

MANISH M.PATEL

(Advocate)

(Mo.) 99799 37077

Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall, Nr. Shukan Char Rasta, Nikol, Ahmedabad.

REPORT ON TITLE

Reg: Non-Agricultural land bearing Final Plot No.156 admeasuring 911 Sq.Mtrs of T.P Scheme No.118 (Given in lieu of Revenue survey no.658 old survey no.275/1 admeasuring 1518 Sq.Mtrs) or thereabout situate lying and being at Mouje Singarva Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12(Nikol) and belonging to Arush Buildcon a Partnership firm.

As per instruction I have examined the titles of above referred property and have conveyed to be taken searches of available revenue record for last 26 years and from that and from the information given to me and believing the same to be true correct and trustworthily also believing the documents/copies/papers etc. furnished in his/its file to be true and genuine and also based upon the information given by owner that no transfer/agreement was made respect of the land during the period for which the record is not available which would make the title defective I here by give my report on title as under:-

- (1) That land bearing Survey No. 275/1 admeasuring about Acre 0-15 Gs was belonging to Chandubhai Motibhai prior to the year 1936.
- (2) That thereafter Taluka order passed bearing no.RTS dated 15-06-1937 Chandubhai Motibhai sold and conveyed the said land bearing survey no.255/1, 275/1 and 275/2 to (1) Bai Dahi Wd/o Motilal Dharamchand (2) Vadilal Motilal Mutation entry to said effect was made in the revenue record of the said land by entry no.366 dated 27-06-1937.
- (3) That Thereafter said co-owner Bai Dahi Wd/o Motilal Dharamchand died intestate on or around Two years ago hence name of her heirs Vadilal Motilal was entered in the revenue record of the said land by survey no.255/1, 275/1 and 275/2 Mutation entry to said effect was made in the revenue record of the said land by entry no.431 dated 06-05-1944.



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- (4) That thereafter said owner Vadilal Motilal sold and conveyed the said land survey no.255/1, 275/1 and 275/2 to (1)Shankarbhai Mathurbhai record Mutation entry to said effect was made in the revenue record of the said land by entry no.466 dated 16-02-1946.
- (5) That thereafter on account of order of Mumbai Government the said Survey No.275/1 declare as TUKDA and entered as TUKDA entry To that effect has been made in the other rights of record vide Mutation entry No.542 dated 06-06-1951.
- (6) That Thereafter on account of Family Distribution in respect of the Survey No.255/1, 255/2, 275/1 & 275/2 and others amongst the Co-owner Shankarbhai Mathurbhai and Chunilal Mathurbhai the property of survey no. 255/1, 255/2, 275/1 & 275/2 came to the share of continue the name of Shankarbhai Mathurbhai and other co-owner name was deleted in the revenue record Mutation entry to that effect has made in the revenue record vide mutation entry no.814 dated 03-01-1960.
- (7) I found from the record that the Charge/lien of the said land of the Ahmedabad Jilla Sahkari Mandali Ltd Mutation entry to that effect has made in the revenue record vide mutation entry no.1085 dated 17-07-1970.
- (8) I found from the record that the Charge/lien of the said land of the Ahmedabad Jilla Sahkari Mandali Ltd which was fully paid up and free from charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.1430 dated 06-06-1980.
- (9) That Thereafter on account of Family Distribution in respect of the Survey No.275/1 & 275/2 amongst the owner and the property of survey no. 275/1 & 275/2 came to the share of Ramanbhai Chunilal Mutation entry to that effect has made in the revenue record vide mutation entry no.1440 dated 10-08-1980.
- (10) The entry no.1558 dated 28-11-1982 is not related to this Survey number.



