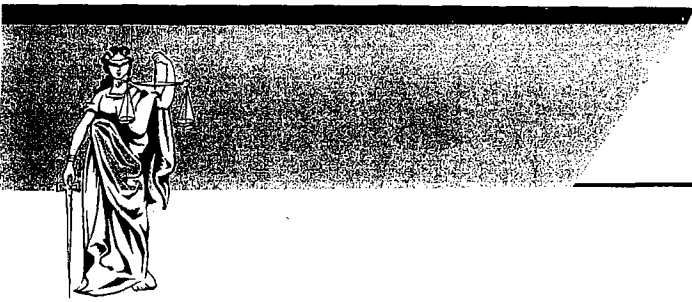




KETAN S. CHAHWALA

B.Com., LL.B.

ADVOCATE

Enrolment No. G / 2158 / 2009

Mo. 98243 50939, 93273 65761

Ph. 0261 - 2470939

E-mail : advocatekschahwala@gmail.com

Date : 17 SEP 2017

Ref. No.

TITLE REPORT

Subject : Title report for all that piece and parcel of immovable property of Project / High-rise residential buildings known as "LOTUS-24" constructed on the non-agriculture land bearing Revenue Survey No. 82+83+116/paiki 1, as per revenue record 7/12 land admeasuring 12393 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.58 Sq. Mtrs. (as per site Vibhag - A) paiki northern side land adm. 1879.611 Sq. Mtrs. i.e. 2248 Sq. Yds. (as per site Vibhag - A paiki Vibhag - C) of **Village : Dabholi, Taluka : Surat City, District : Surat.**

Owner(s) : M/s. M. S. Developers, a partnership firm through its partners :

- (1) Mr. Nareshbhai Makodbhai Monpara
- (2) Mrs. Sangitaben Nareshbhai Monpara
- (3) Mr. Mehulkumar Babubhai Savani
- (4) Mr. Jeel Nareshbhai Monpara
- (5) Mr. Miten Jiteshbhai Monpara

((1))



Respected Sir,

I have taken search in the office of Sub-Registrar, Surat and office of the City Survey, Surat and office of the Revenue Department, Surat for the last 30 years in respect of above mentioned property. My report for the title of the said property is as under :

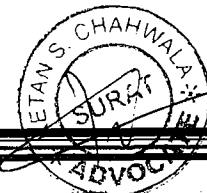
That, the said land bearing Revenue Survey No. 82+83+116 of Village : Dabholi was originally belonged to Hariiben daughter of Lalsinh Ratanji. The entry was mutated in the record of rights at Entry No. 315 on 15/05/1959. The said entry was certified on later.

Thereafter, said land owner Hariiben daughter of Lalsinh Ratanji died on 01/11/1960. On her death, names of her legal heirs (1) Bhagavatsinh Madhusinh, (2) Dolatsinh Madhusinh, (3) Chandrasinh Madhusinh, (4) Minor Pruthvisinh alias Prathamsinh Madhusinh through his guardian Ramiben widow of Madhusinh Kahansinh and (5) Himmatsinh Mohansinh were entered in the record of rights by succession. The succession entry was mutated in the record of rights at Entry No. 350 on 25/01/1961. The said entry was certified on later

Thereafter, one of the said land owners Bhagavatsinh Madhusinh died on 29/10/1971. On his death, names of his legal heirs (1) Shardaben widow of Bhagavatsinh Madhusinh and (2) Minor Mukeshkumar Bhagavatsinh were entered in the record of rights by succession. The succession entry was mutated in the record of rights at Entry No. 555 on 03/01/1974. The said entry was certified.

Thereafter, family partition took place between aforesaid land owners Himmatsinh Mohansinh and others. The partition entry was mutated in the record of rights at Entry No. 556 on 03/01/1974. The said entry was certified on later.

