



BIPINCHANDRA R. PATEL & Co.

ADVOCATES, SPECIALIZING IN REAL ESTATE MATTERS

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SEARCH REPORT ON TITLE

File No. 22619

Date : 10th February, 2015

To,

OM BUILDCON

NIKOL

AHMEDABAD.

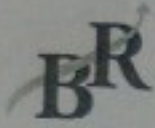
Re.: In the matter of Title Investigation regarding non-agriculture land bearing Survey No. 302/2/2 admeasuring about 4958 Sq. Mtrs. being Final Plot No. 112 paiki Sub Plot No. 2 admeasuring 2974.50 Sq. Mtrs. land at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to RAJSHREE DEVELOPERS.

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We have caused necessary searches with the Revenue and Sub-Registry records for a period of last about thirty years and we have investigated the title to the non-agriculture land more particularly described in the schedule hereunder written and give our report on title as under :-

1. The then old tenure agriculture land was originally belonged to Ambaram Devram.
2. Thereafter Ambaram Devram executed a Will dated 17/11/1972 during his lifetime. He died on date 24/03/1973. So Jivanlal Keshavlal & Hansaben Jivanlal received the said land in view of the Will and their names were entered in the revenue record. The entry to that effect was also entered in the revenue records vide mutation entry No. 1235 dated- 06/04/1973 which was duly certified by the concerned Revenue Authority.
3. Thereafter Jivanlal Keshavlal died on dt. 07/08/1973. The name of his heir Hansaben Jivanlal was continued. The entry to that effect was also entered in





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the revenue records vide mutation entry No. 1279 dated- 28/12/1973 which was duly certified by the concerned Revenue Authority.

4. Thereafter Hansaben Jivanlal sold and conveyed the said land to Shakraji Jenaji vide registered Sale Deed No. 18412 dated 19/11/1975. The entry to that effect was also entered in the revenue records vide mutation entry No. 1423 dated- 06/12/1975 which was duly certified by the concerned Revenue Authority.
5. Thereafter Shakraji Jenaji, Babaji Shakraji & Fataji Shakraji executed a registered agreement to sell No. 1628 dated 20/05/1997 in favour of Bhikhubhai K. Patel & Bhaishankar J. Joshi in respect of survey No.302/2, admeasuring 9915 Sq. Mtrs. i.e. 11858 Sq. Yards.
6. Thereafter Shakraji Jenaji through his power of attorney viz; Bhikhubhai Kalyanbhai & Bhaishankarbhai Jyantibahi sold and conveyed the said land to Rameshbhai Ambalal Patel & Madhubhai Mohanbhai Mangrolia vide registered Sale Deed No. 2134 dated 02/06/2000. The entry to that effect was also entered in the revenue records vide mutation entry No. 2990 dated- 03/06/2000 which was duly certified by the concerned Revenue Authority.
7. Thereafter Rameshbhai Ambalal Patel & Madhubhai Mohanbhai Mangrolia sold and conveyed the said land to Rameshbhai Nanjibhai Patodia & Keshavlal Shankerdas Patel vide registered Sale Deed No. 4997 dated 23/06/2006. The entry to that effect was also entered in the revenue records vide mutation entry No. 4352 dated- 20/12/2006 which was duly certified by the concerned Revenue Authority.
8. Thereafter Rameshbhai Nanjibhai Patodia & Keshavlal Shankerdas Patel sold and conveyed the said land to (1) Dilipbhai Bhikhabhai Patel, (2) Kantibhai Chotabhai Patel, (3) Mahendrabhai Jayantibhai Patel & (4) Jashubhai Parsottambhai Patel vide registered Sale Deed No. 4318 dated 21-22/05/2007. The entry to that effect was also entered in the revenue records vide mutation entry No. 4707 dated- 12/09/2007 which was duly certified by the concerned Revenue Authority.





