

Ref. No. :

Date : 31 / 01 / 2023

To,
M/s. Shree Infra, a Partnership Firm
Ahmedabad.



TITLE REPORT



Re.: Property being Non Agriculture land bearing Final Plot No. 68 [as per Opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022] admeasuring about : 5281 sq. mtrs. (allotted in lieu of Block No. 592 admeasuring about : He.Are.Sq.Mtrs. : 0-88-02) of Town Planning Scheme No. 3 (Ghuma), situated, lying and being at Moje Ghuma Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "**SHYPRAM HEAVEN**" belonging to **M/s. Shree Infra**, a Partnership Firm being the absolute Owner-Occupier (Hereinafter referred to as the said "Property")

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, papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **M/s. Shree Infra**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

As per the scheme of amalgamation took place in the Ghuma Village, Taluka Daskroi the land bearing Block No. 592 was allotted in lieu of Revenue Survey No. 489 and the said land allotted to Maneklal Prahladbhai.

(Reference : Revenue Entry No. 2901, dated 01.04.1969).

Thereafter the land owner availed loan from the Bank of India, Bhadra Br., accordingly the bank created charge / lien on the said property.

(Reference : Revenue Entry No. 3034, dated 10.06.1975).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Bank of India released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 3074 dated 10.08.1976).

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Thereafter the said Maneklal Prahladbhai with the members of his H.U.F. namely : Jashubhai Maneklal sold and conveyed the said land bearing Block No. 592 to Ranchhodbhai Maneklal by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad, dtd.10.07.1978. (Reference : Revenue Entry No. 3239, dated 23.05.1979).

Thereafter the land owner availed loan from the Ghuma Group Seva Sahkari Mandali Ltd., accordingly the Mandali created charge / lien on the said property.
(Reference : Revenue Entry No. 3260/3, dated 23.06.1980).

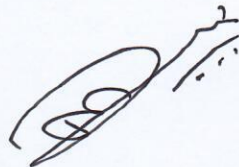
Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Ghuma Group Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No. 5852 dated 14.12.1996).

Thereafter one of the land owner Ranchhodbhai Maneklal died on dtd.13.03.2004 leaving behind him, his heirs namely : Prahladbhai Ranchhodbhai Patel, Ranjanben Ranchhodbhai Patel and Hemlataben Ranchhodbhai Patel. (Reference : Revenue Entry No. 6669, dated 02.06.2004).

Thereafter out of aforesaid land owners Ranjanben Ranchhodbhai Patel and Hemlataben Ranchhodbhai Patel waived their rights in favour of Prahladbhai Ranchhodbhai Patel, accordingly their names were deleted from the revenue record.
(Reference : Revenue Entry No. 6670 dated 02.06.2004).

Thereafter the said Prahladbhai Ranchhodbhai Patel sold and conveyed the said land bearing Block No. 592 admeasuring : 8802 Sq. Mtrs. to Mahendrasinh Madarsang, Govindsinh Madarsang, Sureshkumar Madarsang and Dilavarsinh Dolatsang by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad vide Sr. No. 8404, dtd.11.08.2006.
(Reference : Revenue Entry No. 7239, dated 31.08.2006).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: N.A./Ta.Bi.Khe./K-65/Ghuma/S.R. No. 28/10, dtd.20.02.2010.
(Reference : Revenue Entry No. 8462, dated 24.02.2010 approved).
(Reference : Revenue Entry No. 8588, dated 10.06.2010 but the said entry was rejected).



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The aforesaid Mahendrasinh Madarsang and others agreed to Sale the said property to one Rajiv Maheshkumar Mehta and accepted amounts as earnest money which later on resulted into dispute accordingly Special Civil Suit No. 19/2011 was filed by Rajiv Mehta which was allowed by Hon'ble Civil Judge by judgement dtd.20.12.2021 with a condition of making balance payment of consideration to the land owner, which judgement was challenged by Mahendrasinh Madarsang and others before Hon'ble Gujarat High Court by filling First Appeal No. 186/2013 pending to which settlement took place between the parties as a result of it at request of the Counsel of the said Rajiv Mehta, the decree passed in the Civil Suit was set aside and it was permitted to be withdrawn by order of Hon'ble High Court Judge dtd.07.10.2016.

