

VISHVESH C. TRIVEDI

B.Com. LL.B ADVOCATE

Off: (079) 20194707

(M) 9825026213

Email: vctrivedi79@gmail.com

705, Sahyog Building,

Opp. Dinbai Tower,

Lal Darvaja, Ahmedabad-1

:: TITLE OPINION REPORT ::

To,
M/s Rachana Infrastructure A Partnership Firm ,
Ahmedabad.

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Ref :- Non-Agriculture Residential Land Admeasuring 23,431Sq.
Mtrs. of Block/ survey No.2132 (Old Revenue Survey No.
1770) of T.P. Scheme No 2 & Final Plot No 142 laying being
Mouje Dahegam, Taluka Dahegam, District, Gandhinagar.

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As per the instruction I have examined the title of above referred land I have caused search from registrar record for last 30 years. I have examined original copies of documents/papers furnished in file to be true and genuine and my report on title is as under:-

Prior to 1980 Land of Block No.1770, land was belonged to Naranbhai Khimjibhai .

Thereafter Naranbhai Khimjibhai was expired prior on dated 06/07/1979 therefore his legal heirs (1) Lilaben Naranbhai, (2) Pushpaben Naranbhai, (3) Vinodbhai Naranbhai, (4) Dineshbhai Naranbhai, (5) Alpesh Naranbhai, and (6) Savitaben Naranbhai, were entered in revenue record vide Mutation entry No. 4267 on dated 09/08/1979.



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Thereafter (1) Lilaben Naranbhai, (2) Pushpaben Naranbhai, (3) Vinodbhai Naranbhai, (4) Dineshbhai Naranbhai Release their Rights therefore their Name were Removed vide Mutation entry No 4268 on dated 09/08/1979.

Thereafter earlier Charge of Dena Bank was paid up therefore charge was Removed vide Mutation entry No 5025 on dated 08/06/1983.

Thereafter Charge of Dahegam State Co.Op.Land Mortgage Bank Ltd was entered in revenue record vide Mutation entry No 5895 & 6954 on dated 02/02/1988 & 04/04/1994.

Thereafter Charge of Vehicle Tax was entered in revenue record vide Mutation entry No . 6199 on dated 11/08/1989 thereafter the said Vehicle Tax was Paid up therefore charge was Removed from revenue record vide Mutation entry No 6414 on dated 08/01/1991.

Thereafter Charge of Dahegam Seva Sahkari Mandli Ltd was entered in revenue record vide Mutation entry No 7044 & 7362 on dated 16/08/1994 & 24/05/1996 thereafter the said loan was Paid up therefore charge was Removed from revenue record vide Mutation entry No 9874 on dated 30/03/2018.

Thereafter Charge of State Bank of India, Dahegam was entered in revenue record vide Mutation entry No 9890 on dated 10/04/2008 the said loan was Paid up therefore charge was Removed from revenue record vide Mutation entry No 11009 on dated 21/12/2010.

Thereafter on dated 22/12/2010 (1) Alpesh Naranbhai, (2) Savitaben Naranbhai (3) Vinodkumar Naranbhai (4) Dineshkumar Naranbhai Sold & conveyed the said land to 1) Arvindbhai Babubhai Bambhroliya (10% Share) 2) Vrajlal Babulai Bambhroliya (10% Share) 3) Ashokbhai Babubhai Bambhroliya (10% Share) 4) Ranjanben Ashokbhai Bambhroliya (25% Share) 5) Viken



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Naranbhai Prajapati (7.50% Share) 6)Hiren Naranbhai Prajapati (7.5% Share) 7)Savjibhai Jethabhai Babriya (10% Share) 8)Nandlal Mavjibhai Patel (10% Share) & 9)Bhurabhai Karshanbhai (10% Share) the said effect was entered in revenue record vide Mutation entry No 11,010 on dated 22/12/2010 as per mutation entry Name of Shaileshbhai Babubhai Patel & Babubhai Somabhai Patel were Reflect as a Seller thereafter on dated 24/05/2011 Mamlatdar, Dahegam pass an order No. E-Dhara/Rectification /vashi.1263/2011 and Rectify as four Seller in mutation entry No.11010 the said effect was entered in revenue record vide Mutation entry No 11,265 on dated 25/05/2011.

Thereafter on dated 06/08/2011 N.A Permission issued by Collector, Gandhinagar vide No. CB/Jamin/BKHP/SR.9/Vashi.12502 to 12517/2011 the said effect was entered in revenue record vide Mutation entry No 11,783 on dated 17/06/2012.

Thereafter T.P Scheme was implemented and land of Survey No.1770 was allotted in T.P Scheme No.2 & F.P No.142 and land was fixed 23,431 sq.mtr.

Thereafter on dated 23/07/2012 1)Arvindbhai Babubhai Bambhroliya (10% Share) 2)Vrajlal Babulai Bambhroliya (10% Share) 3)Ashokbhai Babubhai Bambhroliya (10% Share) 4)Ranjanben Ashokbhai Bambhroliya (25% Share) 5)Viken Naranbhai Prajapati (7.50% Share) 6)Hiren Naranbhai Prajapati (7.5% Share) 7)Savjibhai Jethabhai Babriya (10% Share) 8)Nandlal Mavjibhai Patel (10% Share) & 9)Bhurabhai Karshanbhai (10% Share) sold & conveyed land admeasuring 23,431 sq.mtr to M/s Rachna Infrastructure vide Registered Sale Deed No.1322 the said effect was entered in revenue record vide Mutation entry No 11,843 on dated 23/07/2012.



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Thereafter on dated 15/12/2016 SLR, Gandhinagar pass an order No. Re-Survey/Promulgation/Dahegam-96/Dahegam/2016 and Re-survey was carried out and as per re-survey Old Revenue Survey No.1770 was allotted a Block/Survey No.2132 the said effect was entered in Revenue Recodes vide mutation entry No.13,818 on dated 04/01/2017.

Thereafter on dated 26/04/2021 Development Permission issued by AUDA vide No.PRM/57/6/2020/138.

In view of what is stated above form that and form the information given to me and believing the same to be true, correct and trustworthy and also believing the Xerox copies of documents furnish in the file shown to be true and genuine. The title of the said property is clear and marketable, free from any Charge or encumbrance and free from reasonable doubts.

DATED THIS 26th DAY OF August , 2021.

Place : Ahmedabad



V. C. Trivedi
Advocate.
(Sanad No. G/223/91)

Encl. [1] Search Report of Sub-Registrar-Dahegam Vide No 2021049007340. on dated 26/08/2021.

