

DARSHIT PATEL.

B.Com., LL.B, Advocate.

5,2ND FLOOR, AGRAWAL CHAMBERS,
OPP. HAVMORE TOWN HALL,
ELLISBRIDGE, AHMEDABAD- 380006
Mobile No. : 9377778800

TITLE REPORT

Ref. :- In the matter of Investigation to the title of free hold Non - Agriculture Land admeasuring 12444 Sq. Mtrs., being and lying at Survey No. : 884 & 884 Paiki 1, of Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka- Gandinagar in the Registration District and Sub-District Gandinagar belonging to the 1) SMT. PRATHNABEN BHARATBHAI PATEL & 2) SHRI BHASKAR VISHVADEV PATEL. (hereinafter referred to as Captioned Land).

As per the instructions of 1) SMT. PRATHNABEN BHARATBHAI PATEL & 2) SHRI BHASKAR VISHVADEV PATEL, I have investigated Title of captioned land from various records and documents for the last 30 years and papers produced by the owner of the land and online search taken at Sub-Registrar Office Gandhinagar, vide Application No. 8022023519026 & 8022023520255 dated 08/05/2023 I have to state on the basis of following documents :-

- (1) Xerox copy of extract of village Form No.7/12.
- (2) Xerox copy of extract of village Form No. 6.
- (3) Xerox copy of Sale Deed executed in the favour of 1) Shri Hareshbhai Jamnadas Patel & 2) Bharatbhai Jamnadas Patel bearing Registration No. 5726 dated 01/02/1997.
- (4) Xerox copy of N.A. Order No. : J.P. /JMN/S.R./6/VASHI/9792-9800/60/03 dated 17/12/2003.
- (5) Xerox copy of Sale Deed Executed in the Favour of Shri. Bhaskar Vishvadev Patel by Shri. Hareshbhai Jamnadas Patel Bearing registration No.865 Dated 04/02/2005.
- (6) Copy of Title report of Umesh Trivedi & Nimesh J. Trivedi Advocates dated 03-02-2005.
- (7) Xerox copy of Development Agreement entered into between 1) Smt. Prathnaben Bharatbhai Patel 2) Vatsal Bharatbhai Patel & 3) Bhaskar Vishvadev Patel & M/s. Omkar Infratech, a partnership firm. Bearing registration No.7669 Dated 25/05/2016.



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- (8) Xerox copy of Development Agreement entered into between 1) Smt. Prathnaben Bharatbhai Patel 2) Vatsal Bharatbhai Patel & 3) Bhaskar Vishvadev Patel & M/s. Omkar Infratech, a partnership firm. Bearing registration No.830 Dated 15/01/2018.
- (9) Xerox copy of Release Deed in the Favour of Smt. Prathnaben Bharatbhai Patel by Shri. Vatsal Bharatbhai Patel Bearing registration No.37819 Dated 26/08/2022.

My report on the Title of captioned land is as under :-

- (1) Prior to 1997, the captioned land was owned by 1) Shri Hareshbhai Jamnadas Patel & 2) Bharatbhai Jamnadas Patel as per the revenue records.
- (2) Thereafter Bharatbhai Jamnadas Patel expired on 15-07-1996 without making any will and captioned land was transferred in the name of his legal heirs, i.e. 1) Smt. Prathnaben Bharatbhai Patel 2) Vatsal Bharatbhai Patel, jointly with Shri Hareshbhai Jamnadas Patel and they became the co-owners of captioned land and the entries in this regard had been mutated in the Revenue records of Mouje Vavol village Form No.6 bearing entry No.5853 dated 23-06-1998.
- (3) Then afterwards Shri Hareshbhai Jamnadas Patel and others have applied to Jilla Panchayat Office to convert the land from agricultural use to N.A. use for residential purpose. Jilla Panchayat Gandhinagar has passed order vide order No. J.P. /JMN/S.R./6/VASHI/9792-9800/60/03 dated 17/12/2003.
- (4) Then afterwards Shri Hareshbhai Jamnadas Patel sold part captioned Land to Shir. Bhaskar Vishvadev Patel for which sale Deed is registered with Sub-Ragistrar Office Gandhinagar Bearing registration No.865 Dated 04/02/2005.
- (5) Then afterwards one Development agreement is entered in to between land owners 1). Bhaskar Vishvadev Patel 2) Smt. Prathnaben Bharatbhai Patel 3) Vatsal Bharatbhai Patel and M/s. Omkar Infratech, a partnership firm which is Registered with Sub-Ragistrar Office Gandhinagar vide No.7669 Dated 25/05/2016.
- (6) Then afterwards another Development agreement is entered in to between land owners 1). Bhaskar Vishvadev Patel 2) Smt. Prathnaben Bharatbhai Patel 3) Vatsal



