDRABHAI. Thereafter, she died on 29-05-1975. Name of PATEL PRADEEPKUMAR BHUPENDRABHAI was entered in revenue record for R. S. No. 457 vide entry No. 5541 dated 09-10-1975, certified by revenue authority.

Charge of BANK OF BARODA, BHAYLI Branch for Rs. 75,000/- was deleted from the revenue record vide entry No. 8543 dated 08-01-1988, certified on 05-03-1988.

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As per family partition, land bearing R. S. No. 457 Acre 2-03 Gunthas land mutated in name of ANIRUDH RAMESHBHAI PATEL. The said change was entered in revenue record vide entry No. 8960 dated 07-01-1992, certified on 03-03-1992

ANIRUDH RAMESHBHAI PATEL had executed registered sale deed in favor of AMITBHAI SANMUKHLAL SHAH for land bearing R. S. No. 457, Block No. 354. Name of purchaser was entered in revenue record vide entry No. 10209 dated 25-03-2004, certified on 06-05-2004.

AMITBHAI SANMUKHLAL SHAH had executed registered sale deed dated 27-07-2006 registered at serial No. 6386 in favor of (1) MAHENDRABHAI RAMNIKBHAI SHAH (H.U.F.), (2) SHAH VISHAL MAHENDRABHAI for land bearing R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA. Name of purchasers were entered in revenue record for said land vide entry No. 10603 dated 29-08-2006, certified on 07-10-2006.

COLLECTOR, VADODARA vide his order No. 378/ 19/ 02/ 036/ 2019 dated 03-07-2019 granted N.A. permission for land bearing R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA. included in T. P. Scheme No. 4 (BHAYLI), F. P. No. 22 admeasuring 5880 Sq. Mtrs. land The said change was entered in revenue record vide entry No. 16726 dared 03-07-2019certified on 19-08-2019.

VADODARA MAHANAGAR PALIKA vide its order No. WARD/11/ HB – 6/ 2021 – 2022 dated 05-04-2021 issued building permission in respect of old R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4 (BHAYLI), O. P. No. 21, F. P. No. 22 admeasuring 5880 Sq. Mtrs. N. A. land.

(1) SHAH MAHENDRA RAMNIKLAL (H.U.F.), (2) VISHAL MAHENDRABHAI SHAH have jointly executed registered Development Agreement dated 19-04-2021 registered at Serial No. 7255 in favor of M/s.

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SHIV INFRA – a partnership firm through its partner BHAVIN GHANSHYAMBHAI PATEL in respect of land bearing old R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4 (BHAYLI), O. P. No. 21, F. P. No. 22 admeasuring 5880 Sq. Mtrs. N. A. land.

As per building permission, (1) MAHENDRABHAI RAMNIKBHAI SHAH (H.U.F.), (2) SHAH VISHAL MAHENDRABHAI (land owners) & M/s. SHIV INFRA – a partnership firm through its partner BHAVIN GHANSHYAMBHAI PATEL (Promoters) have jointly planned to construct residential & commercial project in the name & style "AASHRAY ELEGANCE".

I have verified available 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 10-02-2021 & rectification notice dated 11-02-2021. I have not received any objection in response to the said notice. (1) MAHENDRABHAI RAMNIKBHAI SHAH (H.U.F.), (2) SHAH VISHAL MAHENDRABHAI are joint owners of land bearing old R. S. No. 457, Block No. 354 of village BHAYLI, Ta. & Dist. VADODARA included in T. P. Scheme No. 4 (BHAYLI), O. P. No. 21, F. P. No. 22 admeasuring 5880 Sq. Mtrs. N. A. land. As per my opinion the title of said land is clear, marketable & free from encumbrances subject to registered Development Agreement in favor of M/s. SHIV INFRA.

Date: 03-05-2021

Place: Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

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