Mutation related to order dtd.08.05.2012 passed in Appeal from order No. 120/2011 (filed against order passed by Hon'ble Civil Judge upon hearing of Injunction Application while aforesaid Civil Suit was Subjudice) mutated in the revenue record which no more remain effective as per the facts mentioned herein before.

(Reference : Revenue Entry No. 9276, dated 28.06.2012).

Thereafter one of the land owner Govindsang Madarsang died on dtd.13.03.2014 leaving behind him, his heirs namely : Mayaben Wd/o. Govindsinh, Kanaksinh Govindsinh, Bhavnaben Govindsinh and Bahadursinh Govindsinh.

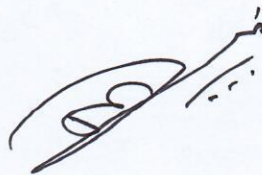
(Reference : Revenue Entry No. 9731, dated 06.05.2014).

Mutation related to order passed in First Appeal No. 186/2013 mutated which is already explained herein before therefore no need to repeat the same facts.

(Reference : Revenue Entry No. 10457, dated 17.10.2016).

As per the opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022, the land bearing Block No. 592 was allotted Final Plot No.68, admeasuring about : 5281 Sq. Mtrs. of Town Planning Scheme No. 3 (Ghuma).

Thereafter the said Mahendrasinh Madarsang, Sureshkumar Madarsang, Dilavarsinh Dolatsang, Mayaben Wd/o. Govindsinh, Kanaksinh Govindsinh, Bhavnaben Govindsinh and Bahadursinh Govindsinh sold and conveyed the said land bearing Final No. 68 admeasuring : 5281 Sq. Mtrs. to Hiralal Karamshi Dholu (Patel), Jagdish Shivji Dholu (Patel), Vinesh Shivji Dholu (Patel),



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Rahul Ajabjibhai Dholu (Patel), Ashwain Mohanbhai Dholu (Patel), Kalpesh Ajabjibhai Dholu (Patel) and Upesh Mohanlal Dholu (Patel) by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad - 9 (Bopal) vide Sr. No. 7146, dtd.21.10.2016.
(Reference : Revenue Entry No. 10471, dated 27.10.2016).

Thereafter the land owners availed financial facility from IDBI Bank Ltd. and executed Mortgage Deed in favour of the Bank which was registered in the Sub Registrar Ahmedabad - 9 (Bopal) under Serial No. 1048 on dtd.22.02.2017.
(Reference : Revenue Entry No. 10742, dated 04.09.2017).

Thereafter the land owners fully repaid the outstanding towards the aforesaid financial facility obtained from IDBI Bank Ltd. Accordingly IDBI Bank Ltd. executed Registered Mortgage Release Deed vide Sr. No. 17870 dtd.29.12.2021.
(Reference : Revenue Entry No. 12556, dated 12.01.2022).

Thereafter balance Portion of Block No. 68 admeasuring : 3521 Sq. Mtrs. vested in Ahmedabad Municipal Corporation as T. P. deduction.
(Reference : Revenue Entry No. 12717, dated 02.05.2022).

And by that the said property came in the absolute ownership and possession of (1) **Hiralal Karamshi Dholu (Patel)**, (2) **Jagdish Shivji Dholu (Patel)**, (3) **Vinesh Shivji Dholu (Patel)**, (4) **Rahul Ajabjibhai Dholu (Patel)**, (5) **Ashwin Mohanbhai Dholu (Patel)**, (6) **Kalpesh Ajabjibhai Dholu (Patel)** and (7) **Upesh Mohanlal Dholu (Patel)**.

Thereafter the Daskroi Taluka was involved in the Ghatlodiya Taluka by an order passed by Revenue Department, vide order no. GHM/2022/107/M/PAFAR/312022/398/L.1, dated 26.08.2022.
(Ref.: Revenue Entry No. 12965, dated 12.09.2022).

