

Hitesh M. Rawal
Advocate

H M Rawal &
Company
ADVOCATES

Ref.No.TR/F.No.7535/21



TITLE REPORT

To,
V.R. Buildcon,
A Partnership Firm through
its Administrative Partner
Nilesh Rameshbhai Virani
Ahmedabad

Dear Sir,

Ref : Sub Plot No.18 admeasuring 657 sq. yds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 which is included in City Survey Record and allotted land admeasuring 549 sq.mts. paiki of City Survey No.116 situate, lying and being at Mouje Changispur, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to V.R. Buildcon, a partnership firm through its administrative partner Nilesh Rameshbhai Virani.

As per the Instructions, we have examined the titles of the above referred Plot and have caused to be taken searches of available registration record for last 30 years on 21.05.2021 through our search clerk (Search of complete



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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 :-

Originally the said land admeasuring 11217 sq.mts. of Final Plot No.36+52 of Town Planning Scheme 20 was of the ownership of M/s. Chetan Construction Company.

Thereafter M/s. Chetan Construction Company got their plans sanctioned from Ahmedabad Municipal Corporation regarding development of Plotting Scheme on the land admeasuring 11217 sq.mts. of Final Plot No.36+52 of Town Planning Scheme 20 by resolution bearing no.BNA/91-12 dated 09.10.1963. Entry to that effect was entered in revenue record by Entry No.2297 dated 01.11.1966 which was certified.

Thereafter M/s. Chetan Construction Company sold and conveyed the Sub Plot No.18 admeasuring 657 sq. yrds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 to [1] Dhirajlal Champaklal Shah and [2] Rameshchandra Champaklal Shah by Sale Deed which is registered in the office of Sub Registrar under Serial No.9333 dated 16.11.1963. Entry to that effect was entered in revenue record.

Thereafter [1] Dhirajlal Champaklal Shah and [2] Rameshchandra Champaklal Shah got their plans sanctioned from Ahmedabad Municipal Corporation for constructing Bungalows on Sub Plot No.18 admeasuring 657 sq. yrds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 by order no.BNB/14 and Rajachitthi bearing no.361.



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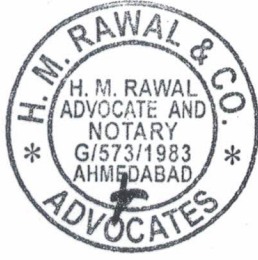
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Thereafter [1] Dhirajlal Champaklal Shah and [2] Rameshchandra Champaklal Shah made an application to Urban Development Authority, Municipal Corporation, Ahmedabad for obtaining Building Use permission for both the constructed bungalows on Sub Plot No.18 admeasuring 657 sq. yds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 and the same was granted by Urban Development Authority, Municipal Corporation, Ahmedabad by its order no.B.U.130 dated 10.06.1981.

Thereafter as per order No. RTS/Sudharo/Kshati yadi/SR No-955/08 dated 18.09.2008 passed by Mamlatdar, Ahmedabad computer record was corrected as per Kshati Register, but Kshati Register was not available for verification. Entry to that effect was entered in revenue record by Entry No.6340 dated 24.09.2008 which was certified on 10.11.2008.

Thereafter as per order No. CT/RTS/Changisapur/T.P.No.3/City.Survey dated 29.12.2009 passed by Mamlatdar, Ahmedabad the revenue record has been discontinued, since the property has been taken in City Survey limits and Sub Plot No.18 admeasuring 657 sq. yds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 was allotted City Survey No.116 admeasuring 549 sq. mts. Entry to that effect was entered in revenue record by Entry No.6573 dated 01.01.2010 which was certified on 17.02.2010.

Thereafter internal distribution took place between [1] Dhirajlal Champaklal Shah and [2] Rameshchandra Champaklal Shah regarding Sub Plot No.18 by dividing it into two equal parts i.e. [1] Sub Plot No-18 paiki land admeasuring 328.50 sq. yds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 179.96 sq.mts. (As per Municipal Record) known as Bungalow No.18/B of "Milanpark Society" came to the ownership of Dhirajlal Champaklal Shah and [2] Sub Plot No-18 paiki land admeasuring 328.50 sq. yds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 195.46 sq.mts.



