

Anil K. Sharma
(M.com,L.L.B)
Advocate

DATE:

To,
Sunrise Developers
A partnership firm
Vatva Tal. Vatva,
Dist. Ahmedabad.



TITLE REPORT

Re: - Investigation of The Titles of All THAT piece and parcel of Non Agricultural land of Multipurpose bearing Survey no.18, adm. 5767 Sq.mtrs. lieu in T.P. Scheme no.84 (Vatva-4) allotted Final Plot No. 14, adm. 3460 Sq.Mtrs., lying, being, situated at Mouje. Vatva, Taluka. Vatva, in the registration District, Sub District Ahmedabad-11 (Aslali) belonging to **M/s. Sunrise Developers a partnership Firm.**

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As per the instructions, I have investigated the titles of the property bearing Non Agricultural land of Multipurpose bearing Survey no.18, adm. 5767 Sq.mtrs. lieu in T.P. Scheme no.84 (Vatva-4) allotted Final Plot No. 14, adm. 3460 Sq.Mtrs., lying, being, situated at Mouje. Vatva, Taluka. Vatva, in the registration District, Sub District Ahmedabad-11 (Aslali) belonging to **M/s. Sunrise Developers a partnership Firm.**, and have caused to be taken search of available revenue and registration records for last 31 years through me from Registration District of Ahmedabad and Sub District of Ahmedabad-1(City) for the years 1989 to 1994 vide Receipt No.2021002002998 Dt.04/02/2021, Registration District of Ahmedabad and Sub District of Ahmedabad-5(Narol) for the years 1994 to 2011 vide Receipt No.2021005002883 Dt.06/02/2021, Registration District of Ahmedabad-13 City Taluka Kheti for the years 2011 to

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2021 vide Receipt no- 2021313000716 Dt.04/02/2021, Registration District of Ahmedabad and Sub District of Ahmedabad-11(Aslali) for the years 2011 to 2021 vide Receipt No.2021311003612 Dt.06/02/2021, Registration District of Ahmedabad and Sub District of Ahmedabad-11(Aslali) for the years 2020 to 2021 vide Receipt No.2021311021300 Dt.06/08/2021 and from the information given to me and believing the documents/ copies/ papers etc. lying in their/ its file to be true and genuine. And also based upon the information given by the owner that no transfer/ agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I hereby give our report on title as under:-

Source and History of Title:-

1. The land of Survey No.18, was belonging Jesangji Gagaji in the year 1934 and the same Jesangji Gagaji expire on datd.23/06/1934 and name of his legal heirs three son paiki one son Mohanji Jesangji Karta of HUF name entered in revenue record by Entry No.1731 datd.30/9/1934.
2. Thereafter Mohanji Jesangji the Karta of HUF and itself and legal guardians of minor Ramtuji Jesangji and Bhalaji Jesangji sale survey no.18 to Jagaji Kunvarji by Mouth Agreement and Jagaji Kunvarji name entered in revenue record by Entry No.2510 dated.10/07/1944.
3. Thenafter the order of Supridendant Land Record Ahmedabad Order No.KJPSR379 dt.28/02/1962 and district Order No.LAQ(W) 625 Dt.28/02/1962 as per order Survey No.18 Total 1-25 Guntha land paiki 0-08 guntha land acqusision for the Vatva-Gamdi drainage so final in survey no.18, 1-17 guntha land and effect entered in revenue record vy Entry No.5760 dtd.01/01/1964.

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4. Thenafter Jagaji Kunvarji expired name of legal heirs Manilal Jagaji, Jiviben D/o Jagaji Kunvarji, Shiviben D/o Jagaji Kunvarji, Gangaben Wd/o Jagaji Kunvarji entered in Revenue record by mutation Entry No.7613 dtd.01/10/1973.
5. Thenafter Jiviben alias Jivatben D/o Jagaji Kunvarji and w/o Hothabhai Shankarbhai Parmar expired on 04/08/2012 name of legal heirs Vinubhai Hothabhai and Jamnaben Hothabhai entered in Revenue record by mutation Entry No.20401 dtd.04/09/2018.
6. Thenafter Shiviben D/o Jagaji Kunvarji and w/o Bhalaji expired on 26/02/1993 name of legal heirs Ranjanben D/o Bhalaji and W/o Ishwarbhai Solanki and Manjulaben D/o Bhalaji and W/o Chimanbhai Chauhan entered in Revenue record by mutation Entry No.20566 dtd.26/11/2018.
7. Thenafter Jiviben alias Jivatben D/o Jagaji Kunvarji and w/o Hothabhai Shankarbhai Parmar expired on 04/08/2012 name of legal heirs Vinubhai Hothabhai and Jamnaben Hothabhai entered in Revenue record by mutation Entry No.20401 dtd.04/09/2018.
8. Thenafter Manilal Jagaji Thakore expired on 15/12/2016 and Jadiben Manilal expired on dtd 06/08/2003 and her daughter Sitaben Manilal W/o Ghanshyambhai expired on 15/05/1995 name of legal heirs Rajeshwariben Ghanshyambhai Thakore, Dilipbhai Manilal Thakore, Bharatbhai Manilal Thakore entered in Revenue record by mutation Entry No.20567 dtd.26/11/2018.