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9. Thereafter (1) Kantibhai Chotabhai Patel, (2) Dilipbhai Bhikhabhai Patel, (3) Bhikhabhai Naranbhai Patel, (4) Jashubhai Parsottambhai Patel, (5) Mahendrabhai Jayantibhai Patel sold and conveyed the said land to (1) Ishvarbhai Dungarshibhai Patel, (2) Chetan Jagdishbhai Patel, (3) Ketan Jagdishbhai Patel & (4) Dilipbhai Prabhudas Patel vide registered Sale Deed No. 6222 dated 24-25/07/2007. The entry to that effect was also entered in the revenue records vide mutation entry No. 4794 dated- 08/11/2007 which was duly certified by the concerned Revenue Authority.
10. Thereafter (1) Ishvarbhai Dungarshibhai Patel, (2) Chetan Jagdishbhai Patel, (3) Ketan Jagdishbhai Patel & (4) Dilipbhai Prabhudas Patel sold and conveyed the said land to Keyur Jitendrabhai Patel vide registered Sale Deed No. 6495 dated 26/05/2008. The entry to that effect was also entered in the revenue records vide mutation entry No. 5248 dated- 29/07/2008 which was duly certified by the concerned Revenue Authority.
11. Thereafter Keyur Jitendrabhai Patel executed a registered agreement to sell no. 11678 dated-23/09/2008 regarding the said land in favour of (1) Hareshbhai Diyalbhai Talavia, (2) Rameshbhai Ravjibhai Dobaria & (3) Nileshbhai Batukbhai Panchani.
12. Thereafter Keyur Jitendrabhai Patel sold and conveyed the said land paiki 4958 Sq. Mtrs. land on South side to (1) Hareshbhai Diyalbhai Talavia, (2) Rameshbhai Ravjibhai Dobaria & (3) Nileshbhai Batukbhai Panchani vide registered Sale Deed No. 4174 dated-27/05/2009 (Order dated 19/06/2009). The entry to that effect was also entered in the revenue records vide mutation entry No. 5809 dated- 29/07/2009 which was duly certified by the concerned Revenue Authority.
13. Thereafter Keyur Jitendrabhai Patel sold and conveyed the said land paiki 4957 Sq. Mtrs. land on North side to Arvindbhai Jayantilal Parikh vide registered Sale Deed No. 8626 dated 02/09/2009. The entry to that effect was also entered in the revenue records vide mutation entry No. 5872 dated- 11/09/2009 which was duly certified by the concerned Revenue Authority.





14. Thereafter D. I. L. R. Ahmedabad has, vide letter no. DSO / DRK / P. P. No. 78/10, dated-06/04/2010 recorded rectification in respect of the said land as (1) Survey No. 302/2/1 admeasuring 4957 sq.mtrs in the name of Arvindbhai Jayantilal Parikh and (2) Survey No. 302/2/2 admeasuring 4958 sq. mtrs in the name of (1) Hareshbhai Diyalbhai Talavia, (2) Rameshbhai Ravjibhai Dobaria & (3) Nileshbhai Batukbhai Panchani. The entry to that effect was also entered in the revenue records vide mutation entry No. 6381 dated-27/04/2010 which was duly certified by the concerned Revenue Authority.
15. Thereafter the Dist. Collector, Ahmedabad has, vide his order No. CB/LAND-1/NA/SR/1014-2010 dated 29/04/2011, granted N. A. permission to the said land bearing Survey No. 302/2/2 admeasuring 4958 Sq. Mtrs. paiki 2974.50 Sq. Mtrs. for residential purpose admeasuring 1679.20 sq. mtrs & commercial purpose admeasuring 1295.30 sq. mtrs and given final plot No. 112 paiki- by including in T. P. S. No. 103. The entry to that effect was also entered in the revenue records vide mutation entry No. 7364 dated-09/05/2011 which was duly certified by the concerned Revenue Authority.
16. Thereafter (1) Hareshbhai Diyalbhai Talavia, (2) Rameshbhai Ravjibhai Dobaria & (3) Nileshbhai Batukbhai Panchani sold and conveyed the said land admeasuring 4958 Sq. Mtrs. paiki final plot No. 112/2 admeasuring 2974.50 Sq. Mtrs. land to Rajshree Developers a partnership firm vide registered Sale Deed No. 5543 dated 03/05/2014. The entry to that effect was also entered in the revenue records vide mutation entry No. 9910 dated-14/05/2014 which was duly certified by the concerned Revenue Authority.
17. Thereafter Rajshree Developers, a partnership firm through its partner Jitendra Revachand Padmani entered into a registered Development Agreement No. 6086 dated 16/05/2014 with Om Buildcon, a partnership firm through its partners (1) Akash Rameshbhai Dobaria, (2) Jitendrabhai Revachand Padmani & (3) Kailash Trakamdas Tilvani.
18. Thereafter Rajshree Developers prepared a residential scheme known as "Enclate Heights" as per commencement letter (Rajachitthi) and approved plan dated-23/12/2014 of Ahmedabad Municipal Corporation.





