

CHINTAN R. PATEL

ENROLMENT NO.G/1538/2007

(ADVOCATE & NOTARY)

MO - 9898909067

OFFICE: (1) D-12 FIRST FLOOR,SETRUNJAY SHOPPING CENTER,KALIKUND DHOLKA,
TA.-DHOLKA,DIST.-AHMEDABAD

TITLE REPORT

DATE:09.09.2021

TO,

M/S.SHUKAN DEVELOPERS

Nr; Pullen circle,Kheda-Bagodra

Road Dholka, Ta.Dholka,

Dist.Ahmedabad

Pin:382225



Sir

Re: Investigation to the title to the N.A. Land admeasuring 7284 sq. mtrs as per survey no.1815 at Mouje Dholka, Taluka. Dholka, Dist,Ahmedabad in the registration of district Sub District Dholka, Belong to Shukan Developers a partnership firm.

Pursuant to your instuctions, I have already investigated title to the N.A. Land which is more particularly describe in the schedule hereunder written and I submit my report on title as under:

History of Land

1. Further it appersthat Sakalchand Dalichand Prajapati purchased the said land from Dhanabhai Harjibhai Patel, and entry to that effect is entered in the revenue record by mutation entry no.12191 dated 18-12-1981.
2. Further it appers that after the death of Sakalchand Dalichand Prajapati the name of his legal heirs (1) Bai Pakhadi alas Jyotiben Sakalchand Widow of Sakalchand (2) Jyostnaben

Sakalchand (3) Kantibhai Sakalchand (4) Ashokbhai Sakalchand and (5) Sangitaben Sakalchand as being entered in the revenue record by mutation entry no.16973 dated 11-07-2000.

3. Further it appears that said land admeasuring 7284 Sq. mtr. Bearing Survey No.1815 and has been granted Non - Agricultural for Multi Purpose use permission for by order No. CB/N.A./AHMEDABAD / DHOLKA / 1815/1004035/2019 of District collect Ahmedabad by order dated 12-06-2019 and entry to that effect is entered in the revenue records by mutation entry No. 28994 dated 12-06-2019 which entry duly certified.
4. Further it appears that **SHUKAN DEVELOPERS** a Partnership Firm purchased the said land Mouje. Dholka, Khata No.1294 R.S.No.1815, 2900 Sq.mtrs from heirs (1) Bai Pakhadi alas Jyotiben Sakalchand Widow of Sakalchand (2) Jyotsnaben Sakalchand (3) Kantibhai Sakalchand (4) Ashokbhai Sakalchand and (5) Sangitaben Sakalchand which sale deed is duly registered under serial no.4265/53 dated 19-12-2019 and entry to that effect is entered in revenue records by mutation entry no dated Which entry duly certified.
5. Shukan Developers has made development agreement no. 3764 on 26.08.21 at sub registrar office Dholka and made amendment no.394350 on 08.09.21 at sub registrar Dholka with (1)Shukan Buildtech and (2) JYOTIBEN S PRAJAPATI (3) JYOTSNABEN S PRAJAPATI (4) ASHOKBHAI S PARJAPATI (5) KANTIBHAI S PRAJAPATI (6) SANGITABEN S PRAJAPATI to develop the 7284 sq.meter non agricultural land. Further said that Shukan Developers can develop 2900 sq. m. for project named " FORTUNE ELEGANCE" .

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of freehold non agricultural land admeasuring 7284 sq.mtrs as per survey No.1815 at Mouje Dholka, Taluka Dholka in the registration of Sub- Registration Dholka.

Project Name : "FORTUNE ELEGANCE"

Developer Name: M/S. SHUKAN DEVELOPERS

Land Owner Name: (1) SHUKAN DEVELOPERS

(2) SHUKAN BUILDTECH

(3) JYOTIBEN S PRAJAPATI

(4) JYOTSNABEN S PRAJAPATI

(5) ASHOKBHAI S PARJAPATI

(6) KANTIBHAI S PRAJAPATI

(7) SANGITABEN S PRAJAPATI



TITLE REPORT

Further during my search at sub-registry and revenue records, I have not found any entry in respect to the charge or encumbrance over the said land.

In light of the above facts started by me I am of the opinion that title to the land more particularly described schedule here above written at present belong to **SHUKAN DEVELOPERS** a Partnership Firm is clear, marketable free from any charge or encumbrances.

I hope that you will find everything in order

Date: 09.09.2021

Place: DHOLKA



A handwritten signature in black ink, appearing to be "Chintan R. Patel", written over a circular stamp.

CHINTAN R. PATEL
Advocate & Notary

Sanad No. G/1538/2007
Mo. 9898909067

D-12, Setrunjay Shopping Center,
Kalikund Dholka, Dist. Ahmedabad.