Thereafter Revised Non Agriculture Permission for Multipurpose use and District, Ahmedabad converted the said land into Revised Non Agriculture Land by his / her order No : 6867/07/17/062/2022, dtd.09.12.2022
(Reference : Revenue Entry No. 13023, dated 09.12.2022).



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Thereafter (1) Hiralal Karamshi Dholu (Patel), (2) Jagdish Shivji Dholu (Patel), (3) Vinesh Shivji Dholu (Patel), (4) Rahul Ajabjibhai Dholu (Patel), (5) Ashwin Mohanbhai Dholu (Patel), (6) Kalpesh Ajabjibhai Dholu (Patel) and (7) Upesh Mohanlal Dholu (Patel) sold and conveyed the said property i.e. Property being Non Agriculture land bearing Final Plot No. 68 [as per Opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022] admeasuring about : 5281 sq. mtrs. (allotted in lieu of Block No. 592 admeasuring about : He.Are.Sq.Mtrs. : 0-88-02) of Town Planning Scheme No. 3 (Ghuma), situated, lying and being at Moje Ghuma Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to **M/s. Shree Infra**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad - 09 (Bopal) vide Sr. No. 17092, dtd.14.11.2022.

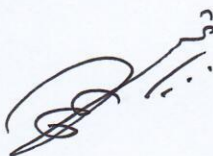
(Reference : Revenue Entry No. 13043, dated 22.12.2022).

Thereafter Rectification Deed was executed between aforesaid both parties to rectify some mistake left in aforesaid Registered Sale Deed duly registered in the office of Sub Registrar of Ahmedabad - 09 (Bopal) vide Sr. No. 18622, dtd.01.12.2022.

(Reference : Copy of Rectification Deed).

And by that said property i.e. Property being Non Agriculture land bearing Final Plot No. 68 [as per Opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022] admeasuring about : 5281 sq. mtrs. (allotted in lieu of Block No. 592 admeasuring about : He.Are.Sq.Mtrs. : 0-88-02) of Town Planning Scheme No. 3 (Ghuma), situated, lying and being at Moje Ghuma Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) came to **M/s. Shree Infra**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. Shree Infra**, a Partnership Firm decided to construct a scheme of Residential Apartments (Flats) & Commercial Shops in the aforesaid land in the name of "**SHYPRAM HEAVEN**". Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case Nos. **BHNTI/SWZ/230322/CGDCRV/A5896/R0/M1** for Block "A+B", **BHNTS/SWZ/230322/CGDCRV/A5897/R0/M1** for Block "C", **BHNTS/SWZ/230322 /CGDCRV/A5898/R0/M1** for Block "D+E" & **BLNTI/SWZ/230322**



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/CGDCRV/A5899/R0/M1 for Block "F" all dtd.30.03.2022. Accordingly Commencement Letter (Rajachitthi) vide its Nos. 06144/230322/A5896/R0/M1 for Block "A+B", 06145/230322/A5897/R0/M1 for Block "C", 06146/230322/A5898/R0/M1 for Block "D+E", & 06147/230322/A5899/R0/M1 for Block "F", dtd.30.03.2022, has also been issued in the same concern.

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

We have taken search relating to the said property. We have taken search for the period of 30 years from 1991 to 2022 (running-2023) 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 newspaper "Gujarat Samachar", dtd.01.09.2022, regarding the said property in the name of previous land owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

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 M/s. Shree Infra, a Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

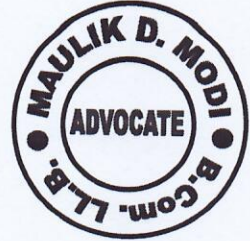
- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case Nos. BHNTI/SWZ/230322/CGDCRV/A5896/R0/M1 for Block "A+B", BHNTS/SWZ/230322 /CGDCRV/A5897/R0/M1 for Block "C", BHNTS/SWZ/230322 /CGDCRV/A5898/R0/M1 for Block "D+E" & BLNTI/SWZ/230322 /CGDCRV/A5899/R0/M1 for Block "F" all dtd.30.03.2022.

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- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 31ST DAY OF JANUARY 2023




Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

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 and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. 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.