

# DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

## TITLE REPORT

To,  
Keshar Developers,  
A Proprietary Firm  
Through its Proprietor  
Shri Jatinbhai Gordhanbhai Patel  
AHMEDABAD.



Dear Sir,

**Ref:** Non-Agricultural land for multipurpose of Final Plot No.13/3 admeasuring 2347 sq. mts. [land admeasuring 3912 sq. mts. of Survey No.285/3] of Town Planning Scheme No.39 situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to **Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel.**

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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 2.6.2021 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us and also believing the photo copies of documents furnished in it's file to be true and genuine, we hereby opine our report on title as under :-



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Prior to year 1990 the land of Survey No.285 admeasuring 11736 sq. mts. of Mouje Thaltej belonged to Bhikhabhai Desaibhai.

Thereafter family distribution took place between [1] Bhikhabhai Desaibhai and [2] Dashrathbhai Desaibhai. As per the said family distribution land of Survey No.285 admeasuring 11736 sq. mts. came to the share of Bhikhabhai Desaibhai. Entry to that effect was entered in revenue record by Entry No.8615 dated 14.6.01 which was certified on 18.7.01.

Thereafter Bhikhabhai Desaibhai entered the names of his two sons i.e. [1] Rajesh Bhikhabhai and [2] Haresh Bhikhabhai as co-owners of the said land. Entry to that effect was entered in revenue record by Entry No.8672 dated 30.8.01 which was certified on 12.10.01.

Thereafter D.I.L.R., Ahmedabad made durasti of said land and issued Puravani Patrak [Supplementary Statement] No.56 by No.DMO/PU.p./4-5 on dated 1.8.05. As per said Durasti [1] land admeasuring 3912 sq. mts. of Survey No.285/1 came to the share of Bhikhabhai Desaibhai [2] land admeasuring 3912 sq. mts. of Survey No.285/2 came to the share of Rajeshbhai Bhikhabhai and [3] land admeasuring 3912 sq. mts. of Survey No.285/3 came to the share of Hareshbhai Bhikhabhai. Entry to that effect was entered in revenue record by Entry No.9632 dated 10.8.05 which was certified on 7.10.05.

Thereafter loan obtained against the land of Survey No.285 by Patel Bhikhabhai Desaibhai was repaid to The Thaltej Bodakdev Group Seva Sahkari Mandali Ltd. and on the strength of Certificate dated



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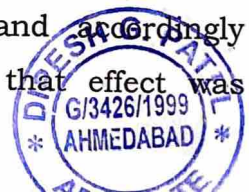
30.9.05 issued by the Mandali, the charge was removed. Entry to that effect was entered in revenue record by Entry No.9690 dated 19.10.05 which was certified on 9.1.06.

On implementation of Town Planning Scheme No.39 the land admeasuring 3912 sq. mts. of Survey No.285/3 was allotted land admeasuring 2347 sq. mts. of Final Plot No.13/3.

Thereafter loan obtained against the land of Survey No.285/1, 285/2 and 285/3 and other lands by Patel Bhikhabhai Desai bhai was repaid to The Thaltej Bodakdev Group Seva Sahkari Mandali Ltd. and on the strength of Certificate issued by the Mandali, the charge was removed. Entry to that effect was entered in revenue record by Entry No.9790 dated 13.2.06 which was certified on 29.3.06.

Thereafter N.A. Permission for Residential purpose was granted to the land of Final Plot No.13/1, 13/2 and 13/3 admeasuring 7041 sq. mts. [land of Survey No.285/1, 285/2 and 285/3] of Town Planning Scheme No.39 by District Collector, Ahmedabad by his order No.CB/Jamin/NA/SR-240/2006-2007 on dated 21.12.06. Entry to that effect was entered in revenue record by Entry No.10282 dated 31.1.07 which was certified on 6.3.07.

Thereafter Revenue Dept. issued Resolution No.PFR/102011/275/L/1 dated 17.3.12 through which "City" and "Dascroi" Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad City-East" and "Ahmedabad City-West" were constituted. Accordingly Village Thaltej of Dascroi Taluka was included in Taluka of Ahmedabad-City-West and accordingly Village Form No.7/12 was amended. Entry to that effect was



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which is registered in the office of Sub Registrar under serial No.11667 dated 24.12.20.

Thereafter [1] Arpitaben Hareshbhai Patel [2] Heer Hareshbhai Patel and [3] Veer Hareshbhai Patel executed Declaration cum Indemnity Bond in favour of Keshar Developers for the said land which is registered in the office of Sub Registrar under serial No.11668 dated 24.12.20.

Thereafter Ahmedabad Municipal Corporation granted construction permission on the said land by Rajachitthi No.04851/120221/A4581/R0/M1 dated 28.5.21.

Thereafter Keshar Developers, a Proprietary Firm put up a scheme of Units on the said land which is known as "Keshar Kadam".

Thus the said Non-Agricultural land for multipurpose of Final Plot No.13/3 admeasuring 2347 sq. mts. [land admeasuring 3912 sq. mts. of Survey No.285/3] of Town Planning Scheme No.39 situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] is independently owned, occupied and possessed by **Keshar Developers, a Proprietary Firm through its Proprietor Jatinbhai Gordhanbhai Patel** in the revenue records and all other government and semi-government records.

The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before



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us stating that the title of the said land are clear and marketable and said land have not been given in security nor created any charge thereon, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we give this opinion report and opine that the titles of the said Non-Agricultural land for multipurpose of Final Plot No.13/3 admeasuring 2347 sq. mts. [land admeasuring 3912 sq. mts. of Survey No.285/3] of Town Planning Scheme No.39 situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record.
2. Fulfillment of terms and conditions of revised N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.



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4. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 2ND DAY OF JUNE 2021

Place : Ahmedabad.



*Dipesh G. Patel*  
*[Signature]*  
Advocate

## NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.