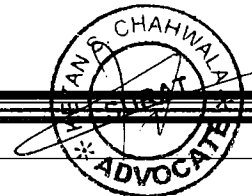
Thereafter, family partition took place between aforesaid land owners, and according to the terms of the said partition, (1) Dolatsinh Madhusinh, (2) Chandrasinh Madhusinh, (3) Pruthvi Madhusinh, (4) Shardaben widow of Bhagavatsinh Madhusinh and (5) Minor Mukeshsinh Bhagavatsinh got the one share and another share land bearing Revenue Survey No. 82+83+116 paiki land adm. Acre 3-2.5 Guntha of Village : Dabholi came into the share of Himmatsinh Mohansinh. The partition entry was mutated in the record of rights at Entry No. 584 on 25/09/1975. The said entry was certified on later.



In 1976, The Urban land (Ceiling and Regulation) Act came into force. Hence the said land owners filed the form No. 1 u/s. 6(1) of The Urban Land (Ceiling and Regulation) Act before the competent authority. The Competent Authority and Deputy Collector of Surat processed the said form bearing order No. U.L.C./6(1)1/2/1687-12-Dabholi/U-3, Dtd. 28/06/1993 and said whole land paiki 1535.00 Sq. Mtrs. was declare as surplus land. The entry was mutated in the record of rights at Entry No. 744 on 05/08/1995. Then, the Government of Gujarat had taken the possession of the said surplus land adm. 1535.00 Sq. Mtrs. and name of Hon'ble Government was mutated in the record of rights vide order No. Jaman/Vashi/5086/96, Dtd. 18/12/1996 of Mamlatdar Saheb, Choryasi. The entry was mutated in the record of rights at Entry No. 762 on 09/01/1997. The said entry was certified on later.

Thereafter, the Deputy Collector of Choryasi Prant, Surat passed order No. Jaman/Vashi/2662/94 to mutate the names of owners as per partition agreement dtd. 04/07/1994. As per the said order, the said land bearing Revenue Survey No. 82+83+116 paiki southern side land adm. Hec. Are. 1-23-93 Sq. Mtrs. of Village : Dabholi came into the share of (1) Pruthvisinh Madhusinh, (2) Mukeshkumar Bhagwatsinh, (3) Dolatsinh Madhusinh and (4) Chandrasinh Madhusinh jointly. The entry was mutated in the record of rights at Entry No. 766 on 05/05/1997. The said entry was certified on later. Thus, (1) Pruthvisinh Madhusinh, (2) Mukeshkumar Bhagwatsinh, (3) Dolatsinh Madhusinh, (4) Chandrasinh Madhusinh and (5) Shardaben Bhagwatsinh became absolute joint owners, possessors and occupiers of the said land.

Thereafter, said land owners (1) Pruthvisinh Madhusinh, (2) Mukeshkumar Bhagwatsinh, (3) Dolatsinh Madhusinh, (4) Chandrasinh Madhusinh and (5) Shardaben Bhagwatsinh and others sold the said land bearing Revenue Survey No. 82+83+116 paiki southern side land adm. Hec. Are. 1-23-93 Sq. Mtrs. paiki surplus land adm. 1535.00 Sq. Mtrs., after remaining land adm. 10858.00 Sq. Mtrs. of Village : Dabholi to (1) Rameshbhai Mohanbhai Sonani (H.U.F), (2) Shivabhai Bhutabhai Butani and (3) Rajeshbhai Devajibhai Savani etc. by registered sale deed on 24/10/2005. The said sale deed was presented in the office of the Sub-Registrar, Surat-4 (Katargam) in Book No. 1 at Serial No. 10920, Dtd. 24/10/2005 and registered at New Serial No. 5309, Dtd. 20/04/2006. The entry was mutated in the record of rights at Entry No. 1140 on 20/11/2006. The said entry was certified on 14/02/2007. Thus, (1) Rameshbhai Mohanbhai Sonani (H.U.F), (2) Shivabhai Bhutabhai Butani and (3) Rajeshbhai Devajibhai Savani became absolute joint owners, possessors and occupiers of the said land.



