



KR/2021/477/187

16th November, 2021.

(1) RJD Buildcon Limited,
202, Darshak Complex,
Near Shrey Hospital,
Navrangpura,
Ahmedabad - 380 009

(2) Shri Rajeshbhai Jivrajbhai Desai,
202, Darshak Complex,
Near Shrey Hospital,
Navrangpura,
Ahmedabad - 380 009

Dear Sir,

Re: A/C. (1) RJD BUILDCON LIMITED (Developer) and
(2) SHRI RAJESHBHAI JIVRAJBHAI DESAI (Owner)

Pursuant to the instructions given by you, my representative has arranged for the taking of the search of the available records of Index No.2 of last thirty years and other revenue records in respect of the properties described in the Schedule hereunder written and are of the opinion that the title of SHRI RAJESHBHAI JIVRAJBHAI DESAI over his said properties are clear and marketable and free from any charge or encumbrances and also free from reasonable doubts subject to **Development Agreement executed by the said Shri Rajeshbhai Jivrajbhai Desai in favour of the said R.J.D. Buildcon Limited on 3rd July, 2014 and the said document registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on 4th July, 2014 under Serial No.4011 and Rectification for Development**



K. R. Desai

Agreement executed by the said Shri Rajeshbhai Jivrajbhai Desai in favour of the said R.J.D. Buildcon Limited on 18th October, 2021 and the said document registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on the same day under Serial No.7991.

I further state that the records maintained at the Office of the Sub-Registrar, Ahmedabad-1 City from the years 1991 to 31st March, 1993 are partly/totally torn out and records maintained at the Office of the Sub-Registrar, Ahmedabad - 5 Narol from the years 1st April, 1994 to 2021 are computerized records are also not properly maintained by State Government Agency and hence may be erroneous, resulting into my error.

Ahmedabad, Dated this 16th day of November, 2021.

THE SCHEDULE ABOVE REFERRED TO:
(Description of Immovable Properties)

All that piece or parcel of freehold Non-Agricultural land situate lying and being at Village Narol, Taluka Maninagar, District Ahmedabad forming part Survey No.135 Paiki 1 of Mouje Narol of Maninagar Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-5 Narol and Sub-Plot No.48/1/1/1 admeasuring 3231.25 Sq.Mtrs. and Sub-Plot No.48/1/1/2



3

admeasuring 3378.75 Sq. Mtrs. (Old Sub-Plot No.48/1/1 admeasuring 6610.00 Sq.Mtrs.) of Final Plot No.48/1 Part of Town Planning Scheme No.60 (Narol-South-2) or thereabouts togetherwith residential flats constructed/to be constructed thereon known as "Rangoli Residency Part-1" and "Rangoli Residency Part-2" and the said Sub-Plot No.48/1/1/1 and Sub-Plot No.48/1/1/2 are bounded as under:-

Sub-Plot No.48/1/1/1 is bounded as under:-

On or towards the East by : Sub-Plot No.48/1/1/2.

On or towards the West by : Final Plot Nos.69/2 and 70/2.

On or towards the North by : Final Plot Nos.69/1 and 70/1.

On or towards the South by : 18 Mtrs. T.P. Road.

Sub-Plot No.48/1/1/2 is bounded as under:-

On or towards the East by : Sub-Plot No2 of Final Plot No.48/1.

On or towards the West by : Sub-Plot No.48/1/1/1.

On or towards the North by : Final Plot Nos.69/1 and 70/1.

On or towards the South by : 18 Mtrs. T.P. Road.

