

Ref. No. :

Date : 10 / 04 / 2019

To,

Soham Realty, a Partnership Firm
Ahmedabad.



TITLE CERTIFICATE



Re:- Property being Use Non Agricultural land bearing Final Plot No. 13/1 admeasuring about : 5595 sq. mtrs. (allotted in lieu of Portion of land admeasuring about : 9324 Sq. Mtrs. forming Part of Block No. 38/A totally admeasuring about : 12950 Sq. mtrs.) of Town Planning Scheme No. 60 (Khodiyar), situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) alongwith the ongoing development of scheme of Residential Units in the aforesaid land in the name of “**DEV PARIJAT**”, belonging to **Soham Realty**, a Partnership Firm being the absolute owner-occupier.

(Hereinafter referred to as the said “Property” and/or “said land”)

THIS IS TO CERTIFY THAT, We have investigated the titles of to **Soham Realty**, a Partnership Firm to the Property being Use Non Agricultural land bearing Final Plot No. 13/1 admeasuring about : 5595 sq. mtrs. (allotted in lieu of Portion of land admeasuring about : 9324 Sq. Mtrs. forming Part of Block No. 38/A totally admeasuring about : 12950 Sq. mtrs.) of Town Planning Scheme No. 60 (Khodiyar), situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) alongwith the ongoing development of scheme of Residential Units in the aforesaid land in the name of “**DEV PARIJAT**” and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice in daily “Gujarat Samachar”, dtd.06.07.2017 and “Sandesh”, dtd.07.07.2017 in the name of previous owners and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Use as per the terms of N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No.PRM/99/4/2018/389 dtd. 26.09.2018.

DATED THIS 10TH DAY OF APRIL 2019




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.



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2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.



Ref. No. :

Date : 10 / 04 / 2019

To,
Soham Realty, a Partnership Firm
Ahmedabad.



TITLE REPORT



Re.: Property being Use Non Agricultural land bearing Final Plot No. 13/1 admeasuring about : 5595 sq. mtrs. (allotted in lieu of Portion of land admeasuring about : 9324 Sq. Mtrs. forming Part of Block No. 38/A totally admeasuring about : 12950 Sq. mtrs.) of Town Planning Scheme No. 60 (Khodiyar), situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) alongwith the ongoing development of scheme of Residential Units in the aforesaid land in the name of “**DEV PARIJAT**”, belonging to **Soham Realty**, a Partnership Firm being the absolute owner-occupier.

(Hereinafter referred to as the said “Property” and/or “said land”)

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and have gone through relevant papers and have investigated the titles of the said property relating to **Soham Realty**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Block No. 38/A (Survey No. 44/2, 45/3, 45/4B, 50/1, 50/2 and 50/5) :-

Survey No. 44/2:-

Land bearing Survey No.44/2 was held by Abharam Ugarbhai and Nathubhai Ugarbhai being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of competent authority. (Reference : Revenue Entry No.685, dated 05.10.1951).

Thereafter the said land was declared as Khalasa Raiyat Hede.
(Reference : Revenue Entry No.915, dated 08.02.1956).

Thereafter the said land was declared as Khalasa Raiyat Hede by an order of Mamlatdar, Order No. Vatan-IV364, dtd.04.05.1956, accordingly the said land Vested in Atmaram Ugrabhai and Nathubhai Ugrabhai. (Reference : Revenue Entry No.924, dated 03.06.1956).

Thereafter as a result of tenancy proceedings Varvaji Danaji was declared as owner of the said land with a lien of Purchase Value to be payable by him to the prior owner.
(Reference : Revenue Entry No.1098, dated 05.04.1962).



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Thereafter the said land owner Varvaji Danaji died leaving behind him, his heirs namely : Bhalaji Varvaji, Masangji Varvaji, Suraj Varvaji and Soni Varvaji.
(Reference : Revenue Entry No.1154, dated 08.04.1963).

Survey No. 45/3 :-

Land bearing Survey No.45/3 was held by Varvaji Danaji being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.685, dated 05.10.1951).

Thereafter the said land owner Varvaji Danaji died leaving behind him, his heirs namely : Bhalaji Varvaji, Masangji Varvaji, Surajben Varvaji and Soniben Varvaji.
(Reference : Revenue Entry No.1154, dated 08.04.1963).