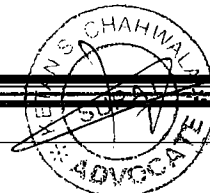
That, on promulgation of Town Planning Scheme No. 51 (Dabholi), Original Plot No. 99 and Final Plot No. 99 had been allotted to the land bearing Revenue Survey No. 82+83+116, southern side land adm. Hec. Are. 1-23-93 Sq. Mtrs. paiki 10858.00 Sq. Mtrs. of Village : Dabholi. That, as per the T. P. Scheme, area of Final Plot No. 99 was finalized to 7653.00 Sq. Mtrs.

That, The Collector of Surat had granted permission for non-agriculture residential usage for the said land vide his order No. (J)Bakh/Tapas/Vashi.1743/06, Dtd. 11/04/2007. The entry was mutated in the record of rights at Entry No. 1161 on 11/05/2007. The said entry was certified on 16/10/2007.

That, Surat Municipal Corporation had approved lay-out and development plans for the said land vide Rajachitthi No. T.D.O./No. 4820, Dtd. 28/03/2007 and also approved plans vide Rajachitthi No. T.E.O./No. 245, Dtd. 30/03/2007.

Thereafter, (1) Rameshbhai Mohanbhai Sonani (H.U.F), (2) Shivabhai Bhutabhai Butani, (3) Rajeshbhai Devajibhai Savani, (4) Rakeshbhai Vashrambhai Patel, (5) Bhikabhai Valabhai Sonani, (6) Dilipbhai Bhagawanbhai Patel and (7) Vinodbhai Bhimajibhai Golakiya jointly formed a partnership firm name and style known as **M/s. Shreeji Developers**, a partnership firm on 16/03/2007 and said land owners (1) Rameshbhai Mohanbhai Sonani (H.U.F), (2) Shivabhai Bhutabhai Butani, (3) Rajeshbhai Devajibhai Savani brought the said land bearing Revenue Survey No. 82+83+116/paiki 1, as per revenue record 7/12 land admeasuring 12393 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. of Dabholi in the said partnership firm as capital. The entry was mutated in the record of rights at Entry No. 1182 on 22/02/2008. The said entry was certified on 16/09/2008. Thus, **M/s. Shreeji Developers**, a partnership firm and its partners became owners, possessors of the said land.

Thereafter, said land owner **M/s. Shreeji Developers**, a partnership firm sold the said land bearing Revenue Survey No. 82+83+116/paiki 1, land admeasuring 10858 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki east-south side land adm. 2942.72 Sq. Mtrs. (as per site Vibhag : B) and as per revenue record 7/12 land adm. 10858 Sq. Mtrs. paiki 4175 Sq. Mtrs. of Village : Dabholi to **M/s. Star Enterprise**, a partnership firm by registered sale deed on 27/06/2013. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-4

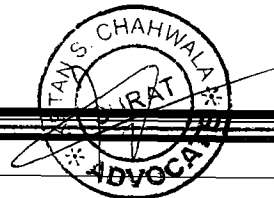


(Katargam) in Book No. 1 at Serial No. 11942 on 27/06/2013. The entry was mutated in the record of rights at Entry No. 1355 on 18/07/2013. The said entry was certified on 05/10/2013.

Similarly, said land owner **M/s. Shreeji Developers**, a partnership firm sold the said land bearing Revenue Survey No. 82+83+116/paiki 1, land admeasuring 10858 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.28 Sq. Mtrs. (**as per site Vibhag : A**) and as per revenue record 7/12 land adm. 10858 Sq. Mtrs. paiki 6683 Sq. Mtrs. of Village : Dabholi to (1) Ashwinbhai Jasmatbhai Moradiya, (2) Jitendrabhai Vinubhai Moradiya, (3) Riteshbhai Laxmanbhai Moradiya, (4) Dharmeshbhai Narshibhai Gadhiya, (5) Pravinbhai Bhimjibhai Kalathiya, (6) Geetaben Parsottambhai Gabani and (7) Devkunvarben Babubhai Gabani by registered sale deed on 24/06/2013. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-4 (Katargam) in Book No. 1 at Serial No. 11939 on 27/06/2013. The entry was mutated in the record of rights at Entry No. 1355 on 18/07/2013. The said entry was certified on 05/10/2013.

