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Title Investigation Report of Land

As required under the provisions of Gujarat Real Estate
(Regulation and Development) (Matters Relating to the Real Estate
Regulatory Authority) Rules-2016.

To Whom So It May Ever Concern

This is to certify that title of "Rashi Space and Developers"
proprietor Rajesh Sharadbhai Desai, over the below described
property is investigated by me.

DESCRIPTITON OF THE PROPERTY

Immovable property situated at Sardar Patel marg area
of Navsari municipality, Tal. Dist. Navsari.

Non agricultural plot of land in T.P scheme
no. 2, bearing O.P no. 206 and 207, F.P no. 305 and
306, revenue survey no. 82 and 83, city survey tika
no. 123, city survey no. 4909/1/2 admeasuring 3619.89
sq.mtr of land with undivided share in the common road
to the tune of 206.47 sq.mtr in city survey
no. 4909+4910/6 totaling 3826.36 sq.mtr of land.

Above described property is bounded on east by the
land of city survey no. 4909/3 and on west by the city
survey no. 4909/1 paiki and on north by the FP no. 307
and on south by the 12 meter internal road.



TITLE OF THE LAND

That said property is non agricultural plot of land in T.P scheme no.2, bearing O.P no. 206 and 207, F.P no.305 and 306, revenue survey no.82 and 83, city survey tika no.123, city survey no.4909/1/2 admeasuring 3619.89 sq.mtr of land with undivided share in the common road to the tune of 206.47 sq.mtr in city survey no.4909+4910/6 totaling 3826.36 sq.mtr of land of Navsari.

Said land was originally an agricultural land and was bearing revenue survey no.82 and 83.

That land of survey no.82 was in the year 1951 owned by one Madha Hira and on his death on 13/4/74 as per the statements and consents given name of Mithiben widow of Madhavbhai Hirabhai was mutated vide revenue entry no.2881 dated 26/8/74.

That said owner sold said property to Jayntilal Parsottamdas Kevat by a register sale deed bearing registration no.2958 dated 16/7/88 and entry no.5004 dated 6/1/89 to that effect was mutated in the revenue record.

That land of survey no.83 was owned and occupied in the year 1951 by Lala Durlabh and on his death as per the statements and consent given name of his son Raghabhai Lalabha was mutated in the revenue record as owner of the property vide entry no.3228 dated 12/9/77.

That said owner sold 5808 sq.mtr land from said land to Jayantilal Parsottam Kevat by a register sale deed no.3108 dated 10/9/92 and entry no.6064 dated 6/12/92 was mutated to that effect in the revenue record.



Thus Jayantilal Parsottam Kevat became the owner of 25293 sq.mtr of land of survey no.82 and became owner of 5808 sq.mtr of land of survey no.83.

That land of both survey numbers were consolidated by the order of Mamlatdatdar Navsari city by order no.LND/EKATRA/VASHI/1119/93 dated 16/10/93 and new survey no.82 admeasuring 311101 sq.mtr was formed. That revenue entry no.6116 dated 01/12/93 to that effect was mutated in the revenue record.

That land of survey no.82 was converted into non agricultural land by the order of collector Navsari by order no.CH/N.A/regi.23/97-98vashi1748 to 1755/98 dated 15/10/98 and entry to that effect was made in the property card on 22/11/2002.

That said owner Jayantilal Parsottamdas Kevat sold said land to Chandrakant Raghunath Patil by a register sale deed no.1985 dated 30/05/2002(old no.2005 dated 19/07/2000) and entry to that effect was made in the city survey record on 05/04/2002.

That said land was consolidated by Navsari municipality by rajachitthi no.1336 dated 21/06/2012 and thereafter by mukadama no.350 dated 29/03/2012, rajachitthi no.1338 dated 21/06/2012 divided into five sub-plots and common road.

Out of said plots, land of plot no.4 admeasuring 38004.05 sq.feet of land and land of plot no.5 admeasuring 39052.01 sq.feet of land totaling 77056.06 sq.feet i.e 7161.34 sq.mtr of land was sold by Chandrakant Raghunath Patil to J.J.Corporation, a partnership firm by register sale deed no.2124 dated 30/03/2012 and entry no.6762 dated 19/06/12 to that effect was mutated in the property card.



That out of said plot of land plot no.4,hissa no.2 bearing city survey no.4909/2 admeasuring 3619.89 sq.mtr of land and plot no.5,hissa no.1 city survey no.4909/1 admeasuring 3610.58 sq.mtr of land were consolidated by the order of City Survey Superintendent Navsari by order no.CTS/EKATRA/WARD no.Navsaraii-3/2018 dated 09/02/2018 and new city survey no.4909/1 admeasuring 7230.47 sq.mtr was formed.

That out of said land eastern side land admeasuring 3619.89 sq.mtr was sold by J.J.Corporation, a partnership firm to present owner "Rashi Space and Developers" proprietor Rajesh Sharadbhai Desai by register sale deed no.5943 dated 12/09/2019.That entry no.16968 dated 26/09/2019 to that effect was mutated in the property card.

That by the order of city survey superintendent Navsari by order dated 20/11/2019 land admeasuring 3619.89 sq.mtr is separated from the property card of city survey no.4909/1 and new city survey no.4909/1/2 admeasuring 3619.89 sq.mtr is formed and entry no.17299 dated 20/11/2019 to that effect is mutated in the property card.

That Navsari Urban Development Authority granted development permission for construction over the said land to "Rashi Space and Developers" proprietor Rajesh Sharadbhai Desai by rajachitthi no.563 dated 04/12/2019.

That said permission is given for construction of multistoried buildings consisting of three building namely "A", "B" and "C", each building of ground floor(parking)+ten floors(residence)and club house in common plot.



That title of the land over which construct of said buildings are to be made is clear and marketable and without any encumbrance, which please note.

Date: 10/12/2019



(T. M. Vashi- Advocate)