

Hitash M. Rawal
Advocate

H M Rawal &
Company
ADVOCATES

Ref.No.TR/F.No.3125/16

TITLE REPORT



To,
Aryanparv Developers, a Partnership Firm
through its Authorised Signatory
Dhaval Navnitlal Patel,
Ahmedabad

Dear Sir,

Ref : Non-Agricultural land for residential purpose
admeasuring 6264 sq. mts. of Survey No.688 which
is included in Town Planning Scheme No.1 and
allotted land admeasuring 4972 sq. mts. of Final Plot
No.194 situate, lying and being at Mouje Vejalpur,
Taluka Vejalpur in the Registration District of
Ahmedabad and Sub-District Ahmedabad-10 belonging
belonging to Aryanparv Developers, a Partnership Firm
through its Authorised Signatory Dhaval Navnitlal
Patel.

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 8.11.16 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 from the
declaration cum indemnity bond filed before us and believing the same to be
true, correct and trustworthy and also believing the 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 1984 the cultivable land admeasuring Acre 2.21 Guntha and Pot



Kharaba land admeasuring Acre 0.01 Guntha total land admeasuring Acre 2.22 Guntha belonged to [1] Takhaji Galabji [2] Manaji Galabji and [3] Dhanaji Galabji.

Thereafter out of the said land the land admeasuring 9370 sq. mt. was declared as "Surplus" under the provisions of Urban Land Ceiling Act, 1976 as per order dated 6.10.82. Entry to that effect was entered in revenue record by entry No.5217 dtd.7.6.85 which was certified.

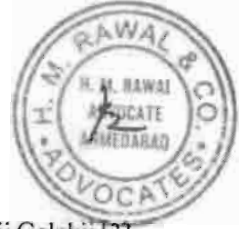
Thereafter out of the said land the land admeasuring 7370 sq. mt. was declared as "Surplus" under the provisions of Urban Land Ceiling Act, 1976 as per order No.U.L.C./U.4/Fo.1/199/Vejalpur[6]1 dated 21.12.87. Entry to that effect was entered in revenue record by entry No.5704 dtd.21.5.88 which was certified.

Thereafter the loan earlier obtained from Gujarat Rajya Sahkari Jamin Vikas Bank Ltd., Ahmedabad was repaid and thereupon the said bank issued letter dated 11.8.89 and on the strength of said letter the charge of the bank was removed. Entry to that effect was entered in revenue record by entry No.7977 dtd.30.6.99 which was certified on 31.7.99.

Thereafter "No Objection Certificate" dated 28.6.99 was submitted releasing the land of Survey No.688 from the provisions of Urban Land Ceiling Act, 1976, hence from "Other Rights" of Village Form No.7/12 the noting of "Surplus" was deleted. Entry to that effect was entered in revenue record by entry No.7978 dtd.30.6.99 which was certified on 31.7.99.

Thereafter Taluka Development Officer, City Taluka, Ahmedabad granted N.A. Permission for residential purpose to the land admeasuring 4055 sq. mt. of Survey No.688 [paiki] under his order No.T.P.L.N.T.P.C.R.V.No.3125 dtd.21.12.72.

On implementation of Town Planning Scheme the land admeasuring 10320/10319 was included in Town Planning Scheme No.1 and allotted land admeasuring 9027 sq. mts. of Final Plot No.194.



Thereafter [1] Keshiben Takhaji as heir of Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben Dhanaji [11] Baldevji Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji, all male members as Karta and Manager of their respective HUFs, all through their Power of Attorney Mrugesh Ramanlal Patel sold and conveyed land admeasuring 4055 sq. mt. [along with constructed 16 rooms] of Final Plot No.194 [paiki] [Survey No.688] of Town Planning Scheme No.1 to Shubh Laxmi Owners Association by Sale Deed which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.1615 dated 31.3.2000. Entry to that effect was entered in revenue record by entry no.8305 dtd.11.5.2000 which was certified on 1.7.2000. In the said Sale Deed Prabhat Corporation through its proprietor Taraben Manubhai Patel signed as Confirming Party.

