

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : A-101, Sukirti Garden, Opp. Super Society, Karnavati Club Road,
Ramdevnagar, Ahmedabad-380015.

TITLE REPORT

To,

M/s. Satnam Developer,

a Partnership Firm through its Partners

Shri Kamal Gopaldas Pritmani and others

Ahmedabad



Dear Sir,

Ref: Non-Agricultural land admeasuring 2003 sq.mts.
of Final Plot No.45/1 [Survey No.45/1, Old
Survey No.45/4/1] of Town Planing Scheme
No.241 [Nana Chiloda] situate, lying and being
at Mouje Chiloda, Taluka Gandhinagar in the
Registration District and Sub-District of
Gandhinagar belonging to **M/s. Satnam
Developer, a Partnership Firm through its
Partners [1] Shri Kamal Gopaldas Pritmani
[having 75% share] [2] Shri Daulat Assandas
Maherchandani [having 12.5 % share] and [3]
Shri Rajesh Assandas Maherchandani [having
12.5 % share].**

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As per the Instructions, we have examined the titles of the
above referred Land and have caused to be taken searches of
available registration record for last 30 years on 26.9.20 through
our search clerk (Search of complete registration records is not
available due to tearing of pages of Books available for inspection)
and from that and from the information given to us and believing
the same to be true, correct and trustworthy and also believing the



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photo copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

Prior to year 1988 Agricultural land admeasuring 3339 sq. mts. of Survey No.45/4/1 belonged to Bhuraji Ravaji Darbar.

Thereafter Mamlatdar and Krushi Panch passed Tenancy Order No.80/89 dated 17.7.90 to enter the said land in favour of "Government" without any charge, as the said land was unauthorisedly sold and conveyed to Bhuraji Ravaji violating the provisions of The Bombay Tenancy and Agricultural Lands Act, 1948. Entry to that effect was entered in revenue record by Entry No.1851 dated 1.9.90 which was certified on 30.11.90.

Thereafter as the said land was irrigated and as per the understanding arrived in the meeting of Mamlatdar, Gandhinagar noting of "Fragment" was removed from the said land. Entry to that effect was entered in revenue record by Entry No.1869 dated 17.12.90 which was cancelled on 22.2.91.

Thereafter Gujarat Revenue Tribunal granted the Revision Application No.T.E.N.B.A.369/93, Ahmedabad and ordered to close the proceedings under Section-84 [C] by rejecting the order of Deputy Collector, Land Reform and declared that the purchase of land by Bhuraji Ravaji Darbar was valid and he is bonafide owner and occupier of the said land. Entry to that effect was entered in revenue record by Entry No.2089 dated 21.4.98 which was certified on 15.10.98.

Thereafter Bhuraji Ravaji Darbar sold and conveyed the said land to Pravinbhai Vallabhbbhai Patel [Vasani] by Sale Deed which was submitted for registration and registered in the office of Sub Registrar under serial No.4766 dtd.26.11.98 which was again



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registered at No.376 on dated 21.1.99 after completion of legal formalities. Entry to that effect was entered in revenue record by Entry No.2125 dtd.4.3.99 which was certified on 29.6.99.

Thereafter Pravinbhai Vallabhbhai Patel [Vasani] sold and conveyed the said land to Odhavjibhai Ramjibhai Savani by Sale Deed which is registered in the office of Sub Registrar under serial No.2940 dated 27.3.06. Entry to that effect was entered in revenue record by Entry No.2433 dated 20.4.06 which was certified on 31.5.06.

Thereafter as per Durasti Patrak No.36 the land bearing Survey No.45/4/1 admeasuring 3339 sq. mts. owned by Odhavjibhai Ramjibhai Savani was given Survey No.45/1 admeasuring 3339 sq. mts. Entry to that effect was entered in revenue record by Entry No.3163 dtd.13.10.09 which was certified on 26.12.09.

Thereafter Odhavjibhai Ramjibhai Savani sold and conveyed the agricultural land admeasuring 3339 sq. mts. of Survey No.45/1 to [1] Bharatbhai Natvarlal Trivedi [2] Bhaveshkumar Manubhai Sheladiya [3] Jaysukhbhai Shamjibhai Raiyani [4] Babubhai Devrajibhai Zadafiya [5] Pravinbhai Togalal Rabadiya and [6] Mahendrabhai Vallabhbhai Khichadiya by Sale Deed which is registered in the office of Sub Registrar under serial No.16162 dated 29.11.10. Entry to that effect was entered in revenue record by Entry No.3625 dtd.21.4.11 which was certified on 12.8.11.

On implementation of Town Planning Scheme the land admeasuring 3339 sq. mts. of Survey No.45/1 was allotted land admeasuring 2003 sq. mts. of Final Plot No.45/1 of Town Planing Scheme No.241 [Nana Chiloda].

Thereafter Collector, Gandhinagar under his order No.CB/Jamin/Bi.Khe./ SR.127/11/Vashi 20048 to 20063/11



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dated 9.11.11 granted permission for Non-Agriocultural use for Residential purpose to the land admeasuring 2003 sq. mts. of Final Plot No.45/1 [land of Survey No.45/1] under Section-65 of Bombay Land Revenue Code. Entry to that effect was entered in revenue record by Entry No.3735 dated 20.11.11 which was certified on 23.4.12.