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9. Thenafter Gangaben Wd/o Jagaji Kunvarji expired on 03/09/1981 her name release in revenue record by Mutation Entry No.20619 dtd.02/01/2019.
10. Thenafter Vinubhai Hothbhai waived and released their all right, title and interest of the said survey no.18 in favour of Jamnaben Hothabhai and effect entered in revenue record by Entry No.20620 dtd.02/01/2019.
11. Thenafter Ranjanben D/o Bhalaji and W/o Ishwarbhai waived and released their all right, title and interest of the said survey no.18 in favour of Manjulaben D/o Bhalaji and W/o Chimanbhai Chauhan and effect entered in revenue record by Entry No.20662 dtd.22/01/2019.
12. Thenafter Jamnaben D/o Hothabhai Shankarbhai and W/o Gunvantbhai Dabhi, Manjulaben D/o Bhalaji and W/o Chimanbhai Chauhan and Rajeshwariben D/o Ghanshyambhai waived and released their all right, title and interest of the said survey no.18 admeasuring about 5767 sq.mtrs land paiki 4485.43 sq.mtrs undivided land in favour of Dilipbhai Manilal Thakore and Bharatbhai Manilal Thakor registered Release deed before Subregistrar Office Ahmedabad-13(City) vide registered deed no.36 dt.04/01/2020 and effect entered in revenue record by entry no.21214 dtd.07/01/2020.
13. That Dilipbhai Manilal Thakore and Bharatbhai Manilal Thakor sold and conveyed the said survey no.18 admeasuring about 5767 sq.mtrs to (1) Rajendra Khodidas Patel (60% share) (2) Rupil Rajendrakumar Patel (20% share) (3) Trupil Rajendrakumar Patel (20% share) by registered sale deed no.778 dtd.16/07/2017 and name of purchase entered in revenue record by Entry No.21427 dtd.21/07/2020.

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14. That Survey No.18 adm.5767 sq.mtrs. lieu in T.P. Scheme No.84 (Vatva-4) allotted F.P. No.14, adm.3460 sq.mtrs.
15. The District Ahmedabad given N.A. Permission of Multi purose by their Order No.2746/07/16/034/2020 on dtd.11/11/2020 and effect entered in revenue records by mutation Entry No.21590 dtd.11/11/2020.
16. That (1) Rajendra Khodidas Patel (purchaser of 60% share) (2) Rupil Rajendrakumar Patel (purchaser of 20% share) (3) Trupil Rajendrakumar Patel (purchaser of 20% share) Survey No.18 adm.5767 sq.mtrs. lieu in T.P. Scheme No.84(Vatva-4) allotted F.P. No.14, adm.3460 sq.mtrs. to M/s. Sunrise Developers a Partnership firm by registered sale deed No.11829 on dtd.25/11/2020 and name of purchaser entered in revenue record by mutation Entry No.21611, dtd.09/12/2020.
17. That the Ahmedabad Municipal Corporation approved plan for construction by case No.BLNTS/ SZ/ 150421/ CGDCRV/ A4814/ R0/ M1 Rajachitthi No. 05025/ 150421/ A4814/ R0/ M1 for **Block-A+B** and case No.BLNTS/ SZ/ 150421/ CGDCRV/ A4815/ R0/ M1 Rajachitthi No. 05025/ 150421/ A4815/ R0/ M1 for **Block-C+D** on dtd.26/07/2021 and M/s. Sunrise Developers a partnership firm introduced scheme known as "**SUNRISE HOMES-1**" on the said N.A. land.

As informed to me, the said property has not been given in security nor create any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter or any pending proceeding, nor any order, decree, attachment or any court or authority is operating against the said property adversely affecting the title.



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This Report on Title is based on the search taken with ~~DATE~~ available Computerized Records (1994 to 2011) of Sub-Registrar of Ahmedabad-5 (Narol) and (2011 to 2021) of Sub-Registrar of Ahmedabad-11 (Aslali) and Ahmedabad-13 (City-Kheti).

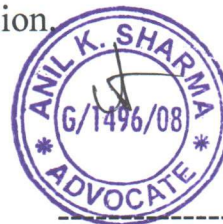
That the computerized record (1994 to 2021) is not well prepared/ maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, we have issued this title clearance certificate cum report.

This report is not complete report of the entire city Survey records and records of sub – registrar Report relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.

This Report of the title is based on the documents / papers / copies etc. furnished in the case file shown to us to be true and genuine, and also based upon the information and declaration given by the owners. Based on the Search of Public Records of Property in question made by me, I certify that The Titles of The Property of **M/s. Sunrise Developers a partnership Firm.** appear to be Clear, marketable and free from all encumbrances and beyond reasonable doubt **SUBJECT TO:**

- 1) Usual Declaration on Title being made;
- 2) Any other Law, act, rules in force from time to time;
- 3) Provisions of The Gujarat Town Planning & Urban Development Act, 1976;
- 4) Conditions stated in N.A. Use Permission.

Date: 06/08/2021
Place:-Ahmedabad



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Sanaad No, G/1496/08

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