Thereafter [1] Keshiben Takhaji as heir of Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben Dhanaji [11] Baldevji Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji, all male members as Karta and Manager of their respective HUFs, all through their Power of Attorney Mrugesh Ramanlal Patel sold and conveyed agricultural land admeasuring 793 sq. mt. of Survey No.688 paiki [land of Final Plot No.194 paiki of Town Planning Scheme No.1] to Shubh Laxmi Owners Association [Jivrajpark] through its President Mafatlal Parsottamdas by Sale Deed which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.1616 dated 31.3.2000. In the said Sale Deed Taraben Manubhai Patel signed as Confirming Party. Thereafter the said Shubh Laxmi Owners Association [Jivrajpark] through its President Ramesh Manilal Shah and Ramanbhai Govindbhai Patel cancelled the said Sale Deed by executing Deed of Cancellation which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.9201 dated 7.9.07. The same Deed of Cancellation was also signed by Taraben Manubhai Patel as Confirming Party.



Thereafter [1] Keshiben Takhaji as heir of late Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben Dhanaji [11] Baldev Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji, all male members as Karta and Manager of their respective HUFs, all through their Power of Attorney Mrugesh Ramanlal Patel sold and conveyed agricultural land admeasuring 4179 sq. mt. of Survey No.688 paiki [land of Final Plot No.194 paiki of Town Planning Scheme No.1] to Shubh Laxmi Owners Association [Jivrajpark] through its President Mafatlal Parsottamdas by Sale Deed which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.1617 dated 31.3.2000. In the said Sale Deed Ramanbhai Govindbhai Patel signed as Confirming Party. Thereafter the said Shubh Laxmi Owners Association [Jivrajpark] through its President Ramesh Manilal Shah and Ramanbhai Govindbhai Patel cancelled the said Sale Deed by executing Deed of Cancellation which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.9206 dated 7.9.07.

Thereafter Ramanbhai Govindbhai Patel executed Possession Agreement in favour of [1] Shubhlaxmi Owners Association [Jivrajpark] through its President Shri Rameshchandra Manilal Shah, Vice President Shri Mayurbhai Panubhai Patel, and Secretary Shri Utpalbhai Jagdishbhai Amin for land admeasuring 4972 sq. mts. of Final Plot No.194 [Old Survey No.688 paiki]. The said Possession Agreement is notarised before Notary R.A. Bhagat under serial No.R/251/07 dtd.12.9.07.

Thereafter Ramanbhai Govindbhai Patel executed Agreement for Sale in favour of [1] Shubhlaxmi Owners Association [Jivrajpark] through its President Shri Rameshchandra Manilal Shah, Vice President Shri Mayurbhai Panubhai Patel, and Secretary Shri Utpalbhai Jagdishbhai Amin for land admeasuring 4972 sq. mts. of Final Plot No.194 [Old Survey No.688 paiki]. The said Agreement for Sale is notarised before Notary R.A. Bhagat under serial No.R/258/07 dtd.28.9.07.



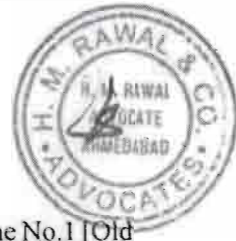
Thereafter Ahmedabad Urban Development Authority granted Development Permission for construction on land of Final Plot No.194 [Old Survey No.688] of Town Planning Scheme No.1 under its order No.PRM/242/6/99/7435 dated 20.6.2000.

The land admeasuring 4055 sq. mts. of Survey No.688 [paiki] is in the name of Shubhlaxmi Owners Association [Jivraj Park] but on the said land Yash Fin Cap Limited had obtained Stay Order in Civil Suit No.315/2005 from the Addl. Civil Judge [JD]. Entry to that effect was entered in Revenue Record by Entry No.10920 dated 3.5.06 which was certified on 7.4.07.

Thereafter in computerised Village Form No.7/12 land admeasuring 4055 sq. mt. [Khata No.1298] out of total land admeasuring 10218 sq. mt. of Survey No.688 was shown in the name of Shubhlaxmi [Jivrajpark] Owners Association whereas the remaining land owned and occupied jointly by [1] Takhaji Galabji [2] Manaji Galabji and [3] Dhanaji Galabji was not shown in Village Form No.7/12.. Hence as per amendment order No.RTS/Sudharo/SRNo.71/07/Vashi-2980/07 dated 26.7.07 passed by Mamlatdar City the remaining land excepting the land admeasuring 4055 sq. mts. was entered in joint names of [1] Takhaji Galabji [2] Manaji Galabji and [3] Dhanaji Galabji. Entry to that effect was entered in revenue record by entry No.11416 dtd.17.8.07 which was certified on 3.10.07.