Yours faithfully,
For K.R. DESAI,



K.R. Desai
ADVOCATE

SEARCH NOTES

The land bearing Survey No.135 of Mouje Narol of Maninagar Taluka in the Registration District and Sub-District of Ahmedabad-5 Narol admeasuring 17 Acre 3 Guntha i.e. 69099.50 Sq.Mtrs. originally belonged to Gulabkhan Kaminkhan by a Mutation Entry No.1519 dated 1st August,1969. Thereafter the said Gulabkhan Kaminkhan executed a Sale Deed in favour of Rasiklal Premchand on 17th January,1972 for Rs.21545.97 Ps. in respect of 4 Acre 36 Guntha 120 Yard i.e. 19930.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad and his name was entered in the record of rights by a Mutation Entry No.1674 dated 19th February,1972. Thereafter the said Gulabkhan Kaminkhan executed another Sale Deed in favour of Jayantilal Chimanlal on 17th January,1972 for Rs.25,364.15 Ps. in respect of 5 Acre 3 Guntha 109 Yard 20628.76 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad and his name was entered in the record of rights by a Mutation Entry No.1675 dated 19th February,1972. Thereafter the said Gulabkhan Kaminkhan executed a Sale Deed in favour of Vijaykumar Jagdishchandra on 17th January,1972 for Rs.12,795.06 Ps. in respect of 2 Acre 3 Guntha 119 Yard i.e. 8488.29 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad and his name was entered in the record of rights by a Mutation Entry No.1676 dated 19th February,1972. Thereafter the said Gulabkhan Kaminkhan executed a Sale Deed in favour of Jayendrabhai Ratilal on 17th January,1972 for Rs.14,997.94



K. R. Desai

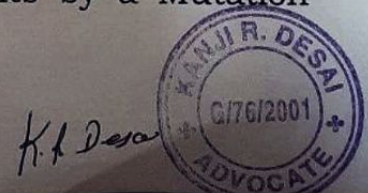
Ps. in respect of 3 Acre 17 Guntha 76 Yard i.e. 13923.91 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad and his names was entered in the record of rights by a Mutation Entry No.1677 dated 19th February,1972. Thereafter in Mutation Entry No.1676 dated 19th February,1976 area of the said land was wrongly written and which was rectified by a fresh Mutation Entry No.2133 dated 28th October,1980. Thereafter on the death of the said Rasiklal Premchand at Mumbai on 17th March,1993 and as per his Will dated 25th April,1987, the said land came to be owned and possessed by (1) Kishorbhai Ramanlal Shah (70% undivided share), (2) Dipakbhai Rasiklal Shah (10% undivided share), (3) Pallaviben Rasiklal Shah (10% undivided share) and (4) Shardaben widow of Rasiklal Premchand (10% undivided share) and their names were entered in the record of rights by a Mutation Entry No.2512 dated 23rd March,1993. Thereafter the said Vijaykumar Jagdishchandra through his Power of Attorney holder Sharadbhai Punjabhai executed a Sale Deed in favour of (1) Hasmukhbhai Kasturchand Shah and (2) Mauleshbhai Hasmukhbhai Shah on 2nd July,1996 for Rs.1,06,162.50 Ps. in respect of 2 Acre 36 Guntha 119 Yard i.e. 11835.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on the same day under New Serial No.1252 (Old document No.1954/96) and his name was entered in the record of rights by a Mutation Entry No.2816 dated 11th January,1999. Thereafter on the death of the said Jayantilal Chimanlal and his wife Shantaben Jayantilal also died on 21st March,2002, the said land came to be owned and possessed by his legal heirs (1) Shailesh Jayantilal, (2)

Jigneshbhai Jayantilal and (3) Jyotiben Jayantilal and their names were entered in the record of rights by a Mutation Entry No.3016 dated 20th January,2003. Thereafter on the death of the said Shailesh Jayantilal on 28th June,2011, his share in the said land came to be owned and possessed by his legal heirs (1) Rekhaben widow of Shailesh Jayantilal, (2) Shaurin Shailesh and the same was entered in the record of rights by a Mutation Entry No.3017 dated 20th January,2003. Thereafter the said (1) Hasmukhbhai Kasturchand Shah and (2) Mauleshbhai Hasmukhbhai Shah executed a Sale Deed in favour of Dineshbhai Nanubhai on 11th January,2002 for Rs.1,25,000/- in respect of land forming part of Survey No.135 admeasuring 11835.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on 15th July,2003 under Serial No.2268 (Old Serial No.161/2002) and his name was entered in the record of rights by a Mutation Entry No.3088 dated 15th December,2003. Thereafter on the death of the said Gulabkhan Kaninkhan on 25th Decemebr,2000 and his wife Khanambibi Gulabkhan on 9th June,1997, their share in the said land came to be owned and possessed by their legal heirs (1) Ayubkhan Gulabkhan and (2) Yusufkhan Gulabkhan and their names were entered in the record of rights by a Mutation Entry No.3193 dated 9th September,2005. Thereafter the said Deepak Rasiklal Shah through his Power of Attorney Holder Arpanbhai Anubhai Shah executed a Sale Deed in favour of (1) Dharmendrasinh Balbhadrasinh Chudasma and (2) DilipNatwarsinh Vaghela on 23rd February,2006 for Rs.4,50,000/- in respect of one-half share of land of Survey No.135 Paiki admeasuring



