

Shailesh T. Dave

B.Com. L.L.B.

Office: Omassociates, 128, Shyona Arcade, Tolnaka,
Bapunagar, Ahmedabad- PH : PP- 9825767770

Ref. No.

Date : September 13th, 2019

TITLE REPORT WITH OPINION

Ref.: Investigation of title to the Non-Agricultural Land bearing Block/Survey No.344/2 admeasuring Hectare Acres 0-35-41 sq.mtrs., Which Include in Town Planning Scheme-234 (ZundaL) now given F.P. No.187 admeasuring 2125 sq.meters Non-Agriculture Land (Residential & Commercial) situated, lying & being in the sim of Zundal, Taluka & District-Gandhinagar And Said Non-Agricultural Land belongs to **RIDHAM DEVELOPERS**



THIS IS TO STATE THAT, We have investigated the title to the Non Agricultural land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "DIVYA BHASKAR" dated: 24th, August, 2019 and also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Gandhinagar and Sub-Registrar of Gandhinagar for the last more then 39 years viz.1980 to 1994 (the registration record of some years of Sub-Registrar's Office is destroyed/torn out/Not present and hence it cannot be inspected and its search is not available through my search clerk and hence it cannot be inspected and its search is not available, while computerized search of the last 25 years (1994 to 2019) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also on perusal and verification of relevant revenue records, deeds, documents, agreements, N.A.Use Permission etc., produced before me and believing same are true and correct and from the information given to me

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by the aforesaid owner and relying on Declaration-Cum-Indemnity made on oath by said owner, I hereby declare my opinion that the title of said land is free from any charge or encumbrance and free from reasonable doubts in the manner of my title certificate is subject to ...



- i. Fulfillment of the Provision of the Land Revenue Code, Town Planning act, Stamp act, Registration act or any other act, rule/notification, gazette etc., which may apply.
- ii. Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THIS SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Land bearing Non-Agricultural Land bearing Block/Survey No. Survey No.344/2 admeasuring Hectare Acres 0-35-41 sq.mtrs,, Which Include in Town Planning Scheme-234 (Zundal) now given F.P. No.187 admeasuring 2125 sq.meters Non-Agriculture Land (Residential & Commercial) situated, lying & being in the sim of Zundal, Taluka & District- Gandhinagar And Said Non-Agricultural Land belongs to Ridham Developers.

- (1) I have no direct or indirect interest in the property mentioned in this Title Opinion Certificate.
- (2) I have not seen any original Document, So before any transction please Check All necessary all Original Documents.

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- (3) In this Opnin, I have not found any Notorized or unregistered Document. So Any Notorized or unregistered Document cannot be inspected.
- (4) If any deed(s)/ writing etc. executed through Notary or power of attorney holder then consent deed/ leeter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (5) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or tranfer executed by katra of any H.U.F in past or heritance property owner.
- (6) I have issue only my opinion on basis of Govt. Record. and Serch Report issue by the Sub Registrar Office, Gandhinagar.

- Note :
- (1) I had issue a Public notice in the Gujarati daily newspaper "Divya Bhaskar dated 24th, August, 2019 inviting objections if any from the Public in General for issuing my Title Opnion Certificate in relastion thereto and in response to said public notice I have not received any objection.
 - (2) I had issue this title opnion certificate to only my client Ridham Developers.

PLACE : AHMEDABAD

DATE : September 13th, 2019



Shailesh T. Dave
(Advocate)

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Date : September 13th, 2019

REPORT ON TITLE

Ref. : Search Report in respect of Non-Agricultural Land bearing Survey No.344/2 admeasuring Hectare Acres 0-35-41 sq.mtrs,, Which Include in Town Planning Scheme-234 (ZundaL) now given F.P. No.187 admeasuring 2125 sq.meters Non-Agriculture Land (Residential & Commercial) situated, lying & being in the sim of Zundal, Taluka & District-Gandhinagar And Said Non-Agricultural Land belongs to **RIDHAM DEVELOPERS**



As per the instructions given by **RIDHAM DEVELOPERS** to investigate the title of the immovable Non Agricultural Land. Hence I have taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Gandhinagar and Sub-Registrar of Gandhinagar for the last more then 39 years viz.1980 to 1994 (the registration record of some years of Sub-Registrar's Office is destroyed/torn out/Not present and hence it cannot be inspected and its search is not available through my search clerk and hence it cannot be inspected and its search is not available, while computerized search of the last 25 years (1994 to 2019) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also on perusal and verification of relevant revenue records, deeds, documents, agreements, papers and plan etc., produced before me and believing same are true and correct and from the information given to me by the aforesaid owner and relying on Declaration-Cum-Indemnity made on oath by said owner.