Thereafter Takhaji Galabji Thakor died intestate on 18.1.2000, hence the name of his heir i.e. Keshiben d/o Takhaji Galabji was entered. Entry to that effect was entered in revenue record by entry No.11478 dtd.25.9.07 which was certified on 8.11.07.

Thereafter [1] Keshiben Takhaji as heir of late Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben Dhanaji [11] Baldevji Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji, all male members as Karta and Manager of their respective HUFs, all through their Power of Attorney Mrugesh Ramanlal Patel sold and conveyed agricultural land admeasuring



4972 sq. mt. of Final Plot No.194 paiki of Town Planning Scheme No.1 [Old Survey No.688 paiki] to Ramanlal Govindbhai Patel by Sale Deed which is registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.9315 dated 11.9.07. Entry to that effect was entered in revenue record by entry No.11517 dated 12.10.07 which was "Not approved" by Mamlatdar under his order No.RTS/Takrai nondh/Vejalpur/Case No.92/08 dated 25.9.05.

Thereafter [1] Keshiben d/o Takhaji Galabji [2] Manaji Galabji as Karta and Manager of his HUF and [3] Dhanaji Galabji as Karta and Manager of his HUF sold and conveyed Agricultural land admeasuring 6264 sq. mt. [as per Sale Deed 6265 sq. mts.] out of total land admeasuring 10320 sq. mts. of Survey No.688 to Amarsinh Hiraji Thakor by Sale Deed which is registered in the office of Sub Registrar under serial No.5424 dtd.18.5.07 which was registered on 2.6.07 after completing legal formalities. Entry to that effect was entered in revenue record by entry No.11536 dated 27.10.07 which was certified on 23.10.08. The said Sale Deed is signed by Shardaben d/o Galabji Laghaji as Confirming Party.

Thereafter [1] Baldevji Dhanaji as self and natural guardian of Minor Payalben Baldevji and Minor Kinjalben Baldevji [2] Ujamben Baldevji [3] Sunil Baldevji [4] Vikrambhai Dhanaji as self and natural guardian of Minor Sanjay Vikrambhai, Minor Ravi Vikrambhai and Minor Vijay Vikrambhai [5] Lilaben Vikrambhai [6] Rajubhai Dhanaji as self and as natural guardian of Minor Dhaval Rajubhai and Minor Rutul Rajubhai [7] Ranchhodji Dhanaji as self an as natural guardian of Minor Parth [8] Renukaben Ranchhodji [9] Champaben d/o Dhanaji Galabji and [10] Dariyaben d/o Dhanaji Galabji, all male members as Self and Karta and Manager of their respective HUFs executed Confirmation Deed confirming the said Sale Deed registered under serial No.5424 in favour of Amarsinh Hiraji Thakor. The said Confirmation Deed is registered in the office of Sub Reistrar under serial No.5459 dtd.19.5.07.

Thereafter [1] Vishnuji Manaji as self and as natural guardian of Minor Sapna Vishnuji, Minor Rahul Vishnuji and Minor Puja Vishnuji [2] Sitaben w/o Manaji [3] Kaliben d/o Manaji [4] Gangaben d/o Manaji [5] Nitaben Vishnuji [6]



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Mangalbhai alias Mangaji Manaji [7] Jashiben d/o Manaji all male members as Self and Karta and Manager of their respective HUFs executed Confirmation Deed confirming the said Sale Deed registered under serial No.5424 in favour of Amarsinh Hiraji Thakor. The said Confirmation Deed is registered in the office of Sub Reistrar under serial No.5462 dtd.19.5.07.

Thereafter in the land owned by Shubhlaxmi [Jivrajpark] Owners Association the charge of deficit stamp duty was entered by entry No.11324. The amount of said deficit stamp duty and penalty was paid, hence as per order No.Vasulat Adhikari, Stamp Duty dated 15.2.08 passed by Stamp Duty Valuation Dept. Vibhag-2 the charge of "deficit Stamp Duty" was deleted from "other rights" of Village Form No.7/12 of said land. Entry to that effect was entered in revenue record by entry no.11665 dtd.20.2.08 which was certified on 12.6.08.

