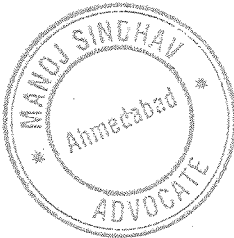


ENROLLMENT NO. -G/1824/2008

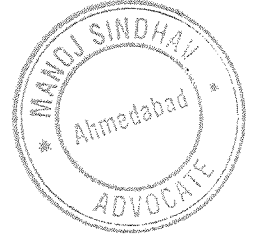
SEARCH REPORT ON TITLE

To,
Rashmi Bluvian Infracon, A Partnership Firm
Ahmedabad



Re :- In the matter of investigation of title of All that piece or parcel of In the matter of investigation of title of bearing Block No.364/B1 admeasuring 6628 sq.mtrs. included in T.P.Scheme No. 1 (Shela) and given Final Plot No. 94/2 admeasuring 3977 sq.mtrs. Multipurpose Non-Agricultural land situated, lying and being at Mouje - SHELA, Taluka – SANAND, District – AHMEDABAD in the state of Gujarat prima facie belongs to Rashmi Bluvian Infracon, A Partnership Firm.

- (1) ***THIS IS TO OPINE THAT,*** As per your instruction I have caused investigation of titles of the land described in the schedule hereunder from the certain papers, deeds, orders etc. of the said land produced before us by you, revenue records maintained by the revenue authorities and records maintained by Sub-Registrar Sanand till 21-04-2023 since 33 years in reference of it I have issued a public notice in daily Gujarati news paper "Gujarat Samachar" on 21-06-2022 in the name of previous owner Rakesh Rameshchandra Patel and others invited any claims, rights or objection of any type of any person, institute etc from public at large with certified documentary evidence and

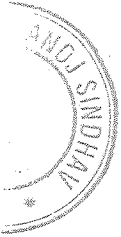


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I have not received any objection from any one in the said matter which carrying weightage or with documentary evidence and during the investigation of your title over the said land I have found that :-

(A) During the investigation of your title over the said land I have found that :-

- 1) Consolidation Scheme came into force at Mouje – Shela, Taluka – Sanand, District – Ahmedabad, wherein as per the Consolidation Sheet approved by the State Government on 19.04.1974 in decision passed by the Learned Settlement Commissioner, Ahmedabad in order no.L.R.7, the Learned District Inspector of Land Records, Ahmedabad by his order no. K.J.P. S.R. 9-76-26 dated 17.12.1974 granted Block No.364 to the land bearing Revenue Survey Nos.293/3, 293/4 and 297 which had area of 2-33-71 Sq.Mtr. and heather land of 0-02-02 Sq.Mtr. which was totaling to 2-35-73 Sq.Mtr. and this land was in the name of Allarakhanbhai Sherabhai, Malek Imambhai Fatehbhai and entry of the said consolidation was recorded vide mutation entry no.715/24 and the said entry was certified.
- 2) Thereafter, the owner and occupant of the said land, Malek Allarakhan Doshibhai, Malek Imambhai Fatehbhai, Malek Motibhai Kamjibhai and sold the said land on 23.01.1986 to the purchaser Malek Jivabhai Motibhai by way of registered sale deed, entry of sale was recorded vide mutation entry no.1264 dated 27.01.1986 and the said entry was certified.



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- 3) Thereafter, the owner and occupant of the said land, Jivabhai Motibhai during his lifetime divided the said land amongst his sons (1) Zakirhussain Jivabhai and (2) Guardian of Minor Sadikhussain Jivabhai (3) Nasibaben Jivabhai and entry of the said family partition was recorded vide mutation entry no.1427 dated 17.11.1986 and the said entry was certified.
- 4) Thereafter, the occupants of the said land (1) Nasibaben Jivabhai (2) Zakirhussain Jivabhai and (3) Sadikhussain Jivabhai sold the said land to the purchasers (1) Kantibhai Joitaram Patel (2) Damodar Mahipatram Patel and (3) Haribhai Mahipatram Patel by way of registered sale deed 924 dated 09.05.1991. However, inadvertently, it was written the name of Nasibaben Wd/o Jivabhai as one of the occupants which is false and instead of that it was corrected as "Nasibaben W/o Jivabhai Motibhai and Power of Attorney Holder of Sadikhussain Jivabhai in the said sale deed and therefore, corrected sale deed was registered on 19.09.1991 vide sale deed no.1540 and the said entry of sale was recorded vide mutation entry no.1880 dated 02.08.1994 and the said entry was certified.
- 5) Thereafter, the occupants of the said land, (1) Kantibhai Joitaram Patel (2) Damodar Mahipatram Patel and (3) Haribhai Mahipatram Patel sold area admeasuring 0-78-98 Sq.Mtr. of the said land out of total land to the purchasers (1) Vasibhai Haribhai (2) Vasibhai Haribhai as a karta of the HUF (3) Gafurbhai Vasibhai and (4) Mithiben Vasibhai on 30.09.1994 by