Thereafter [1] Bharatbhai Natvarlal Trivedi [2] Bhaveshkumar Manubhai Sheladiya [3] Jaysukhbhai Shamjibhai Raiyani [4] Babubhai Devrajbhai Zadafiya [5] Pravinbhai Togalal Rabadiya and [6] Mahendrabhai Vallabhbhai sold and conveyed Non-Agricultural land for Residential purpose admeasuring 2003 sq. mts. of Final Plot No.45/1 [Survey No.45/1] to Janki Developers through its Proprietor Smt. Bhumi Tapan Parikh by Sale Deed which is registered in the office of Sub Registrar under serial No.3063 dated 6.3.12. Entry to that effect was entered in revenue record by Entry No.3785 dtd.17.3.12 which was certified on 18.5.12.

Thereafter Janki Developers through its Proprietor Smt. Bhumi Tapan Parikh sold and conveyed Non-Agricultural land for Residential purpose admeasuring 2003 sq. mts. of Final Plot No.45/1 [Survey No.45/1] to M/s. Satnam Developers, a Partnership Firm through its Administrative Partner Banti Hundraj Devnani by Sale Deed which is registered in the office of Sub Registrar under serial No.13965 dated 12.7.18. Entry to that effect was entered in revenue record by Entry No.5319 dtd.13.7.18 which was certified on 8.10.18.

Thereafter Deed of Reconstitution of Partnership of M/s. Satnam Developer was executed . Accordingly [1] Mr. Amit Kishorkumar Ahuja [2] Mr. Buntty Hundraj Devnani [3] Mr. Haresh Bakshomal Chandwani [4] Mr. Parshotam Govindram Devnani and [5] Mr. Vijaykumar Vasandmal Awtani retired from the said Partnership,



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[1] Mr. Doulat Assandas Maherchandani and [2] Mr. Rajesh Assandas Maherchandani continued as Partners of the said Partnership Firm and Mr. Kamal Gopaldas Pritmani joined as new partner in the said Partnership Firm and the share of partners are decided as: [1] Shri Kamal Gopaldas Pritmani [having 75% share] [2] Shri Daulat Assandas Maherchandani [having 12.5 % share] and [3] Shri Rajesh Assandas Maherchandani [having 12.5 % share]. The said Deed of Reconstitution of Partnership is registered in the office of Sub Registrar under serial No.9963 dated 30.4.19. Entry to that effect was entered in revenue record by Entry No.5553 dated 18.5.19 which was certified on 31.7.19.

Thereafter Collector, Gandhinagar granted revised Non-Agricultural Use Permission for Commercial purpose to the land admeasuring 200 sq. mts. out of the Non-Agricultural land for Residential Purpose admeasuring 2003 sq. mts. of Final Plot No.45/1 [Survey No.45/1] by his order No.CB/Jamin/Bi.Khe/S.R.127/11/Revise/Vashi.9810 to 9824/ 2019 dated 15.6.19. Entry to that effect was entered in revenue record by Entry No.5575 dated 25.6.19 which was certified on 7.8.19.

Thereafter Ahmedabad Urban Development Authority granted Development Permission for Residential and Commercial Building on the said land by its order No.PRM/343/11/2019/01 dated 2.1.20.

Thus the said Non-Agricultural land admeasuring 2003 sq.mts. of Final Plot No.45/1 [Survey No.45/1, Old Survey No.45/4/1] of Town Planning Scheme No.241 [Nana Chiloda] situate, lying and being at Mouje Chiloda, Taluka Gandhinagar in the Registration District and Sub-District of Gandhinagar is independently owned, occupied and possessed by M/s. Satnam Developer, a Partnership Firm through its Partners [1] Shri Kamal Gopaldas



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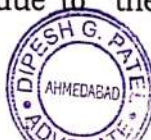
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Pritmani [having 75% share] [2] Shri Doulat Assandas
Maherchandani [having 12.5 % share] and [3] Shri Rajesh
Assandas Maherchandani [having 12.5 % share] in the revenue
records and all other government and semi-government records.

The above said report is given on the basis of available Sub
Registry record for the purpose of study of devolution of title and to
ascertain any charge or encumbrance only and does not contain
entire revenue record or Sub Registry record.

In view of what is stated above from that and from the
information given to us stating that the said land have not been
given in security nor created any charge or security nor created any
charge or encumbrance of any nature whatsoever thereon, nor the
said land is subject matter of any pending proceedings nor any
order, decree, attachment or any order of any court operating
against the said land which adversely affects the title and also
declared to settle the rights of previous owners and also to settle
any rights of third party if disputed in any Court of Law and/or
Revenue Authority and also to settle any previous legal
permissions/orders if disputed, and believing the same to be true,
correct and trustworthy and also believing the photo copies of
documents/papers etc. furnished in the case file shown to us to be
true and genuine and also based upon the information given by
owners that nothing was done in respect of the said land during
the period for which the registration record is not available which
would make the title defective and from the available manual and
conditional computer Search Report obtained through Office of Sub
Registrar clearly states that they do not give any assurance or
binding regarding the correctness of the facts and they are not
responsible for any loss due to the information/search provided



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through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to 7 and opine that the titles of the said Non-Agricultural land admeasuring 2003 sq.mts. of Final Plot No.45/1 [Survey No.45/1, Old Survey No.45/4/1] of Town Planing Scheme No.241 [Nana Chiloda] situate, lying and being at Mouje Chiloda, Taluka Gandhinagar in the Registration District and Sub-District of Gandhinagar shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record..
2. Fulfillment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 24 DAY OF SEPTEMBER 2020

Place : Ahmedabad.



Dipesh G. Patel
[Signature]
Advocate

NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land. Usual Declaration to be obtained at the time of sale/ transfer.