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Bharatbhai Patel and M/s. Omkar Infratech, a partnership firm which is Registered with Sub-Ragistrar Office Gandhinagar vide No. No.830 Dated 15/01/2018.

- (7) Then afterwards M/s. Omkar Infratech has constructed B, H & I Block construction on the basis of Development agreement & sold residential units of Block H & I & Shops & Offices of Block B are sold to different persons.
- (8) Then afterwards One Release Deed of land admeasuring 2990.76 Sq. Mtrs was executed by Shri. Vastal Bharatbhai Patel in the favour of Smt. Prathnaben Bharatbhai Patel which is Registered with Sub-Ragistrar Office Gandhinagar vide No. No.37819 Dated 26/08/2022.

I opine that the title of free hold Non-Agriculture Land admeasuring 12444 Sq. Mtrs., being and lying at Survey No. : 884 & 884 Paiki 1 of Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka-Gandinagar, in the Registration District and Sub-District Gandhinagar belonging to the Shri). Bhaskar Vishvadev Patel 2) Smt. Prathnaben Bharatbhai Patel is clear and free from reasonable doubts and encumbrances.

- Subject to
- 1) Usual declaration to be obtained.
 - 2) Right of development agreement of M/s. Omkar Infratech.
 - 3) Land Interest of Flats, Shops & offices sold which is constructed over captioned Land.
 - 4) Right of Indus Towers Limited. in 400 Sq. Ft. Terrace Right

The description of above captioned land is mentioned in the schedule hereunder mentioned



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of free hold Non-Agriculture Land admeasuring 12444 Sq. Mtrs., being and lying at Survey No. : 884 & 884 Paiki 1, of Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka- Gandinagar in the Registration District and Sub-District Gandinagar which is bounded as follows :-

East : 18 Mtr. Road
West : Final Plot No. 203
North : Guda Final Plot No. 316
South : Guda Final Plot No. 266

Date : 22/05/2023
Place : Ahmedabad



D. S. Patel

(Darshit Patel)
Advocate

DARSHIT PATEL.
B.Com., LL.B, Advocate.

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CERTIFICATE

Ref. :- In the matter of Investigation to the title of free hold Non - Agriculture Land admeasuring 12444 Sq. Mtrs., being and lying at Survey No. : 884 & 884 Paiki 1, of Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka-Gandinagar, in the Registration District and Sub-District Gandhinagar belonging to the 1) SMT. PRATHNABEN BHARATBHAI PATEL & 2) SHRI BHASKAR VISHVADEV PATEL (hereinafter referred to as Captioned Land).

This is to certify that I have investigated the title of Captioned Land Survey No. 884 & 884 Paiki 1 of free hold non - agricultural Land admeasuring 12444 Sq. Mtrs., being & lying at Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka- Gandinagar in the Registration District and Sub-District Gandinagar which is more particularly described in the schedule hereunder mentioned. I found it clear, marketable and free from reasonable doubt/s subject to Usual Declaration to be obtained and development right of M/s. Omkar Infratech, a partnership firm & Flats & Shops & Offices sold constructed over captioned Land Further details of Captioned Land is given as per our Title Report of even date already given to you.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of free hold Non-Agriculture Land admeasuring 12444 Sq. Mtrs., being and lying at Survey No. : 884 & 884 Paiki 1, of Mouje-Vavol, T.P. Scheme No. 13, Final Plot No. 218, Taluka- Gandinagar in the Registration District and Sub-District Gandinagar which is bounded as follows :-

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D. S. Patel

(Darshit Patel)
Advocate