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way of registered sale deed no.2375 and entry of the said sale was recorded vide mutation entry no.1896 dated 26.10.1994 and the said entry was certified.

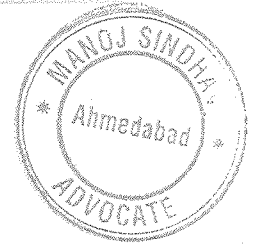
- 6) Thereafter, the co-owner of the said land, Haribhai Mahipatram expired on 03.10.2000 without executing any Will and therefore, the names of his legal heirs (1) Revaben Wd/o Haribhai Mahipatram (2) Sudhaben Haribhai (3) Ashokbhai Haribhai and (4) Mukeshbhai Haribhai were entered in the said land vide mutation entry no.2434 dated 05.07.2003.
- 7) Thereafter, the joint khatedar of the said Block No.364 paiki, Vasibhai Haribhai expired on 08.10.2002 without executing any Will and therefore, the names of his legal heirs (1) Mithiben Wd/o Vasibhai Haribhai (2) Gafurbhai Vasibhai (3) Bhanuben Vasibhai (4) Kantaben Vasibhai (5) Shantaben Vasibhai (6) Gitaben Vasibhai and (7) Raghuvirbhai Vasibhai were entered in the Revenue Record vide mutation entry no.2471 dated 28.07.2003.
- 8) Thereafter, the occupants of the said land (1) Revaben Wd/o Haribhai Mahipatbhai (2) Sudhaben D/o Haribhai Mahipatbhai (3) Ashokbhai Haribhai and (4) Mukeshbhai Haribhai sold the land admeasuring 4180 Sq.Mtrs. out of total land bearing Survey No.364 paiki with the consent of (1) Damodar Mahipatram (partner) (2) Kushant Ashokbhai Patel, etc. (total 5 children) to



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the purchasers (1) Gafurbhai Vasibhai Desai (2) Mithiben Wd/o Vasibhai Haribhai Desai (3) Bhanuben D/o Vasibhai Haribhai and (4) Raghuvir Vasibhai Desai on 07.10.2003 by way of registered sale deed no.1501 and entry of the said sale was recorded vide mutation entry no.2484 dated 16.10.2003 and the said entry was certified.

- 9) Thereafter, the occupants of the said land (1) Revaben Wd/o Haribhai Mahipatbhai (2) Sudhaben D/o Haribhai Mahipatbhai (3) Ashokbhai Haribhai (4) Mukeshbhai Haribhai and (5) Damodar Mahipatram Patel sold the land admeasuring 3678 Sq.Mtrs. and 7857 Sq.Mtrs. totaling to 11535 Sq.Mtrs. out of total land bearing Block No.364 paiki to the purchasers (1) Gafurbhai Vasibhai Desai (2) Mithiben Wd/o Vasibhai Haribhai Desai (3) Bhanuben D/o Vasibhai Haribhai and (4) Raghuvir Vasibhai Desai on 03.07.2004 by way of registered sale deed no.1284 and entry of the said sale was recorded vide mutation entry no.2517 dated 10.07.2004 and the said entry was certified.
- 10) Thereafter, the occupants of the land bearing Block No.364 paiki admeasuring 2-33-71 Sq.Mtr., (1) Mithiben Vasibhai (2) Bhanuben Vasibhai (3) Kantaben Vasibhai (4) Shantaben Vasibhai and (5) Gitaben Vasibhai to (1) Raghuvir Vasibhai and (2) Gafurbhai Vasibhai by way of release deed no.638 dated 31.01.2008 without consideration sold the abovementioned land and as per the registered deed and copy of Index No.2, names of

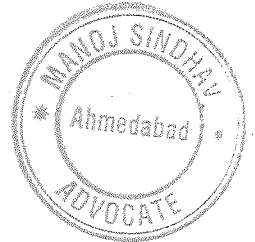


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purchasers were recorded vide mutation entry no.3143 dated 23.02.2008 and entry of sale was certified.