9965.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on the same day under Serial No.881 and their names were entered in the record of rights by a Mutation Entry No.3306 dated 19th July,2006. Thereafter the said Deepak Rasiklal Shah through his Power of Attorney Holder Arpanbhai Anubhai Shah executed another Sale Deed in favour of Rajeshbhai Jivrajbhai Desai on 24th March,2006 for Rs.4,50,000/- in respect of one-half share of land of Survey No.135 Paiki admeasuring 9965.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on 28th March,2006 under Serial No.1473 and his name was entered in the record of rights by a Mutation Entry No.3306 dated 19th July,2006. Thereafter the said Jayendra Ratilal Shah executed a Sale Deed in favour of (1) Dharmendrasinh Balbhadrasinh Chudasma and (2) Dilipsinh Natvarsinh Vaghela on 18th April,2006 for Rs.6,27,000/- in respect of land of Survey No.135 Paiki admeasuring 13923.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on the same day under Serial No.1858 and their names were entered in the record of rights by a Mutation Entry No.3306 dated 19th July,2006. Thereafter the said (1) Dharmendrasinh Balbhadrasinh Chudasma and (2) Dilip Natwarsinh Vaghela executed a Sale Deed in favour of Rajeshbhai Jivrajbhai Desai on 12th December,2006 for Rs.5,00,000/- in respect of one-half undivided share in respect of land of Survey No.135 admeasuring 9965.00 Sq.Mtrs. out of 19930.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar,

Ahmedabad - 5 Narol on the same day under Serial No.5690 and his name was entered in the record of rights by a Mutation Entry No.3533 dated 9th January,2008. Thereafter the said (1) Dharmendrasinh Balbhadrasinh Chudasma and (2) Dilip Natwarsinh Vaghela executed another Sale Deed in favour of Rajeshbhai Jivrajbhai Desai on 12th October,2006 for Rs.7,00,000/- in respect of undivided share in land of Survey No.135 admeasuring 13923.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on the same day under Serial No.5691 and his name was entered in the record of rights by a Mutation Entry No.3442 dated 30th June,2007. Thereafter as per the order of District Inspector, Land Records, Ahmedabad dated 16th September,2008 land bearing Survey No.135 admeasuring 69100.00 Sq.Mtrs. divided in two parts and admeasuring 45688.00 Sq.Mtrs. was given a Survey No.135 Paiki 1 and as per the said order land forming part of Survey No.135 Paiki 1 admeasuring 11835.00 Sq.Mtrs. came to the share of Dineshbhai Nanubhai and land forming part of Survey No.135 Paiki 1 admeasuring 33853.00 Sq.Mtrs. came to the share of Rajeshbhai Jivarajbhai Desai and the same was entered in the record of rights by a Mutation Entry No.3682 dated 25th September,2008. Thereafter the said Dineshbhai Nanubhai executed a Sale Deed in favour of Rajeshbhai Jivrajbhai Desai on 6th October,2008 for Rs.9,46,000/- in respect of land forming part of Survey No.135 Paiki 1 admeasuring 11835.00 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on 7th October,2008 under Serial No.9016 and his name was entered in the record of rights by a Mutation