19. As a part of investigation of title to the said land we have published Public Notice in the daily News Paper "GUJARAT SAMACHAR" dated-28/01/2015 for inviting claim/objection if any from the public in general in respect of said land. However we have not received any objection.
20. We have not found any charges or encumbrances subsisting as on date from the revenue records and available records of the Sub-Registrar Ahmedabad-1 (City), Ahmedabad-7 (Odhav) & Ahmedabad-12 (Nikol) and the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt save as except : (i) The Development Agreement dated 16/05/2014 by & between Rajshree Developers, a partnership firm and Om Buildcon, a partnership firm; (ii) Cancellation of the registered agreement to sell No. 1628, dated 20/05/1997 or confirmation by Bhikhubhai Kalyanbhai & Bhaishankarbhai Jyantibahi in respect of the registered Sale Deed No. 2134, dated 02/06/2000 regarding the said land and (iii) Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of non-agriculture land bearing Survey No. 302/2/2 admeasuring about 4958 Sq. Mtrs. being Final Plot No. 112 paiki Sub Plot No. 2 admeasuring 2974.50 Sq. Mtrs. land at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) and the boundaries thereof are as under :

East : 24 Mtrs. T.P. Road

West : Final Plot No.12/2

North : Final Plot No.112/1

South : 18 Mtrs. T.P. Road

DATED THIS 10th DAY OF February 2015

For **BIPINCHANDRA R. PATEL & CO.**
ADVOCATES, SOLICITORS & CORPORATE ATTORNEY'S





TITLE CLEARANCE CERTIFICATE

File No. 22619

Date : 10th February, 2015

To,

OM BUILDCON

NIKOL

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Re.: In the matter of Title Investigation regarding non-agriculture land bearing Survey No. 302/2/2 admeasuring about 4958 Sq. Mtrs. being Final Plot No. 112 paiki Sub Plot No. 2 admeasuring 2974.50 Sq. Mtrs. land at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to RAJSHREE DEVELOPERS.

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THIS IS TO CERTIFY THAT we have caused necessary searches with the available Revenue Records and Sub-Registry Records for a period of last about more than thirty years and perused and verified documents of title deeds produced before us by the aforesaid party. We have also published a Public Notice in a Gujarati daily News Paper "GUJARAT SAMACHAR" dated-28/01/2015 and in response thereto we have not received any claim or objection from public in general. We have investigated the title to the said land in question belonging to the aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts save as except:- (i) The Development Agreement dated 16/05/2014 by & between Rajshree Developers, a partnership firm and Om Buildcon, a partnership firm; (ii) Cancellation of the registered agreement to sell No. 1628, dated 20/05/1997 or confirmation by Bhikhubhai Kalyanbhai & Bhaishankarbhai Jyantibahi in respect of the registered Sale Deed No. 2134, dated 02/06/2000 regarding the said land and (iii) Usual Declaration.





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THE SCHEDULE ABOVE REFERRED TO

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DATED THIS 10th DAY OF February 2015

For, BIPINCHANDRA R. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEY'S

NOTE :- This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.