Thereafter the land owner availed loan from the Khoraj Sahkari Mandli, accordingly the Mandli created charge / lien on the said property. (Reference : Revenue Entry No.1217, dated 13.10.1965)

Survey No. 45/4B :-

Land bearing Survey No.45/4B was held by Abharaj Adal and Maganji Adal being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land owner Abharaj Adal died leaving behind him, his heirs namely : Mafat Abharaj. (Reference : Revenue Entry No.540, dated 26.05.1945).

Thereafter the said land owner Maganji Adal died leaving behind him, his heirs namely : Ambaram Maganji, Bhemaji Maganji and Ramtuji Maganji.
(Reference : Revenue Entry No.985, dated 22.10.1959).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.1134).

Survey No. 50/1 :-

Land bearing Survey No.50/1 was held by Abharaj Adal and Maganji Adal being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land owner Abharaj Adal died leaving behind him, his heirs namely : Mafat Abharaj. (Reference : Revenue Entry No.540, dated 26.05.1945).



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Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.685, dated 05.10.1951).

Thereafter the name of Visaji Lalluji was entered in the record of rights as a Ordinary Tenant by an order of Concern Authority and name of Becharji Ramaji was Deleted from the record of rights as a Ordinary Tenant. (Reference : Revenue Entry No.930).

Thereafter the said land owner Maganji Adal died leaving behind him, his heirs namely : Ambaram Maganji, Bhemaji Maganji and Ramatuji Maganji.
(Reference : Revenue Entry No.985, dated 22.10.1959).

Thereafter by an order of concerned authority name of Ambaram Maganji was Deleted from the record of rights as a Ordinary Tenant. (Reference : Revenue Entry No.1043, dated 31.03.1962).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of concerned authority but the entry pertaining to "Fragmented Piece" alias "TUKDO" was deleted from the revenue record. (Reference : Revenue Entry No.1133).

Thereafter the land owner availed loan from the Gujarat State Co. Op. Land Mortgage Bank Ltd., accordingly the bank created charge / lien on the said property.
(Reference : Revenue Entry No.1164, dated 23.10.1963)

Survey No. 50/2 :-

Land bearing Survey No.50/2 was held by Varvaji Danaji being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.665, dated 05.10.1951).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of concerned authority but the entry pertaining to "Fragmented Piece" alias "TUKDO" was deleted from the revenue record. (Reference : Revenue Entry No.1133).

Thereafter the said land owner Varvaji Danaji died leaving behind him, his heirs namely : Bhalaji Varvaji, Masangji Varvaji, Surajben Varvaji and Soniben Varvaji.
(Reference : Revenue Entry No.1154, dated 08.04.1963).





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Thereafter the land owner availed loan from the Khoraj Sahkari Mandli., accordingly the Mandli created charge / lien on the said property.(Reference : Revenue Entry No.1217, dated 13.10.1965)

Survey No. 50/5 :-

Land bearing Survey No.50/5 was held by Abharaj Adal and Maganji Adal being owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land owner Abharaj Adal died leaving behind him, his heirs namely : Mafat Abharaj. (Reference : Revenue Entry No.540, dated 26.05.1945).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.685, dated 05.10.1951).

Thereafter the said land owner Maganji Adal died leaving behind him, his heirs namely : Ambaram Maganji, Bhemaji Maganji and Ramatuji Maganji.
(Reference : Revenue Entry No.985, dated 22.10.1959).

Thereafter by an order of concerned authority name of Ambaram Maganji was Deleted from the record of rights as a Ordinary Tenant. (Reference : Revenue Entry No.1043, dated 31.03.1962).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of concerned authority but the entry pertaining to "Fragmented Piece" alias "TUKDO" was deleted from the revenue record. (Reference : Revenue Entry No.1133).

Thereafter the land owner availed loan from the Gujarat State Co. Op. Land Mortgage Bank Ltd., accordingly the bank created charge / lien on the said property.
(Reference : Revenue Entry No.1164, dated 23.10.1963)

Block No. 38 :-

Thereafter as per the scheme of amalgamation took place in the Khodiyar Village, the land bearing Block No.38 was allotted in lieu of Revenue Survey No.44/2, 45/3, 45/4B, 50/1, 50/2 and 50/5 and was allotted New Block No. 61, 112, 151, 11, 202, 201 and the said land vested in Bhalaji Varvaji, Masangji Varvaji, Shantiben (Soniben) Varvaji and Surajben Varvaji.
(Reference : Revenue Entry No.1287, dated 20.01.1967).





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Thereafter the said land owner Kantaben Varvaji and Surajben Varvaji died leaving behind them, their heirs namely : Nagarji Dhulaji, Bhikhaji Dhulaji, Shanaji Dhulaji, Kantiji Dhulaji, Bakaji Dhulaji. (Reference : Revenue Entry No.2851, dated 07.12.2006).