Thereafter, said land owners (1) Ashwinbhai Jasmatbhai Moradiya, (2) Jitendrabhai Vinubhai Moradiya, (3) Riteshbhai Laxmanbhai Moradiya, (4) Dharmeshbhai Narshibhai Gadhiya, (5) Pravinbhai Bhimjibhai Kalathiya, (6) Geetaben Parsottambhai Gabani and (7) Devkunvarben Babubhai Gabani sold the said land bearing Revenue Survey No. 82+83+116/paiki 1, land admeasuring 10858 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.28 Sq. Mtrs. (**as per site Vibhag : A**) and as per revenue record 7/12 land adm. 10858 Sq. Mtrs. paiki 6683 Sq. Mtrs. of Village : Dabholi to **M/s. Shraddha Enterprise**, a partnership firm through its authorized partners (1) Jigneshbhai Khodabhai Dungarani, (2) Vinubhai Bhimjibhai Moradiya, (3) Maheshbhai Amarshibhai Sutariya and (4) Ashishkumar Parsottambhai Gabani by registered sale deed on 07/06/2014. The said sale deed was registered in the office of the Sub-Registrar, Surat-4 (Katargam) in Book No. 1 at Serial No. 11999 on 07/06/2014. The entry was mutated in the record of rights at Entry No. 1411 on 18/06/2014. The said entry was certified on 27/08/2014. Thus, **M/s. Shraddha Enterprise**, a partnership firm and its partners became absolute joint owners, possessors of the said land.

That, Surat Municipal Corporation had approved high-rise residential buildings plans for the said land vide Rajachitthi No. T.D.O. No. 514, Dtd. 19/03/2016.

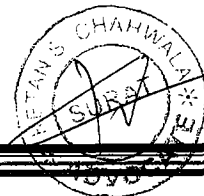


Thereafter, said land owners **M/s. Shraddha Enterprise**, a partnership firm through its authorized partners (1) Jigneshbhai Khodabhai Dungarani, (2) Vinubhai Bhimjibhai Moradiya, (3) Maheshbhai Amarshibhai Sutariya and (4) Ashishkumar Parsottambhai Gabani sold the said non-agriculture land bearing Revenue Survey No. 82+83+116/paiki 1, land admeasuring 10358 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.28 Sq. Mtrs. (as per site Vibhag : A) paiki northern side land adm. 1879.611 Sq. Mtrs. i.e. 2248 Sq. Yds. (as per site Vibhag - A paiki Vibhag - C) of Village : Dabholi to **M/s. M. S. Developers**, a partnership firm through its partners (1) Mr. Nareshbhai Makodbhai Monpara, (2) Mrs. Sangitaben Nareshbhai Monpara, (3) Mr. Mehulkumar Babubhai Savani, (4) Mr. Jeel Nareshbhai Monpara and (5) Mr. Miten Jiteshbhai Monpara by registered sale deed on 17/07/2017. The said sale deed was registered in the office of the Sub-Registrar, Surat-4 (Katargam) in Book No. 1 at Serial No. 16629 on 19/07/2017. The entry was mutated in the record of rights at Entry No. 1597 on 16/09/2017. Thus, **M/s. M. S. Developers**, a partnership firm and its partners became absolute joint owners, possessors of the said land.

Thereafter, as per above said permissions the said land owners **M/s. M. S. Developers**, a partnership firm organized and started the construction of high-rise residential buildings known as "LOTUS-24" over the non-agriculture land bearing Revenue Survey No. 82+83+116/paiki 1, as per revenue record 7/12 land admeasuring 12393 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.58 Sq. Mtrs. (as per site Vibhag - A) paiki northern side land adm. 1879.611 Sq. Mtrs. i.e. 2248 Sq. Yds. (as per site Vibhag - A paiki Vibhag - C) of **Village : Dabholi**, Taluka : Surat City, District : Surat.