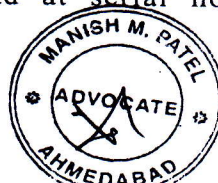
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- (11) That thereafter on account of Resolution passed by ownereble Gujarat Government Dt.05-02-1986 the said covered under 5 K.M. Limit of A.M.C. an entered N.A. conversation Tax under Section 67/A of Land Revenue Code as per order No.Jamin/Con.Tax/Vashi/3774 dated 07-02-1987, Mutation entry to that effect has been made in the other rights of Revenue record vide Mutation entry No.1668 dated 25-06-1987.
- (12) That thereafter the said land bearing survey no.275/1 and 275/2 declared as TUKDA so the owner of land Ramanbhai Chunilal answered and surety of Panchnama of last 15 years the land happens Piyat so the said land survey number declared TUKDAKAMI Mutation entry to that effect has been made in the other rights of Revenue record vide Mutation entry No.1857 dated 01-11-1994.
- (13) That thereafter the owner Ramanbhai Chunilal sold and conveyed the said land of survey no.275/1 & 275/2 to (1) Chamanbhai Ranchhodbhai (2) Parasbhai Chamanbhai_by sale deed registered before the sub registrar of Ahmedabad at serial no.2438 dated 15-12-1994 Mutation entry to said effect was made in the revenue record of the said land by entry no.1861 dated 09-01-1995.
- (14) That thereafter the owner (1) Chamanbhai Ranchhodbhai (2) Parasbhai Chamanbhai sold and conveyed the said land of survey no.255/1, 255/2, 275/1 & 275/2 to Kiritkumar Manilal Patel by sale deed registered before the sub registrar of Ahmedabad at serial no.2046 dated 17-03-2007 Mutation entry to said effect was made in the revenue record of the said land by entry no.2298 dated 09-05-2007.
- (15) That thereafter the owner Kiritkumar Manilal Patel sold and conveyed the said land of survey no.255/1, 255/2, 275/1 & 275/2 to (1) Mukeshbhai Babubhai Patel (75% Share) (2) Rajeshkumar Bhikhabhai Prajapati (25% Share) by sale deed registered before the sub registrar of Ahmedabad at serial no.2172 dated 05-03-2008



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Mutation entry to said effect was made in the revenue record of the said land by entry no.2379 dated 24-03-2008.

- (16) The entry no.2474 dated 18/02/2009 is not related to this Survey number.
- (17) That thereafter the owner (1) Mukeshbhai Babubhai Patel (75% Share) (2) Rajeshkumar Bhikhabhai Prajapati (25% Share) sold and conveyed the said land of survey no.275/1 admeasuring about 1518 Sq.Mtrs to Tusharbhai Gagjibhai Kakadiya by sale deed registered before the sub registrar of Ahmedabad at serial no.2361 dated 24/02/2010 Mutation entry to said effect was made in the revenue record of the said land by entry no.2617 dated 27/05/2010.
- (18) Thereafter Resurvey Record has been prepared SLR Office Ahmedabad As per Promulgation the Block No.659 was given to lieu of old Block no.275/2 that effect mutation entry has been made in the revenue record vide of said land by entry no.3504 dated 27-04-2016.
- (19) On implementation of Draft Town Planning Scheme No.118 land of Survey/Block No.658 (Old Survey No.275/1) admeasuring about 1518 Sq.Mtrs was given Final Plot No.156 and its area was fixed at 911 Sq.Mtrs.
- (20) That District Collector Ahmedabad by order bearing no.CB/CTS-1/N.A/S.R.957/2017 dated 14-03-2018 granted N.A Use Permission for Residential purpose for the said land of final plot no.158 admeasuring 911 Sq.Mtrs (Survey No.658 old survey no.275/1) Mutation entry to said effect was made in the revenue record of the said land by entry no.3884 dated 23-03-2018.
- (21) That thereafter said Tusharbhai Gagjibhai Kakadiya sold and conveyed said land bearing Final Plot No.158 admeasuring 911 Sq.Mtrs of T.P.Scheme no.118 (Give in lieu of survey no.658 (Old Survey No.275/1) admeasuring 911 Sq.Mtrs) to Arush Buildcon a Partnership Firm by sale deed registered before the sub registrar of Ahmedabad at serial no.2421 dated 07/02/2020 Mutation entry to



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said effect was made in the revenue record of the said land by entry no.4279 dated 10/02/2020.

- (22) Thereafter Development Permission of Resident and Commercial Building were approved by Ahmedabad Urban Development Authority vide Case no PRM/17/1/2020/77 dated- 26/02/2020
- (23) The undersigned have issued Public Notice in the daily newspaper "Sandesh" Dated- 26/01/2020 inviting objection for issuance of such Title Certificate and Report. However till date nothing has been received by the undersigned in response to the said Public notice.

In view of what is stated above, My opinion that the titles of above referred Non-Agricultural land bearing Final Plot No.156 admeasuring 911 Sq.Mtrs of T.P Scheme No.118 (Given in lieu of Revenue survey no.658 old survey no.275/1 admeasuring 1518 Sq.Mtrs) or thereabout situate lying and being at Mouje Singarva Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12(Nikol) are clear and marketable and free from reasonable doubts without encumbrance, subject to :-

1. Fulfillment of Conditions laid down in N.A. order being obtained.
2. Provisions of Town Planning and Urban Development Act being Sanctioned by AUDA and Plans of construction being Sanctioned by AUDA and Provisions of Town Planning Scheme-118.

Date :- 11/08/2020

Ahmedabad.



Manish M. Patel
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M.M. PATEL
(ADVOCATE)