Thereafter the Hon'ble Deputy Collector, Viramgam Prant, Ahmedabad Vide Order No. Jamin/Khodiya/Block Vibhajan/C-3060/S.R.-77/07, dtd.15.05.2007 give permission for the sale of portion of land bearing Block No.38 admeasuring 2125 sq. mtrs. in favour of Anilbhai Kantibhai Dave and portion of land bearing Block No.38 admeasuring 3035 sq. mtrs. in favour of Shefaliben Kanubhai. (Reference : Revenue Entry No.2907, dated 29.05.2007).

Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, vide K.J.P./S.R. No. 30 dtd.07.07.2007. And in pursuance of the said Durasti the said land bearing Block No.38 was divided into three parts i.e. (1) Block No.38/A admeasuring about : 12950 sq. mtrs. vested in Bhalaji Varvaji, Masangji Varvaji, Nagarji Kantiji, Bhikhaji Dhulaji, Chhanaji Dhulaji, Kantiji Dhulaji, Bakaji Dhulaji (2) Block No.38/B admeasuring about : 3035 sq. mtrs. vested in Bhalaji Varvaji, Masangji Varvaji, Nagarji Kantiji, Bhikhaji Dhulaji, Chhanaji Dhulaji, Kantiji Dhulaji, Bakaji Dhulaji and (3) Block No.38/C admeasuring about : 2125 sq. mtrs. vested in Bhalaji Varvaji, Masangji Varvaji, Nagarji Kantiji, Bhikhaji Dhulaji, Chhanaji Dhulaji, Kantiji Dhulaji and Bakaji Dhulaji. (Reference : Revenue Entry No.2932, dated 28.07.2007).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Dascroi, vide Order No. RTS/Record Promulgation /41/08, dated 26.09.2008. (Reference : Revenue Entry No.3105, dated 29.09.2008).

Thereafter the said land owner Masangji Varvaji died on dtd.15.08.2011 leaving behind him, his heirs namely : Manchhiben Masangji, Dashrathji Masangji, Jagaji Mangsanji, Amrutben Manganji. (Reference : Revenue Entry No.3619, dated 31.07.2013).

Thereafter the said Bakaji Dhulaji, Kantiji Dhulaji, Jagaji Masangji, Dashrathji Masangji, Bhikhaji Dhulaji, Bhalaji Varvaji, Amrutben Masangji, Nagarji Kantiji, Chhanaji Dhulaji, Manchhiben Masangji sold and conveyed the Survey No. 38/A admeasuring 6981 sq. mtrs. to Bhupeshkumar Satishchandra Patel, Nagajibhai Bhimjibhai Gurjar and Asitkumar Satishchandra Patel H.U.F. by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.1709 dtd.25.09.2013. (Reference : Revenue Entry No.3647, dated 25.09.2013).





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Thereafter the said Bakaji Dhulaji, Nagarji Kantiji, Bhikhaji Dhulaji, Chhanaji Dhulaji, Kantiji Dhulaji, Manchhiben Masangji, Amrutben Masangji released their undivided share of the Survey No. 38/A admeasuring 3730.62 sq. mtrs. to Dashrathji Masangji and Jagaji Masangji by way of executing Release Deed registered in the office of Sub Registrar vide Sr. No.149, dtd.23.01.2014. (Reference : Revenue Entry No.3681, dated 24.01.2014).

Thereafter the heirs of Varvaji Danaji paid the Purchase Value to the prior owner as a result of which the concerned authority issued Extract No. 9 for land admeasuring 5969 sq. mtrs. (Reference : Revenue Entry No.3751, dated 07.10.2014).

Thereafter owners-occupiers applied to convert the land admeasuring 5969 sq. mtrs. from New Tenure Land into Old Tenure Land in the concerned office and on his application Mamlatdar, Dascroi converted the said land from New Tenure Land into Old Tenure Land for Agricultural Use of the said property. (Reference : Revenue Entry No.3901, dated 07.12.2015).

Thereafter legal heirs of Late Soniben alias Shantaben D/o. Varvaji Danaji and w/o. Chaturbhai Thakor namely : Prahladbhai Chaturbhai Thakor file RTS Appeal No.131/2014 against Bhalaji Varvaji and others aggrieved by approval of Mutation Entry No.3647, which appeal rejected by Hon'ble Deputy Collector, Dascroi, Ahmedabad on dtd.05.02.2016. (Reference : Revenue Entry No.3929, dated 11.02.2016).

