

TITLE REPORT

To,

SHREE RAJAN DEVELOPERS, a partnership firm,
represented through it's partners

- (1) Sanjaybhai Kantibhai Bhavsar
- (2) Navneetbhai Prabhubhai Patel
- (3) Keyur Rajendrabhai Patel
- (4) Parthin Pankajbhai Patel
- (5) Darshanbhai Ashvinbhai Patel
- (6) Mehulbhai Prabhubhai Patel
- (7) Anilbhai Kantibhai Bhavsar
- (8) Kevin Navneetbhai Patel
- (9) Pujan Ashishkumar Bhavsar

Address at- 15, Soham Resendecy, Opp. Murlidhar Party Plot,
Sicence City, Sola, Ahmedabad.



Ref.: Investigation of the title to the Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) belonging to, **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through

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it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9) Pujan Ashishkumar Bhavsar.

As per the your instructions, I have investigated the title to the above referred land and have taken the available searches for the last 25 years at the Office of the Sub-Registrars, Talati and Mamlatdar Office, and also perused relevant documents, deeds and declaration produced by you. I now report as under:-

1. That, on or before 1939, (1) Jethabhai Marghabhai, (2) Trikambhai Valabhai, and (3) Dahyabhai Valabhai were the joint owners of Survey No. 334 and other lands of Mouje Tragad.
2. Thereafter, a partition had done between the above Co-owners, (1) Jethabhai Marghabhai, (2) Trikambhai Valabhai, and (3) Dahyabhai Valabhai for the land bearing survey No., 334 and other lands on 5-7-1939. By virtue of the said partition land bearing survey No. 334 came in to share of Dahyabhai Valabhai. Necessary Entry to that effect was entered into the mutation register on 8-7-1939, Vide Certified Entry No.551.
3. Thereafter, Government of Gujarat vide resolution in the year of 1951, published in gazette, declared the Standard Area i.e. for the Jarayat land, admeasuring 2-00

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Acers-Guntha land area and Kyari land, admeasuring 0-20 Acers-Guntha land area and Bagayati land admeasuring 0-20 Acers-Guntha land area in view thereof the revenue survey numbers which were less than the Standard Area so declared were considered as a Fragment under the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act. As per the said notification land bearing survey No. 334 was declared as fragment land. Necessary Entry to that effect was entered into the mutation register on 15-12-1951, Vide Certified Entry No.738.

4. Thereafter Dahyabhai Valdas alies Valabhai died on 12-1-1965, leaving behind him his heirs, (1) Umedbhai Dahyabhai, (2) Narottamdas Dahyabhai, (3) Keshavlal Dahyabhai and (4) Bai Shakari D/o. Dahyabhai Valdas. Necessary Entry to that effect was entered into the mutation register on 1-5-1965, Vide Certified Entry No.985.
5. Thereafter, Bai Shakari D/o. Dahyabhai Valdas waived her rights titles of the said survey No. 334 and other lands in favour of her brothers, so her name was deleted from the revenue records. Necessary Entry to that effect was entered into the mutation register on 1-5-1965, Vide Certified Entry No.986.
6. Thereafter, a family partition had done between the above Co-owners, (1) Umedbhai Dahyabhai, (2) Narottamdas Dahyabhai, and (3) Keshavlal Dahyabhai for the land bearing survey No. 334 and other lands . By virtue of the said partition land bearing survey No. 334 came in to share of Keshavlal Dahyabhai and Narottamdas Dahyabhai. Necessary Entry to that effect was entered into the mutation register on 1-5-1965, Vide Certified Entry No.987. ...4



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7. Thereafter, a family partition had done between the above Co-owners, (1) Umedbhai Dahyabhai, (2) Narottamdas Dahyabhai, and (3) Keshavlal Dahyabhai for the land bearing survey No. 334 and other lands . By virtue of the said partition land bearing survey No. 334 came in to share of Keshavlal Dahyabhai . Necessary Entry to that effect was entered into the mutation register on 17-2-1972, Vide Certified Entry No.1075.
8. Thereafter Keshavlal Dahyabhai died on 05-04-1993, leaving behind him his heirs, (1) Rajendra Keshavlal , (2) Popatbhai Keshavlal , (3) Dharmisthaben D/O Keshavlal Dahyabhai and (4) Madhuben Wd/O Keshavlal Dahyabhai. Necessary Entry to that effect was entered into the mutation register on 29-07-1993, Vide Certified Entry No.2197.
9. Thereafter, a loan was borrowed from Tragad Seva Sahakari Mandali Ltd (Tragad Branch), for which, the charge of the said Bank was entered in the revenue record of Land bearing Revenue Block No.334. Necessary entry to that effect was entered into the mutation register on 09-08-1996, vide entry No.2236.
10. Thereafter, Popatbhai Keshavlal changed his name as Pankajbhai Keshavlal. Therefore application along with Gazat copy and other docmuentary evidence, The name of Popatbhai Keshavlal changed as Pankajbhai Keshavlal in the revenu records of land bearing survey no. 334. Necessary entry to that effect was entered into the mutation register on 18-07-2009, vide entry No.3024.