(1) As per Entry No.1493, Dt.29/08/1946

Jivaji Detarji was the owner & possessor of Land of Survey No.388/2. whereby Jivaji Detarji sold the Land of Survey No.388/2 Paiki Acre 0.35 Gutha to

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Prahladbhai Lalubhai by the registered Sale Deed on dated : 31-05-1946.

(2) As per Entry No. 1532, 1948

According to Section 3 (A) of Tenancy act, Taluka Order No : T.N.C. dated : 27-11-1947, Pharmer's name with mentioned survey number their forever Common Ganotia.

(3) As per Entry No. 2125, Dt.15-6-1955

Jaat Inami being abloshied, whereby the Bombay Personal Innam abolishan act 1952 & Sercular No : WTN4035, dated : 28-7-1953 by the District Collector & Taluka Order No.WTN108, dated : 2-2-1955, Subject land enter into the Khalsa Raiyatwari Head.

(4) As per Entry No. 2137, Dt. 4/12/1955

After that Prabhudas Lalubhai was expired on 4/12/1955, therefore name of his legal heirs viz. (1) Keshavlal Prabhudas Lallubhai (2) Ramanlal Prabhudas Lallubhai (3) Babubhai Prabhudas Lallubhai & Avalben Widow of Prabhaudas Lallubhai's name has been entered in the 7/12 extract of the subject land.

(5) As per Entry No. 2796, Dt. 23/10/1964

Afterthat Jivaji Detarji Purchased said land from its original Land owner. & Jevaji Detarji hold the possession of the subject land, therefore assume the jivaji detarji was a Ganotia of the Said Land. whereby Procedure made by the Mamlatdar & Krushipanch, & admit the Ganot case wide No : 235 on dated : 16-7-1964. Afterthat Jivaji Detarji planting for sale rights & he is purchase the said land, therefore getting Rs.1/- Penlty & granted the said sale transection. Therefore Jivaji detarji'a Name has been entered in the 7/12 extract of the subject land.



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(6) As per Entry No.4292, Dt.24/11/1995.

Jivaji Detarji was expired 20 year ago before the 23-11-1995 & therefore name of his legal heirs viz (1) Jivatben Jivaji (2) Manguben Jivaji (3) Maniben Jivaji (4) Pathiben Daughter of Ghemanji Jivaji & (4) Sitaben Widow of Ghemaji Jivaji name has been entered in the 7/12 extract of the subject land.

(7) As per Entry No. 5249, Dt.8/02/2006.

Entry made for the detated entry in the revenue record for the Piece of land.

(8) Afterthat Jiavatben Jivaji Daughter of Jivaji Detarji was expired, therefore her legal heris viz (1) Lebaji Lakhaji (2) Joitaji Lakhaji but Lebaji Lakhji also expired there his legal heirs Jugaji Lebaji, Jigiben leabji & Kantaben widow of Lebaji Lakhaji name has been entered in the 7/12 extract of the subject land.

(9) As per Entry No. 5250, Dt. 8/02/2006

After that Kantaben Widow of Lebaji Lakhaji was expired on 16-4-2004, therefore her name was deleted in the subjet land record.

(9) As per Entry No. 5413, Dt.15/11/2006

Sale deed has been executed on 10/02/2006 by (1) Manguben Jivaji (2) Maniben Jivaji (3) Padhiben daughter of Ghemaji Jivaji (4) Sitaben Widow of Ghemaji Jivaji (5) Joitaji lakhaji (6) Jugaji Lebaji (7) Jigiben Lebaji in favour of (1) Keshavlal Shankarlal Patel (33% Share) (2) Chimanlal Ambalal Patel (17% Share) (3) Khodabhai Girdhardas Patel (25% Share) (4) Ramanbhai Keshavlal Patel (25% Share) conveying the land bearing survey no.344/2, admeasuring Hector Acres 0-21-25 wide Registered Sale Deed No :1425.