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(As per Municipal Record) known as Bungalow No.18/A of "Milanpark Society" came to the ownership of Rameshchandra Champaklal Shah.

Thereafter Dhirajlal Champaklal Shah died intestate on 12.01.2007 and towards his undivided right in land the names of his legal heirs viz. (1) Shardaben W/o Dhirajlal Champaklal Shah, (2) Jigesh Dhirajlal Shah, (3) Sandhyaben D/o Dhirajlal Shah (4) Smitaben D/o Dhirajlal Shah and (5) Sejalben D/o Dhirajlal Shah were entered in city survey record. Entry to that effect was entered into city survey record by Entry No.666 dated 30.06.2011 which was certified on 16.08.2011.

Thereafter (1) Sandhyaben D/o Dhirajlal Shah, (2) Smitaben D/o Dhirajlal Shah and (3) Sejalben D/o Dhirajlal Shah released their undivided right in Sub Plot No.18 in favour of (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah by an affidavit. Entry to that effect was entered into city survey record by Entry No.771 dated 08.12.2011 which was certified on 17.02.2012.

Thereafter Rameshchandra Champaklal Shah died intestate on 07.06.1991 and towards his undivided right in land the names of his legal heirs viz. (1) Nikhilkumar Rameshchandra Shah, (2) Manishaben Rakesh Shah D/o Rameshchandra Shah and (3) Vanlataben W/o Rameshchandra Shah were entered in city survey record. Entry to that effect was entered into city survey record by Entry No.2852 dated 05.06.2018 which was certified on 09.08.2018.

Thereafter Manishaben Rakesh Shah D/o Rameshchandra Shah released her undivided right in Sub Plot No.18 in favour of (1) Nikhilkumar Rameshchandra Shah and (2) Vanlataben W/o Rameshchandra Shah by Release Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.3690 dated 17.04.2018. Entry to that effect was entered into city survey record by Entry No.2853 dated 05.06.2018 which was certified on 21.08.2018.



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Thereafter (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah sold and conveyed their Undivided Share in Sub Plot No-18 paiki land admeasuring 328.50 sq. yrds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 179.96 sq.mts. (As per Municipal Record) known as Bungalow No.18/B of "Milanpark Society" to V.R. Buildcon, a partnership firm by Sale Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2302 dated 05.03.2021 and thereafter (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah executed a power of attorney regarding Bungalow No.18/B of "Milanpark Society" in favour of V.R. Buildcon, a partnership firm which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2303 dated 05.03.2021.

Thereafter (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah sold and conveyed their Undivided Share in Sub Plot No-18 paiki land admeasuring 328.50 sq. yrds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 179.96 sq.mts. (As per Municipal Record) known as Bungalow No.18/B of "Milanpark Society" to V.R. Buildcon, a partnership firm by Sale Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2302 dated 05.03.2021 and thereafter (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah gave their power regarding Bungalow No.18/B of "Milanpark Society" to V.R. Buildcon, a partnership firm by power of attorney which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2303 dated 05.03.2021.

Thereafter (1) Shardaben W/o Dhirajlal Champaklal Shah and (2) Jigesh Dhirajlal Shah gave their confirmation regarding Sale of remaining Sub Plot No-18 paiki land admeasuring 328.50 sq. yrds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 195.46 sq.mts. (As per Municipal Record) known as Bungalow No.18/A of "Milanpark Society" to V.R. Buildcon, a partnership firm by Confirmation Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2304 dated 05.03.2021.