Devolution No.1 :-

The said Prahladbhai Chaturbhai Thakor already confirmed the ownership of Dashrathji Masangji and Jagaji Masangji pertaining to the land admeasuring 5969 sq. mtrs. by way of executing Confirmation Deed registered in the office of Sub Registrar vide Sr. No.2175, dtd.12.12.2014. Simultaneously Prahladbhai Chaturbhai Thakor already confirmed the ownership of Bhupeshkumar Satishchandra Patel and Asitkumar Satishchandra Patel pertaining to the land admeasuring 6981 sq. mtrs. by way of executing Confirmation Deed registered in the office of Sub Registrar vide Sr. No.2174, dtd.12.12.2014 and By way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.1709, dtd.25.09.2013. In spite of the said Prahladbhai Chaturbhai Thakor already confirmed the ownership rights of the aforesaid owners, it appears that he file the RTS Appeal No.131/2014 only with the misunderstanding. Thereafter upon clearance of the said misunderstanding, the said Prahladbhai Chaturbhai Thakor executed another Confirmation Deed duly notarized in the Book of Advocate Notary Bhavna P. Patel vide Sr. No.135/2017 dtd.28.08.2018.





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The said Prahladbhai Chaturbhai Thakor with misunderstanding earlier executed Agreement to Sale in favour of Ravi Amratbhai Bharwad dtd.18.04.2014 duly notarized in book of Notary Advocate C.V. Shelat, pursuant to which he file Special Civil Suit No.44/2015 in the Court of Ahmedabad Rural Civil Judge (S.D.) also filed objection through Advocate M. B. Trivedi dtd.1.07.2017 against the Public Notice of Title Clearance published us, which dispute was later on resolved accordingly he withdrawn the said Civil Suit by filling withdrawal pursis as a result of which the Hon'ble Civil Judge disposed off the Civil Suit by order dtd.09.09.2017. Also executed Cancellation of Agreement dtd.24.08.2017 duly notarized in the book of Notary Advocate Sohini B. Patel vide Sr. No.372/A /2017.

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the The Khoraj Group Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No.3979 dated 19.05.2016).

The land bearing Block No.38/A admeasuring about He.Are.Sq.Mtrs.: 1-29-50, included in Several Town Planning Schemes and allotted Several Final Plots.

Block No.	T.P.S. No.	Original Plot / Area	Final Plot / Area
38/A Paiki	60 (Khodiyar)	13/1 / 9324 sq. mtrs.	13/1 / 5595 sq. mtrs.
38/A Paiki	60 (Khodiyar)	13/2 / 1012 sq. mtrs.	13/2 / 607 sq. mtrs.
38/A Paiki	229 (Khodiyar-Jaspur)	304 paiki / 1205 sq. mtrs.	304/1 / 723 sq. mtrs.
38/A Paiki	229 (Khodiyar-Jaspur)	304 paiki / 1409 sq. mtrs.	304/2 / 845 sq. mtrs.

Thereafter above referred owners-occupiers applied to convert the Block No. 38/A, T.P.S. No. 60, Final Plot No. 13/1+13/2 paiki 3581 sq. mtrs. from New Tenure Land into Old Tenure Land in the concerned office and on the said application, District Collector converted the said land from New Tenure Land into Old Tenure Land for Non Agricultural Use of the said property, by his Order No.: AB/TNC-2/Premium/Khodiyar/S.R.216/2016, dtd.06.12.2016.

(Reference : Revenue Entry No.4083, dated 19.12.2016).

Thereafter above referred owners-occupiers applied to convert the land bearing Final Plot No. 13/1+13/2 paiki admeasuring about : 3581 sq. mtrs. from Agricultural Land into Non Agricultural Land and in the concerned office and on the said application, District Collector converted the said land from Agricultural Land into Non Agricultural Land (3223 sq. mtrs. Residential Use + 358 sq. mtrs. Commercial Use), by his Order No.: CB/TNC-3/N.A./Tatkal N.A./Khodiyar/Block No.38/A/S.R./83/17, dtd.06.03.2017. (Reference : Revenue Entry No.4126, dated 16.03.2017).