Earlier Yash Fin Cap Ltd. obtained "Stay Order" in Civil Suit No.315/05. Against the said Stay Order Shubhlaxmi Owners Association filed Appeal No.21/08 dtd.2.5.08 in the Court of District Judge, Ahmedabad Rural. In said Civil Suit permanent Stay Order was granted against the previous Stay Order by order dated 21.8.08. Entry to that effect was entered in revenue record by Entry No.12030 dated 12.11.2008 which was certified on 4.2.09.

Thereafter Amarsinh Hiraji Thakor executed Agreement for Sale for the said land in favour of [1] Pasiben Laxmansing Thakor [2] Randhirsing Laxmansing Thakor and [3] Rushising Laxmansing Thakor which is notarised before Notary Nilam B. Dave under serial No.119/E dated 16.12.09.

Thereafter for the land of Final Plot No.194 of Town Planning Scheme No.1 dispute application was filed in the Court of City Deputy Collector, Ahmedabad which was disposed off under order No.RTS/Apeal/Case No.211/09 dated 15.12.09. As per the said order temporary Stay Order was given till 29.1.10 against the order of City Mamlatdar dated 25.9.08 passed in Dispute Case No. RTS-Takrari-Nondh-Vejalpur Case No.92/08 dtd.25.9.08. Entry to that effect was entered in revenue record by entry no.13037 dtd.13.1.10 which was certi-



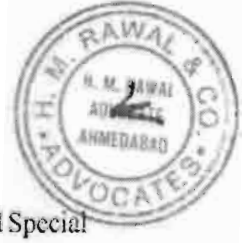
fied on 26.2.10.

Thereafter City Deputy Collector, Ahmedabad under his order No.RTS/Appeal Case No.211/2008 and No.14/2009 rejected RTS Appeal Case No.211/08 and No.14/09. Entry to that effect was entered in revenue record by entry no.13206 dtd.27.4.10 which was certified on 5.7.10.

Thereafter Keshiben d/o Takhaji Galabji has confirmed the Sale Deed registered under serial No.5424 dated 18.5.07 executed in favour of Amarsinh Hiraji Thakor, hence she has transferred all her rights in favour of Amarsinh Hiraji Thakor by executing Confirmation Deed which was registered in the office of Sub Registrar under serial No.13471 dtd.18.9.10 which was ordered for registration on 28.9.10. Hence the Civil Suit No.858/2008 filed by her for the said agreement rights was withdrawn as per compromise arrived at and on the strength of pursis the said Civil Suit was disposed off by the Hon'ble Court.

Thereafter [1] Lalitaben Surehbhai Thakor [2] Bharatbhai Jivabhai Thakor and [3] Rajesh Jivabhai Thakor all heirs of Keshiben Takhaji executed Confirmation Deed for [1] Sale Deed executed in favour of Amarsinh Hiraji Thakor registered under serial No.5424 dated 18.5.07 and [2] Confirmation Deed which was registered in the office of Sub Registrar under serial No.13471 dtd.18.9.10 which was ordered for registration on 28.9.10. The said Confirmation Deed is notarised before Notary Nilam B. Dave notarised under serial No.191/J.

Thereafter Ramanlal Govindbhai Patel filed Special Civil Suit No.1/2011 in the Court of Eighth Addl. Senior Civil Judge, Ahmedabad Rural for the land admeasuring 6265 sq. mt. out of land admeasuring 10320 q. mt. of Survey No.688 [Final Plot No.194 of Town Planning Scheme No.1]. In the said Civil Suit Notice of Lispendency was registered in the office of Sub Registrar of Ahmedabad-4 [Paldi] under serial No.328 dtd.10.1.11. Entry to that effect was entered in "other rights" of Village Form No.7/12 of said land. Entry to that effect was entered in revenue record by entry no.13581 dated 24.1.11 which was cancelled on 23.3.2011 since the copy of the Stay Order was not produced. Thereafter compromise was arrived at between the parties and on the strength of



“Unconditional withdrawal pursis” Hon’ble Court disposed off the said Special Civil Suit No.1/2011.