- 11) Thereafter, by order dated 22.07.2008 passed by the Mamlatdar, Sanand in order no. Office/ Error Rectification/ Shela/ 1 to 7/ VaShi.2008 directed to make certain corrections in various survey numbers including Block No.364 and therefore, the said corrections in correction register from serial numbers 1 to 15 were recorded vide mutation entry no.3261 dated 12.08.2008 and the said entry was certified.
- 12) Thereafter, the Secretary, Executive Committee and District Development Officer, District Panchayat, Ahmedabad by his order no.MSL/ BKP/ SR-145/ VaShi. 493-501/ 09 dated 05.02.2009 directed to transfer the land of below listed block number into non-agricultural land for residential purpose and entry of the said order was recorded vide mutation entry no.3349 dated 12.02.2009 and the said entry was certified;

Block No.	Area	NA Purpose	Assessment
364	2-33-71	Residential	2337/-
366	0-73-86	Residential	739/-
	3-07-57		3076/-



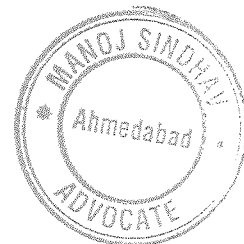
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- 13) Thereafter, the Secretary, Executive Committee and District Development Officer, District Panchayat, Ahmedabad by his order no.Ta.Pa./MSL/BKP/SR-145/ VaShi. 493-501/ 09 dated 05.02.2009 directed to transfer the land of below listed survey number into non-agricultural land for residential purpose and as per the said order, entry was recorded vide mutation entry no.3367 dated 09.03.2009 and the said entry was certified;

Survey No.	Area	Non-agricultural
/Block No. (Sq.Mtr.)		Purpose
364	0-73-86	Residential
366	2-33-71	Residential

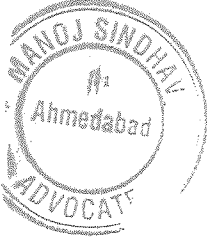
- 14) Thereafter, the District Inspector of Land Records by his letter dated 27.04.2010 being No. D.S.O./D.R.K./Correction/20/2010 issued lacuna correction sheet stating following details and thus, entry to the said effect was recorded vide mutation entry no.3566 dated 03.05.2010 and the said entry was certified;

Survey/ Block No.	Part	Type of land	Total Area Sq.Mtr.	Assessment
364	A	N.A.	1-02-19	6.26
	B	N.A.	1-33-54	8.18



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- 15) Thereafter, the applicants, (1) Ashokbhai Chunial (2) Hareshkumar Maneklal (3) Rajivbhai Madhukantbhai and (4) Vardhmanbhai Mohanlal filed RTS Appeal against the respondents (1) Deputy Mamlatdar (Revenue) Sanand and (2) Late Shri Vasibhai Haribhai, since deceased his legal heirs (i) Gafurbhai Vasibhai (ii) Bhanuben Vasibhai (iii) Kaliben Vasibhai (iv) Shantaben Vasibhai (v) Gitaben Vasibhai and (vi) Laljibhai Vasibhai (3) Gafurbhai Vasibhai (4) Mithiben Vasibhai and (5) Damodarbhai Mahipatbhai, wherein the Learned Deputy Collector, Dholka Prant by his order no.RTS/ Appeal VaShi.8904/ 2010 dated 24.01.2011 disposed the said appeal at the stage of admission and as per the said order, entry was recorded vide mutation entry no.3756 dated 03.03.2011 ad the said entry was certified.
- 16) Thereafter, the said non-agricultural land for residential purpose bearing Block No.364/B1 (khata no.699) admeasuring 6628 Sq.Mtr. has been in the name of khatedar Shri Gafurbhai Vasibhai Desai who sold the said land to the purchasers, (1) Bharatbhai Maganbhai Jagani (25% share out of undivided 100%) (2) Sheelaben Bharatbhai Jagani (15% share out of undivided 100%) (3) Sandeepbhai Chhaganbhai Ambaliya (30% share out of undivided 100%) (4) Mayankbhai Maganbhai Patel (10% share out of undivided 100%) and (5) Babubhai Harjibhai Gelani (H.U.F.) (20% share out of undivided 100%) on 28.06.2011 by way of registered sale deed no.4343 and as per the registered sale deed and certified copy of Index



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No.2, entry of sale was recorded vide mutation entry no.3903 dated 06.07.2011 and the said entry was certified.