The copies of the following documents, title deeds and relevant papers are submitted to me for scrutiny :

- (1) Copy of Regd. Sale Deed Serial No. 16629, Dtd. 17/07/2017
- (2) Copy of Regd. Sale Deed Serial No. 11999, Dtd. 07/06/2014.
- (3) Copy of Regd. Sale Deed Serial No. 11939, Dtd. 24/06/2013.
- (4) Copy of partnership deed of M/s. M. S. Developers, a partnership firm Dtd. 08/11/2016.
- (5) Copy of N.A. Permission.



- (6) Copy of Development Permission.
- (7) Copy of Village Form No. 7/12 and 8A.
- (8) Copies of Village Form No. 6.
- (9) Search Receipt No. 2017018050020 and 2017021042530.

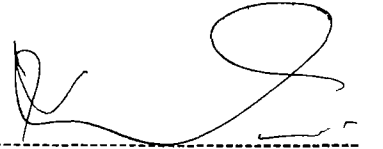
LEGAL OPINION

On the basis of the documents produced before me and search and investigation of the land in question from the record of Revenue Record for the last 30 years for all that piece and parcel of immovable property of Project / High-rise residential buildings known as "LOTUS-24" constructed on the non-agriculture land bearing Revenue Survey No. 82+83+116/paiki 1. as per revenue record 7/12 land admeasuring 12393 Sq. Mtrs., T. P. Scheme No. 51 (Dabholi), Final Plot No. 99, as per F. P. land admeasuring 7653.00 Sq. Mtrs. paiki north-west side land adm. 4710.58 Sq. Mtrs. (as per site Vibhag - A) paiki northern side land adm. 1879.611 Sq. Mtrs. i.e. 2248 Sq. Yds. (as per site Vibhag - A paiki Vibhag - C) of **Village : Dabholi**, Taluka : Surat City, District : Surat. I found that the ownership of above said property of M/s. M. S. Developers, a partnership firm. I am of the opinion that the title of the said property is "CLEAR AND MARKETABLE" and free from reasonable doubt and without encumbrance.

Place : Surat

Date : 17/09/2017




KETAN S. CHAHWALA
B.Com., LL.B
ADVOCATE

અરજી પહોંચ

પહોંચ નંબર: ૨૦૧૭૦૧૮૦૫૦૦૨૦

અરજી નંબર: ૩૨૩૫૧

અરજી વર્ષ: ૨૦૧૭

તા: ૨

માહે: ઓગસ્ટ

સને: ૨૦૧૭

રજુ કરનારનું નામ કેતન ચાહવાલા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦

ફોરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી..... Year: ૭૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૩).....

નકલ ફી ફોલીયો..... ૦

ઈન્ડેક્સ-૨ ફી.....

સ્વા સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૭૦

અંકે રૂપીયા સીતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(G S METALIYA)

સબ રજીસ્ટ્રાર

SRT/1/ATV

IGR-NIC

5633291868368823168

૨/૮/૨૦૧૭

૪:૩૫:૦૭ pm

અરજી પહોંચ

મેલકતનું વર્ણન 82

Search in : ડબોલી/DABHOLI

પહોંચ નંબર: ૨૦૧૭૦૨૧૦૪૨૫૩૦

અરજી નંબર: ૨૩૨૦૭

અરજી વર્ષ: ૨૦૧૭

તા: ૨

માહે: ઓગસ્ટ

સને: ૨૦૧૭

રજ કરનારનું નામ કેતન એસ ચાહવાલા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીઓ..... ૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર નપાસાણી..... Year: ૨૦૦૦ ૨૦૧૭ ૧૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીઓ..... ૦

ઇન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૦૦

અંકે રૂપીયા એકસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(C.B.Patel)
સબ રજીસ્ટ્રાર
SRT/4/KTG

IGR-NIC

5765088369097620562

૨/૮/૨૦૧૭

૪:૦૭:૩૪ pm