Thereafter District Collector, Ahmedabad rejected Revision Application by his order No.LB/Revision Arji No.195/10 dated 18.1.11 and confirmed the order dated 15.4.10 passed by Deputy Collector in RTS/Appeal/Case No.211/08 and 14/09. Entry to that effect was entered in revenue record by entry No.13615 dtd.14.2.11 which was certified on 27.4.11. In the said matter Ramanbhai Govindbhai Patel represented that he had purchased the said land from original owners and their heirs by Sale Deed which was registered under serial No.9315 dated 11.9.07. While Amarsinh Hiraji Thakor had purchased the said land by Sale Deed which was registered under serial No.5424 dated 18.5.07. Revenue entry for the land purchased by Ramanbhai Govindbhai Patel was entered in revenue record by entry No.11517 dtd.12.10.07. While revenue entry for the land purchased by Amarsinh Hiraji Thakor was entered in revenue record by entry No.11536 dtd.27.10.07. In dispute Case No.92/08 Mamlatdar has “Not approved” entry No.11517 and “approved” the Entry No.11536, which was confirmed by City Deputy Collector in RTS Appeal No.211/08 and 14/09. In Revision Case, as per principle of “Doctrine of Priority”, Sale Deed was first executed in favour of Amarsinh Hiraji Thakor, hence, the Collector confirmed the order of Mamlatdar and City Deputy Collector.

Thereafter Mayaben wd/o Rajubhai Dhanaji Thakor as Self and natural guardian of Minor Dhaval and Minor Rutul confirmed the Sale Deed executed in favour of Amarsinh Hiraji Thakor which was registered under sr. no.5424 dtd.5.8.11. The said Confirmation Deed is registered under serial No.9395 dated 5.8.11 in the office of Sub Registrar of Ahmedabad-4 [Paldi].

Thereafter Vimlaben Bhagvandas Varma has given possession of his property back to Ramanbhai Govindbhai Patel by executing Agreement for Handing over of Possession to original owner cum Declaration in favour of Ramanbhai Govindbhai Patel which is notarised before Notary J.P.Patel on 4.12.11.

Thereafter Dashrathbhai Shankarbhai Desai has given possession of his prop-



erty back to Ramanbhai Govindbhai Patel by executing Agreement for Handing over of Possession to original owner cum Declaration in favour of Ramanbhai Govindbhai Patel which is notarised before Notary J.P.Patel on 4.12.11.

Thereafter Deputy Collector [N.A.] passed order No.N.A./Unit.1/Vejalpur/K.66 K.No.8/2012-13 dated 6.2.13 to remove the unauthorised construction made on the said land within three months or regularise the said construction. Entry to that effect was entered in revenue record by Entry No.15010 dated 2.9.13 which was certified on 22.11.13.

Thereafter Ahmedabad Municipal Corporation granted permission for construction on said land by its Commencement Letter [Rajachitthi] No.35010/280612/B4187/M1 dtd.3.7.14.

Thereafter Ahmedabad Municipal Corporation granted permission for construction on said land by its Commencement Letter [Rajachitthi] No.02422/030914/A2729/R0/M1 dtd.17.10.14 for Block A+B.

Thereafter Ahmedabad Municipal Corporation granted permission for construction on said land by its Commencement Letter [Rajachitthi] No.02423/030914/A2730/R0/M1 dtd.17.10.14 for Block C+D+E+F+G+H.

Thereafter Ahmedabad Municipal Corporation granted permission for construction on said land by its Commencement Letter [Rajachitthi] No.02424/030914/A2731/R0/M1 Dated 17.10.14 for Block I [Society Office].

Thereafter Ashokbhai Parsottamdas s/o Parsottamdas Bechardas Darji has given possession of his property back to Ramanbhai Govindbhai Patel by executing Agreement for Handing over of Possession to original owner cum Declaration in favour of Ramanbhai Govindbhai Patel which is notarised before Notary Mahendra G. Shah on 15.10.2014.

Thereafter Ramanlal Govindbhai Patel executed Deed of Cancellation for the Agreement for Sale registered under serial No.18487 dated 16.7.91 by [1]



Keshiben Takhaji as heir of late Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben Dhanaji [11] Baldevji Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji through their Power of Attorney Mrugesh Ramanlal Patel in his favour. The said Deed of Cancellation for Agreement for Sale is registered in the office of Sub Registrar of Ahmedabad-13 [City] under serial No.593 dtd.23.3.15.