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11. Thereafter, Madhuben Wd/o. Keshavlal Dahyabhai died on 30-4-2015. So her name was deleted from the revenue records. Necessary entry to that effect was entered into the mutation register on 24-08-2015, vide entry No.2236.
12. Thereafter, loan borrowed from Tragad Seva Sahakari Mandali Ltd (Tragad Branch) was re-paid therefor the charge of the said Tragad Seva Sahakari Mandali Ltd (Tragad Branch) was deleted from the revenue record of the Land bearing Revenue Block No.334 of Moje Tragad. Necessary entry to that effect was entered into the mutation register on 18-04-2016, vide certified entry No.4059.
13. Thereafter T.P. Scheme No. 69 (Chandkheda-Tragad-Zundal) implemented and Survey No. 334 admeasuring 6779 sq. Mtrs. allotted final plot No. 280 admeasuring 4067 sq. Mtrs.
14. District Collector of Ahmedabad vide its order no. CB/CTS-2/NA/TRAGAD/BLOCK/SURVEY NO. 334/SR-162/2017 dated 21-9-2017 granted permission to Non-Agricultural use for Commercial Purpose. Necessary Entry to that effect was entered into the mutation registered on 13-11-2017, Vide Entry No.4277.
15. Thereafter, one of the co-owner Rajendrabhai Keshavlal died on 9-06-2018, leaving behind him his heirs, (1) Jyotsnaben Rajendrabhai Patel, (2) Keyur Rajendrabhai Patel, and (3) Janki Rajendrabhai Patel. Necessary Entry to that effect was entered into the mutation register on 20-09-2018, Vide Certified Entry No.4408.



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16. Thereafter, Pankajbhai Patel applied to enter the name of his heirs (1) Bhavnaben Pankajbhai Patel and (2) Parthin Pankajbhai Patel in the revenue record. Necessary Entry to that effect was entered into the mutation register on 20-09-2018, Vide Certified Entry No.4409.
17. I have published a public notice in leading daily News-paper, "**Divya Bhaskar**" on 10-01-2019, regarding the titles of the said (1) Pankajbhai Keshavlal Patel, (2) Dharmisthaben D/o. Keshavlal Dhayabhai Patel, (3) Jyotsnaben Rajendrabhai Patel, (4) Keyur Rajendrabhai Patel, (5) Janki Rajendrabhai Patel, (6) Bhavnaben Pankajbhai Patel, and (7) Parthinbhai Pankajbhai Patel , pertaining to the said Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola); but I have not received any objection from anybody regarding the titles of the above joint owners.
18. The said joint owners (1) Pankajbhai Keshavlal Patel, (2) Dharmisthaben D/o. Keshavlal Dhayabhai Patel, (3) Jyotsnaben Rajendrabhai Patel, (4) Keyur Rajendrabhai Patel, (5) Janki Rajendrabhai Patel, (6) Bhavnaben Pankajbhai Patel, and (7) Parthinbhai Pankajbhai Patel , executed a declaration declaring rights and titles of the open Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8

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(Sola), is clear, marketable, and without any encumbrances, before the Notary Public advocate on 19-2-2019.

19. Thereafter, the said, (1) Pankajbhai Keshavlal Patel, (2) Dharmisthaben D/o. Keshavlal Dhayabhai Patel, (3) Jyotsnaben Rajendrabhai Patel, (4) Keyur Rajendrabhai Patel, (5) Janki Rajendrabhai Patel, (6) Bhavnaben Pankajbhai Patel, and (7) Parthinbhai Pankajbhai Patel, jointly sold and conveyed said N.A. Land bearing admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, to **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9) Pujan Ashishkumar Bhavsar on 20-2-2019. For which a Deed of Sale was executed and registered before the Sub-Registrar of Ahmedabad-8 (Sola) vide registration No. 3181. Necessary Entry to that effect was entered into the mutation register on 2-03-2019, Vide Certified Entry No.4487.

By this way , **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9)

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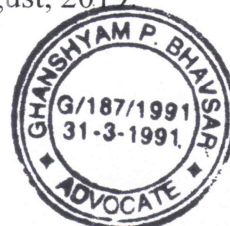


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Pujan Ashishkumar Bhavsar became the owner of the Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola).

In view of the facts, particulars and documents furnished to me, as well as of the available searches taken by me, I am of the opinion that the rights and titles of **SHREE RAJAN DEVELOPERS**, a partnership firm, represented through it's partners, (1) Sanjaybhai Kantibhai Bhavsar, (2) Navneetbhai Prabhubhai Patel, (3) Keyur Rajendrabhai Patel, (4) Parthin Pankajbhai Patel, (5) Darshanbhai Ashvinbhai Patel, (6) Mehulbhai Prabhubhai Patel, (7) Anilbhai Kantibhai Bhavsar, (8) Kevin Navneetbhai Patel, and (9) Pujan Ashishkumar Bhavsar pertaining to the said Non-Agricultural Land admeasuring 4067 sq. mtrs. bearing Final Plot No. 280, of T.P. Scheme No. 69 (Chankheda-Tragad-Zundal) allotted in lieu of Survey No.334 admeasuring 6779 sq.mtrs of Moje Tragad, Taluka Ghatlodiya, in the registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) is clear, marketable and without any encumbrances; **Subject to :-** Applicable Provisions of (1) Applicable Provisions of the Real Estate (Regulation and Development) Act, 2016, and (2) The Gujarat Land Revenue Code and The Gujarat Town Planning Act.

Dated this 31 st day of August, 2019



Ghanshyam P. Bhavsar
Advocate