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Thereafter above referred owner-occupier applied to convert the land bearing Final Plot No. 13/1+13/2 of T. P. Scheme No.60 (Khodiyar) and 304/1+304/2 of T. P. Scheme No. 229 (Khodiyar – Jaspur) totally admeasuring : 4189 Sq. Mtrs. from Agricultural Land into Non Agricultural Land and in the concerned office and on his application District Collector converted the said land from Agricultural Land into Non Agricultural Land for Residential Use of the said property, by his Order No.: CB/CTS-1/N.A./S.R./1129/2016, dtd.24.07.2017.

(Reference : Revenue Entry No.4180, dated 04.08.2017).

The aforesaid owner – occupiers Bhalaji Varvaji, Dashrathji Masangji, Jagaji Masangji, Bhupeshkumar Satishchandra Patel, Nagajibhai Bhimjibhai Gurjar, Asitkumar Satishchandra Patel H.U.F agreed Sold and Conveyed the said land i.e. Non Agricultural land bearing Final Plot No. 13/1 admeasuring about : 5595 sq. mtrs. (allotted in lieu of Portion of land admeasuring about : 9324 Sq. Mtrs. forming Part of Block No. 38/A totally admeasuring about : 12950 Sq. mtrs.) of Town Planning Scheme No. 60 (Khodiyar), situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) alongwith the ongoing development of scheme of Residential Units in the aforesaid land in the name of “**DEV PARIJAT**”, belonging to **Soham Realty**, a Partnership Firm by way of executing Sale Deed duly registered in the office of Sub Register of Ahmedabad – 8 (Sola), Vide Sr. No. 14134 dtd.26.09.2017. (Reference : Revenue Entry No.4225, dated 17.10.2017).

Before the aforesaid Sale Deed, the land admeasuring 5969 sq. mtrs. (of which the said property is forming part of) was agreed to be sold by Bhalaji Varvaji, Dashrathji Masangji and Jagaji Masangji to Bhupeshkumar Satishchandra Patel and Asitkumar Satishchandra Patel by Regd. Agreement to Sale Vide Sr. No.2176 dtd.12.02.2014. But as the said Bhalaji Varvaji, Dashrathji Masangji and Jagaji Masangji and Bhupeshkumar Satishchandra Patel and Asitkumar Satishchandra Patel jointly executed aforesaid Reg. Sale Deed in favour of **M/s. Soham Realty**, the rights of Bhupeshkumar Satishchandra Patel and Asitkumar Satishchandra Patel under the Regd. Agreement to Sale automatically transferred in **M/s. Soham Realty**.

The said land owner **M/s. Soham Realty**, a Partnership Firm decided to construct Residential units in the aforesaid land and appointed engineer, architect & contractors and prepared plans of the said land after keeping the required space etc. and submitted the same in the Office of Ahmedabad Municipal Corporation Authority (AMC) and the said authority by its Order No. PRM/99/4/2018/389 dtd. 26.09.2018 sanctioned the said plans. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

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Accordingly the **Soham Realty**, a Partnership Firm have initiated the development of the scheme of Residential Units in the aforesaid land in the name of “**DEV PARIJAT**” in pursuance of the aforesaid plans and the scheme is under-construction. And since then the said property is in the absolute ownership and possession of **Soham Realty**, a Partnership Firm.

Certain other Registered documents are also executed for the Sale of another Final Plots i.e. Final Plot No.13/2 of T.P. Scheme No.60, Final Plot No.304 of T.P. Scheme No.229 allotted in lieu of the portion of land bearing Block No. 38/A, but as the same are not concerning the said property. We have not mentioned the recitals of the same to avoid distraction.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1987 to 2018 (2019-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period. As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar”, dtd.06.07.2017 and “Sandesh”, dtd.07.07.2017 regarding the said property in the name of previous owners and in pursuance the said public notices, and except the objection referred herein I have not received any objection from anybody for the said property.

Devolution No. 2 :-

An objection was filed by Champaben, Hiraben, Kaliben and Keshiben, all four being daughters of Late Surajben Dhulaji through Advocate Vikaramsinh V. Solanki on dtd.14.07.2017. They also filed Special Civil Suit No.80/2014 claiming right in / upon the land bearing Block No.38/A also praying for cancellation of Registered Sale Deed executed by land owners as per revenue record in favour of Bhupeshbhai Satishchandra Patel and other. But looking to the documents provided by the property holders it appears that by executing four separate Registered Confirmation Deeds duly registered in office of Sub Registrar of Ahmedabad-14 (Dascroi) vide Sr. No.151 dtd.23.01.2014 (Old No.1760 dtd.08.10.2013), Sr. No.150 dtd.23.01.2014 (Old No.1727 dtd.30.09.2013), Sr. No. 1726 dtd.30.09.2013 and Sr. No.1759 dtd.08.10.2013, wherein they confirmed that they don't have any right in / upon the land bearing Block No.38/A as well they confirmed the ownership of Bhupeshkumar Satishchandra Patel and other pertaining to the land admeasuring 6981 sq. mtrs. and also committed to withdraw the aforesaid Civil Suit with immediate effect. They also executed Declaration dtd.12.02.2014 duly notarized in Book of Notary Advocate B.G. Patel vide Sr. No.B/52/2014. In spite of withdrawing the Civil Suit, they filed objection. Later on the dispute was finally settled between the parties as a result of which the aforesaid disputants finally withdrawn the aforesaid Civil Suit by filling withdrawal pursis on