Entry No.3684 dated 10th October,2008. A permission for Non-Agricultural use for residential purpose was granted by the Collector, Ahmedabad dated 12th October,2009 vide his order bearing No.CB/Land-1/N.A./S.R./499/2008 and the same was entered in the record of rights by a Mutation Entry No.3910 dated 29th October,2009. Thereafter the said land bearing Survey No.135/1 was covered under Draft Town Planning Scheme No.60 (Narol-South-2) and Final Plot No.48/1 admeasuring 27412.00 Sq.Mtrs. was given in lieu thereof. Thereafter as per order of Ahmedabad Municipal Corporation dated 23rd May,2014 vide its Case No.L.T.S./S.Z./ 250314/ G.D.R./ A1560/M1 the said land of Final Plot No.48/1 was divided into 4 Sub-Plots and as per the said bifurcation Sub-Plot No.1 admeasuring 6610.00 Sq.Mtrs., the Sub-Plot No.2 admeasuring 5629.00 Sq.Mtrs., the Sub-Plot No.3 admeasuring 8099.00 Sq.Mtrs. and the Sub-Plot No.4 admeasuring 7074.00 Sq.Mtrs. was given. Thereafter the said Rajeshbhai Jivrajbhai Desai executed a Development Agreement with RJD Buildcon Limited on 3rd July,2014 to develop a Scheme on the said land known as "Umang Narol-5, the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad - 5 Narol on 4th July,2014 under Serial No.4012. Thereafter a revised Non-Agricultural permission for commercial purpose was granted by the Deputy Collector, Ahmedabad dated 3rd July,2014 vide his order bearing No.N.A./U-2/Kalam-65-A/Narol/Case No.101 /2014. Ahmedabad Municipal Corporation issued Commencement Letter (Rajachitthi) for Rangoli Residency Part-1 in respect of Sub-Plot No.48/1/1/1 under their (i) Case No.BLNTS/ SZ/ 031020/ CGDCRV/A4007/RO/M1 and Rajachitthi No.04372/031020

/A4007/RO/M1 in respect of Block No.B and (ii) Case No.BLNTS/ SZ/ 031020/ CGDCRV/A4009/RO/M1 and Rajachitthi No.04373/ 031020/A4009/RO/M1 in respect of Block No.C and for Rangoli Residency Part-2 in respect of Sub-Plot No.48/1/1/2 under their (i) Case No.BLNTS/ SZ/ 091020/ CGDCRV/A4050/RO/M1 and Rajachitthi No.04375/ 091020/A4050/RO/M1 in respect of Block No.D and (ii) Case No.BLNTS/SZ/091020/ CGDCRV/A4049/ RO / M1 and Rajachitthi No.04374/ 091020/A4049/RO/M1 in respect of Block No.A all dated 6th January,2021. Thereafter a Rectification Deed executed by Rajeshbhai Jivrajbhai Desai in favour of RJD Buildcon Limited on 18th October,2021 in respect of Development Agreement No.4012 in which Sub-Plot No.48/1/1 admeasuring 6610.00 Sq.Mtrs. mentioned and Scheme known as "Umang Narol-5" were wrongly written instead of Scheme "Rangoli Residency Part-1" and "Rangoli Residency Part-2" and Sub-Plot No.48/1/1/1 admeasuring 3231.25 Sq.Mtrs. and Sub-Plot No.48/1/1/2 admeasuring 3378.75 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on the same day under Serial No.7991.

There are no charge or encumbrances over the said Sub-Plot No.48/1/1/1 and Sub-Plot No.48/1/1/2 subject to **Development Agreement executed by the said Shri Rajeshbhai Jivrajbhai Desai in favour of the said R.J.D. Buildcon Limited on 3rd July,2014 and the said document registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on 4th July,2014 under Serial No.4011 and Rectification for Development Agreement**

Rajeshbhai Desai


executed by the said Shri Rajeshbhai Jivrajbhai Desai in favour of the said R.J.D. Buildcon Limited on 18th October, 2021 and the said document registered in the Office of the Sub-Registrar, Ahmedabad-5 Narol on the same day under Serial No. 7991.

Ahmedabad, Dated this 16th day of November, 2021.

For K. R. DESAI



K. R. Desai
ADVOCATE