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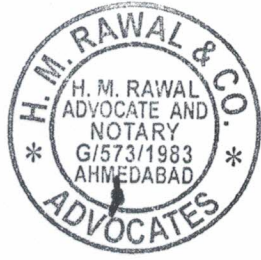
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Thereafter (1) Vanlataben W/o Rameshchandra Shah and (2) Nikhilkumar Rameshchandra Shah sold and conveyed their Undivided Share in Sub Plot No-18 paiki land admeasuring 328.50 sq. yrds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 195.46 sq.mts. (As per Municipal Record) known as Bungalow No.18/A of "Milanpark Society" to V.R. Buildcon, a partnership firm by Sale Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2766 dated 18.03.2021 and thereafter (1) Vanlataben W/o Rameshchandra Shah and (2) Nikhilkumar Rameshchandra Shah gave their power regarding Bungalow No.18/A of "Milanpark Society" to V.R. Buildcon, a partnership firm by power of attorney which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2767 dated 18.03.2021.

Thereafter (1) Vanlataben W/o Rameshchandra Shah and (2) Nikhilkumar Rameshchandra Shah gave their confirmation regarding Sale of Sub Plot No-18 paiki land admeasuring 328.50 sq. yrds i.e. 274.5 sq. along with Construction of Bungalow thereon admeasuring 179.96 sq.mts. (As per Municipal Record) known as Bungalow No.18/B of "Milanpark Society" to V.R. Buildcon, a partnership firm by Confirmation Deed which is registered in the office of Sub Registrar Ahmedabad-3 (Memnagar) under Serial No.2768 dated 18.03.2021.

As a part of our Title Investigation we have issued public advertisement in "Gujarat Samachar" on dated 07.04.2021 inviting objections against the said Sub Plot. In response to the said advertisement we have not received any objection within the stipulated time limit.

Thus the said Sub Plot No.18 admeasuring 657 sq. yrds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 which is included in City Survey Record and allotted land admeasuring 549 sq.mts. paiki of City Survey No.116 situate, lying and being at Mouje Changispur, Taluka Sabarmati in the Registration District of



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Ahmedabad and Sub District Ahmedabad-3 [Memnagar] is independently owned, occupied and possessed by V.R. Buildcon, a partnership firm through its administrative partner Nilesh Rameshbhai Virani in the City Survey 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 by declaration-cum-indemnity filed before us stating that the said sub plot 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 plot is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said plot 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 Plot 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 for the land of Sub Plot No.18 through Office of Sub Registrar which 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 through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to 9 and opine that the titles of the said Sub Plot No.18 admeasuring 657 sq. yrds i.e. 549 sq. mts. of Non-Agricultural land of Final Plot



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No.36+52 admeasuring 11217 sq.mts. paiki of Town Planning Scheme No.20 which is included in City Survey Record and allotted land admeasuring 549 sq.mts. paiki of City Survey No.116 situate, lying and being at Mouje Changispur, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents, revenue record, city survey record.
2. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Property.
3. Name of V.R. Buildcon being entered in city survey record.

DATED THIS 25TH DAY OF MAY 2021

Place : Ahmedabad.

Hitesh M. Rawal

Advocate
(H.M.Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that 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. Moreover conditional Computerised Search issued by the Sub Registrar is not well prepared/ maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Report is issued. Copies of [1] Search Receipt No.2021001012943 dated 21.05.2021 and Search Report for the period 2020-2021-4 pages, [2] Search Receipt No.2021001012939 dated 21.05.2021 and Search Report for the period 2020-2021-2 pages, [3] Search Receipt No.2021001012945 dated 21.05.2021 and Search Report for the period 2020-2021-1 page, [4] Search Receipt No.2020001027643 dated 18.12.2020 and Search Report for the period 2011-2020-1 page, [5] Search Receipt No.2020002024770 dated 17.12.2020 and Search



Report for the period 1989-1994-1, [6] Search Receipt No.2020001027641 dated 18.12.2020 and Search Report for the period 1994-2011-1 page [7] Search Receipt No.2020001027642 dated 18.12.2020 and Search Report for the period 2011-2020-1 page and [8] Search Receipt No.2020001027643 dated 18.12.2020 and Search Report for the period 2011-2020-1 page are annexed herewith for your perusal and record.

2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said land.
3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished to him and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/ Report is issued by the undersigned.