There was unauthorised construction made in the year 2011-12 on the said land, possessed by Shri Amarsing Hiraji Thakor. Hence, Deputy Collector [N.A.] passed order No.N.A./U-1/K-66/Case No.62/Vejalpur/2014 dated 8.10.14 imposing penalty under Clause-66 of Land Revenue Code and Rule-100 of Land Revenue Rules and ordering to remove unauthorised construction and to make open the land. Entry to that effect was entered in revenue record by Entry No.15543 dated 18.11.14 which was certified on 31.10.15.

Thereafter, the Lespendency registered under serial No.328 dated 10.1.11 in the office of Sub Registrar of Ahmedabad-4 [Paldi] was cancelled by executing Deed of Cancellation for Lependency. The said Deed of Cancellation of Lespendency was registered under serial No.594 dated 23.3.15.

Thereafter Ramanlal Govindbhai Patel executed Declaration cum Indemnity Bond in favour of Aryan Parva Developer, a Partnership Firm through its authorised Partner Shri Dhaval Navnitlal Patel for the cancellation of Sale Deed and Agreement for Sale executed by original land owner. The said Declaration cum Indemnity Bond is notarised before Notary Alpa R. Vyas under serial No.Q/222 dated 23.3.15.

Thereafter Ramanlal Govindbhai Patel executed Deed of Cancellation for the Sale Deed registered under serial No.9315 dated 11.9.07 in favour of [1] Keshiben Takhaji as heir of late Takhaji Galabji [2] Manaji Galabji [3] Dhanaji Galabji [4] Shardaben d/o Galabji Lakhaji [5] Jasiben Manaji [6] Kaliben Manaji [7] Vishnubhai Manaji [8] Gangaben Manaji [9] Mangaji Manaji [10] Champaben



Dhanaji [11] Baldevji Dhanaji [12] Raju Dhanaji [13] Dariyaben Dhanaji [14] Ranchhodji Dhanaji and [15] Vikram Dhanaji through their Power of Attorney Mrugesh Ramanlal Patel. The said Deed of Cancellation for Sale Deed is registered in the office of Sub Registrar of Ahmedabad-13 [City] under serial No.595 dtd.17.4.15. In this Sale Deed Ramanlal Govindbhai Patel has confirmed that he has received his consideration fully from M/s. Aryan Parva Developer.

Thereafter Ramanlal Govindbhai Patel executed Power of Attorney in favour of Aryan Parva Developer, a Partnership Firm through its authorised Partner Shri Dhaval Navnitlal Patel, as partner and in personal capacity for Agricultural land admeasuring 4972 sq. mts. of Final Plot No.194 paiki [land of Survey No.688 paiki] of Town Planning Scheme No.1. The said Power of Attorney Holder has decided to purchase the said land from present owner Amarsang Hiraji Thakor. The said Power of Attorney is notarised before Notary Alpa R. Vyas under serial No.Q/224 dated 23.3.15.

Thereafter Shubhlaxmi Owners Association [Jivraj Park] executed Power of Attorney through its [1] President Shri Rameshbhai Manilal Shah [2] Vice President Shri Dharmendrasinh Natvarsinh Vaghela and [3] Secretary Shri Kalpesh Shantilal Shah in favour of Aryan Parva Developer, a Partnership Firm through its authorised Partner Shri Dhaval Navnitlal Patel, as partner and in personal capacity for Agricultural land admeasuring 4972 sq. mts. of Final Plot No.194 paiki [land of Survey No.688 paiki] of Town Planning Scheme No.1. The said Power of Attorney is notarised before Notary Alpa R. Vyas under serial No.Q/225 dated 23.3.15.

Thereafter Shubhlaxmi Owners Association [Jivraj Park] executed Declaration cum Indemnity Bond through its [1] President Shri Rameshbhai Manilal Shah [2] Vice President Shri Dharmendrasinh Natvarsinh Vaghela and [3] Secretary Shri Kalpesh Shantilal Shah in favour of Aryan Parva Developer, a Partnership Firm through its authorised Partner Shri Dhaval Navnitlal Patel. The said Declaration cum Indemnity Bond is notarised before Notary Alpa R. Vyas under