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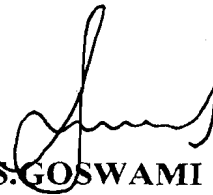
**Office : 307, The Emerald, Chakli Circle, Race Course, Vadodara-390 007.**

**TO WHOM SO EVER IT MAY CONCERN**

**Investigation of title in  
respect of old R. S. No. 257/2,  
258, 264, 262, 266/1, 266/2  
Block No. 140, admeasuring  
53519 Sq. Mtrs. N.A. land of  
village ANKHOL, Ta & Dist.  
VADODARA.**

I have investigated the title of the said land and found that the title of said land is clear, marketable & free from all encumbrances in all respects.

**Date: 10-10-2017  
VADODARA**

  
**V.S. GOSWAMI  
ADVOCATE**



**S. GOSWAMI**  
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**REPORT ON TITLE**

**Investigation of title in  
respect of old R. S. No. 257/2,  
258, 264, 262, 266/1, 266/2  
Block No. 140, admeasuring  
53519 Sq. Mtrs. N.A. land of  
village ANKHOL, Ta & Dist.  
VADODARA.**

With the consent of PATEL RAMANBHAI CHHAGANBHAI, name of his brother PARSHOTTAM BABUBHAI was entered in revenue record for R.S. No. 262 & others vide entry No. 264 dated 26-2-60 certified on 3-6-60.

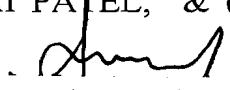
As per oral partition R.S. No. 262 mutated in name of PARSHOTTAMBHAI BABUBHAI. The said change was entered in revenue record vide entry No. 314 dated 22-4-62 certified on 3-6-62.

As per TALUKA Hukam No. S.R.D./238/62, R.S. No. 263 was consolidated with the R.S. No. 262. The said change was entered in revenue record vide entry No. 362 dated 11-8-63 certified on 6-9-63.

As per Taluka Hukam No. S.R.D./2954/63 dated 29-9-63, R.S. No. 258, 266/1, 266/2 & 264 were consolidated with R.S. No. 257/2 & R.S. No. 213,484, were consolidated with R.S.No. 212. The said change was entered in revenue record for said land vide entry No. 366 dated, 1-11-63 certified on 6-4-64.

With the consent of PARSHOTTAM BABUBHAI PATEL, name of his brothers (1) RAMESHBHAI BABUBHAI PATEL & (2) CHANDRAVADAN BABUBHAI PATEL were entered as joint owners of R.S. No. 262. The said change was entered in revenue record for said land vide entry No. 491 dated 22-5-69 certified on 3-6-70.

(1) PARSHOTTAM BABUBHAI PATEL, (2) RAMESHBHAI BABUBHAI PATEL, & (3) CHANDRAVAN BABUBHAI PATEL had



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jointly executed registered sale- deed dated 10-6-70 in favor of PATEL JAYANTIBHAI CHHAGANBHAI for R.S. No. 262 of village ANKHOL, Ta. & Dist. VADODARA. Name of purchaser was entered in revenue record for said land vide entry No. 511 dated 3-9-70 certified on 10-12-70.

MAMLATDAR, ALT. VADODARA in case No. 4159 & 4160 dated 17-11-79, held u/s 32 (1) (b) applicant CHHAGANBHAI PRABHUDAS was not tenant for R.S. No. 258, 264, 266/1 but he was father of JAYANTIBHAI CHHAGANBHAI. The said change was entered in revenue record vide entry No. 652 dated 22-7-81 certified by revenue authority.


With the consent of JAYANTIBHAI CHHAGANBHAI, name of his sons DINESHBHAI JAYANTIBHAI minor MUKESHBHAI JAYANTIBHAI minor CHANDRAKANT JAYANTIBHAI through their guardian JAYANTIBHAI CHHAGANBHAI were entered in revenue record as joint owners for R.S. No. 257/2 & 262. The said change was entered in revenue record vide entry No. 672 dated 18-6-83 certified on 26-8-83.