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dtd.27.12.2018 relying upon the same the Honorable Civil Judge disposed off the Special Civil Suit No.80/2014 by passing Order dtd.09.03.2019. Simultaneously the said Champaben, Hiraben, Kaliben and Keshiben confirmed the aforesaid facts by executing Confirmation Deed duly registered in office of Sub Registrar of Ahmedabad-8 (Sola) vide Sr. No.23561, dtd.27.12.2018.

Devolution No.3

Objection was filed by Makwana Rupsang Vihaji against Mutation Entry No.4225 dtd.17.10.2017 mutated for Reg. Sale Deed Vide Sr. No.14134 dtd.27.09.2017 claiming right pursuant to Memorandum of Understanding and Power of Attorney executed by Champaben, Hiraben, Kaliben and Keshiben all four daughters of Late Surajben Dhulaji Thakor in their favour, upon which RTS/Khodiya/Takrari Case No.1/2018 was initiated by Mamlatdar, Dascroi and upon disposing the case on merits the Takrari Case was rejected as a result of which Mutation Entry No.4225 has been approved. The said Makwana Rupsang Vihaji through Advocate Vikramsinh V. Solanki have also published Public Notice in the form of Warning in Daily News Paper "Sandesh" dtd.03.09.2017 which also is not to be taken in consideration looking to the aforesaid. Therefore we do not have find any hesitation for issuing the Title Clearance Certificate.

Devolution No.4

A Public Notice was published by Nagarji Kantiji Thakor being the Legal heirs of Late Shantaben D/o. Varvaji Danaji W/o. Kantiji Thakor through Advocate Ahesan A. Parmar and Advocate Imtiyaz Y. Malek in daily News Paper "Sandesh" dtd.15.09.2017. And as per the facts narrated in this Title Report said Nagarji Kantiji Thakor sold his share in the land bearing Block No.38/A in favour of Bhupeshkumar Satishchandra Patel and other pertaining to land admeasuring 6981 sq. mtrs. Vide Reg. Sale Deed No.1709 dtd.25.09.2013 and he released his share in the rest of the land admeasuring 5969 sq. mtrs. in favour of Dashrathi Masangji and Jagaji Masangji vide Reg. Release Deed Vide Sr. No.149 dtd.23.01.2017. Taking in to consideration the aforesaid it appear that the any published the said Notice only with an intention to disturb the titles of the Subject land. Therefore we don't final any reason not to issue Title Certificate for the said property.

Devolution No.5

That the said Bhupeshkumar Satishchandra Patel, Nagjibhai Bhimjibhai Gurjar and Asitkumar Satishchandra Patel HUF executed Agreement to Sale (Banakhat) in favour of M/s. Shridhar Infra, a Partnership firm duly registered in the office of Sub Registrar of Ahmedabad-14 (Dascroi) Vide Sr. No.1535 dtd. 04.07.2016 for the land bearing admeasuring 6981 sq. mtrs.





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forming part of Land Bearing Block No.38/A and as the cheque given under the aforesaid Agreement, could not be deposited in the Bank for realization a Notarised Rectification Deed was executed between the parties dtd.08.08.2016 under which fresh cheques were given for the same amounts. Thereafter as the said M/s. Shridhar Infra was not desirous to purchase the aforesaid land as per its request the amount received from it was returned back to it and as a result of which a Cancellation Agreement was executed between the parties duly registered in the office of Sub Registrar of Ahmedabad-08 (Sola) vide Sr. No.14161 dtd.26.09.2017. Therefore the rights of M/s. Shridhar Infra came to end.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **Soham Realty**, a Partnership Firm pertaining to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Use as per the terms of N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. PRM/99/4/2018/389 dtd. 26.09.2018..

DATED THIS 10TH DAY OF APRIL 2019




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place /water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.