According to the said sale deed the name of Seller has been deleted and name of the Buyer has been entered in the 7/12 extract of land.

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(10) As per Entry No. 5994, Dt. 12/1/2009

Some Computerised mistek in some land record.

(11) As per Entry No. 6729, Dt. 19/7/2011

Sale deed has been executed on 19/7/2011 by Keshavlal Shankarlal Patel (33% Share) (2) Chimanlal Ambalal Patel (17% Share) (3) Khodabhai Girdhardas Patel (25% Share) (4) Ramanbhai Keshavlal Patel (25% Share) in favour of (1) Ashwainkumar Maganlal Patel (25% Share) (2) Bharatkumar Maganlal Patel (25% Share) (3) Shaileshkumar Keshavlal Patel (16.5% Share) (4) Patel Mrunaliben Govindbhai (16.5 Share) & (5) Harshadbhai keshavlal Patel (17% Share) conveying the land bearing survey no.344/2, admeasuring Hector Acres 0-21-25 wide Registered Sale Deed No :8505.

According to the said sale deed the name of Seller has been deleted and name of the Buyer has been entered in the 7/12 extract of land.

(12) As per Entry No.7560, Dt.19/08/2014

Afterthat Rights Release Deed has been executed on 14-8-2014, by Harshadbhai keshavlal Patel (17% Share) in favour of Shaileshkumar Keshavlal Patel (16.5% Share) conveying his undivided land bearing survey no.344/2. wide Registered Release Deed No : 11389.

According to the Right Release deed the name of Seller has been deleted and name of the Buyer has been entered in the 7/12 extract of land.

(13) As per Entry No.9081, Dt :

N.A. Use permission granted for Residential & commercial purpose by Hon'ble Collector, Gandhinagar wide his office bearing order No.CB/LAND/N.A./ S.R.280/18/Vashi42237 to 42251/2018, Dtd.15/12/2018 for the land bearing survey No.344/2, (F.P.No.187) admeasuring 2125 Sq.Mtrs Land For Residential & Commercial N.A. Purpose.

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(13) As per Entry No. 9185, Dt.30/04/2019

Sale deed has been executed on 18/4/2019 by (1) Ashwinkumar Mangalal Patel through its POA Holder Patel Bharatkumar Manganbhai (25% Share) (2) Patel Bharatkumar Maganbhai (25 % Share) (3) Patel Shaileshkumar Keshavlal (33.5 % Share) & (4) Patel Mrunaliben Govindbhai (16.5% Share) in favor of Ridham Developers through its Authorised Partner Gajera Nareshbhai Ravjibhai conveying the land bearing survey no.344/2 admeasuring Hectare Acres 0-3541, Which included in Town Planning Scheme No : 234 (Zundal) now given F.P. No.187 admeasuring 2125 sq.meters Non-Agriculture Land (Residential & Commercial) for a consideration of Rs.5,00,00,000/- wide Registered Sale Deed No : 9110.

According to the said sale deed the name of Seller has been deleted and name of the Buyer has been entered in the 7/12 extract of land.

Under these circumstances, I hereby certify/Opinion that the rights title and interest of the above referred Non-agricultural land is clear and markerable and free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of the above referred Non-Agricultural Land bearing Survey No.344/2 admeasuring Hectare Acres 0-35-41 sq.mtrs,, Which Include in Town Planning Scheme-234 (Zundal) now given F.P. No.187 admeasuring 2125 sq.meters Non-Agriculture Land (Residential & Commercial) situated, lying & being in the sim of Zundal, Taluka & District-Gandhinagar And Said Non-Agricultural Land belongs to RIDHAM DEVELOPERS.

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I here by Declare that :-

- (1) I have no direct or indirect interest in the property mentioned in this Title Opinion Certificate.
- (2) I have not seen any original Document, So before any transction please Check All necessary all Original Documents.
- (3) In this Opnin, I have not found any Notorized or unregistered Document. So Any Notorized or unregistered Document cannot be inspected.
- (4) If any deed(s)/ writing etc. executed through Notary or power of attorney holder then consent deed/ leeter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (5) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or tranfer executed by katra of any H.U.F in past or heritance property owner.
- (6) I have issue only my opinion on basis of Govt. Record. and Serch Report issue by the Sub Registrar Office, Gandhinagar.

PLACE : AHMEDABAD

DATE : September 13th, 2019



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(Advocate)