JAYANTIBHAI CHHAGANBHAI PATEL had partitioned his properties / land amongst his sons. According to the said partition deed R.S. No. 257/2 Acre 6-25 gunthas land mutated in name of DINESHBHAI JAYANTIBHAI PATEL & R.S. No. 262 Acre 3-01 gunthas land was mutated in name of MUKESHBHAI JAYANTIBHAI PATEL. The said change was entered in revenue record vide entry No. 687 dated 10-6-84 certified on 11-6-84.

Charge of BANK OF BARODA, BHUTDIZAPA BRANCH, for Rs. 8500/- was entered in revenue record for R.S. No. 262 & others vide entry No. 698 dated 5-1-85 certified on 11-3-85.

Charge of GUJRAT STATE CO.AGRO AND RURAL DEVELOPMENT BANK for Rs. 1,75,000/- was entered in revenue record for said land vide entry No.778 dated 3-2-93 certified on 13-7-93.

CHANDRAKANT JAYANTIBHAI PATEL had relinquished / released his right, title, interest from block No. 140. The said change was



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entered in revenue record vide entry No. 782 dated 3-5-93 certified on 13-7-93.

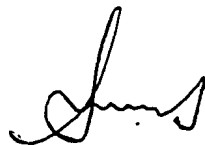
Name of PATEL CHANDRAKANT JAYANTIBHAI as co- owner was entered in revenue record for block No. 140. The said change was entered in revenue record vide entry No. 917 dated 12-12-01 certified on 11-4-01.

Charge of BANK OF BARODA, BHUTADIZAPA BRANCH for Rs. 15000/- was deleted from revenue record for block No. 140 & others vide entry No. 930 dated 30-8-02 certified on 8-10-02.

Charge of BANK OF BARODA BHUTADIZAPA BRANCH for Rs. 50,000/- + 1,00,000/- was entered in revenue record for block No. 140 vide entry No. 970 dated 18-6-04 certified on 22-7-04 & vide entry No. 994 dated 19-7-06 certified on 25-9-06. The said charges were deleted from revenue record vide entry No. 1188 dated 2-5-11 certified on 5-7-11 & vide entry No. 1214 dated 2-8-11 certified on 5-11-11.

PATEL DINESHBHAI JAYANTIBHAI, PATEL MUKESHBHAI JAYANTIBHAI, PATEL CHANDRAKANT JAYANTIBHAI have executed registered sale deed dated 16-04-2014 registered at serial No 541 in favor of SHANTABEN RAMANBHAI PATEL for Old R.S. No. 257 / 2, 258, 264, 262, 266 / 1 & 266 / 1, Block No. 140, H. 05-35-19 of village ANKHOL, Ta. & Dist. VADODARA. Name of purchaser is entered in revenue record for said lad vide entry No. 1008 dated 16-04-2014, certified on 30-06-2014.

COLLECTOR, VADODARA vide his order No. N.A. / S.R./1110/2013-14 No. LAND-D/Sec. – 65 / VASI / 2260 to 2268 / 14 dated 28-04-2014 has issued N.A. permission for residential purpose for said land. The said change is entered in revenue record vide entry No. 1328 dated 16-07-2014, certified on 10-10-2014.



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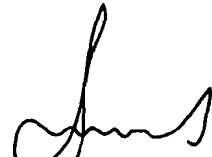
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VADODARA URBAN DEVELOPMENT AUTHORITY vide its order No. UDA / Plan – 2 / PERMISSION / 52 / 2014 dated 23-07-2017 has issued building permission for said land.

I have verified available revenue record and carried out necessary search from office of Sub-registrar VADODARA for last 34 years from available record. I have also published public advertisement in SANDESH daily newspaper on 15-12-12. I have not received any objection in response to the said notice. SHANTABEN RAMANBHAI PATE is owner of R. S. No. 257/2, 258, 264, 262, 266/1, 266/2 Block No. 140, admeasuring 53519 Sq. Mtrs. N.A. land of village ANKHOL, Ta & Dist. VADODARA. The title of said land is clear, marketable & free from all encumbrances in all respects.

Date: 10-10-2017

VADODARA

  
V.S. GOSWAMI  
ADVOCATE