- 17) Thereafter, the occupants of the said land (khata no.812) of Block No.364/B1 (1) Bharatbhai Maganbhai Jagani and (2) Sheelaben Bharatbhai Jagani sold the land admeasuring 2651.2 Sq.Mtr. non-agricultural open land on 25.11.2019 by way of registered sale deed no.12918 to the purchasers, (1) Hiteshbhai Chhaganbhai Ambaliya (occupant of 15% share in the said land of Survey No.364/B1 admeasuring 6628 Sq.Mtr.) (2) Dhirajlal Anandjibhai Ramani, karta of Dhirajlal Anandjibhai Ramani H.U.F. (occupant of 15% share in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) and (3) Maganbhai Harjibhai Patel (occupant of 15% share in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) and as per the registered sale deed and certified copy of Index No.2, entry of sale was recorded vide mutation entry no.6156 dated 03.12.2019 and the names of purchasers were entered in the said land and the said entry was certified.
- 18) Thereafter, the occupants of the land of Block No.364/B1 (khata no.812), (1) Sandipbhai Chhaganbhai Ambaliya (occupant of 30% share – 1988.40 Sq.Mtr. land in the said land of Survey No.364/B1 admeasuring 6628 Sq.Mtr.) (2) Maganbhai Maganbhai Patel (occupant of 10% share – 662.80 Sq.Mtr. land in the said land of Survey No.364/B1 admeasuring 6628 Sq.Mtr.) (3) Babubhai Harjibhai Gelani H.U.F. (occupant of 20% share –



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1325.60 Sq.Mtr. land in the said land of Survey No.364/B1 admeasuring 6628 Sq.Mtr.) (4) Hiteshbhai Chhaganbhai Ambaliya (occupant of 15% share – 994.20 Sq.Mtr. land in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) (5) Dhirajlal Anandjibhai Ramani, karta of Dhirajlal Anandjibhai Ramani H.U.F. (occupant of 15% share – 994.20 Sq.Mtr. land in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) and (6) Maganbhai Harjibhai Patel (occupant of 10% share – 994.20 Sq.Mtr. land in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) sold the land admeasuring 6628 Sq.Mtr. non-agricultural land for residential purpose on 04.12.2020 by way of registered sale deed no.10154 to the purchasers, (1) Sanjay Rameshchandra Patel (occupant of 65% share – 4308.20 Sq.Mtr. land in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) and (2) Rakesh Rameshchandra Patel (occupant of 35% share – 2319.80 Sq.Mtr. land in the said land of Block No.364/B1 admeasuring 6628 Sq.Mtr.) and as per the registered sale deed and certified copy of Index No.2, entry of sale was recorded vide mutation entry no.6408 dated 07.12.2020 and the names of purchasers were entered in the said land and the said entry was certified.

- 19) Thereafter, Shri Sanjay Rameshchandra Patel, the occupant of 65% share in the non-agricultural residential purpose land of khata no.1846 bearing Block No.364/B1 admeasuring 4308.20 Sq.Mtr. sold the divided land admeasuring 1988.40 Sq.Mtr. out of his share on 22.02.2021 to the



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purchaser, Balkrushna Mangaldas Thakkar by way of registered sale deed no.2766 and thereafter, as per the registered sale deed and certified copy of Index No.2, entry of sale was recorded vide mutation entry no.6538 dated 28.05.2021 and the name of purchaser was entered in the said land and the said entry was certified.

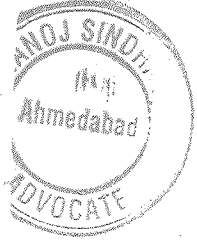
- 20) Thereafter, Shri Rakesh Rameshchandra Patel, the occupant of the said land made an online application under Section 65(A) of the Gujarat Land Revenue Code, 1879 for conversion of the land admeasuring 3977.00 Sq.Mtr. out of 6628 Sq.Mtr. land into non-agricultural purpose on 13.07.2022 and thereafter, the Collector, Ahmedabad passed an order dated 13.09.2022 by order no.5376/ 07/ 04/ 024/ 2022, entry of the said order was recorded vide mutation entry no.7054 dated 13.09.2022 and the said entry was certified.
- 21) Thereafter a Building Commencement Permission or Raja Chitthi has been given to construct building upon the said land on 23-01-2023 by Ahmedabad Urban Development Authority vide Raja Chitthi No. PRM/101/ 10/2022/16.
- 22) Thereafter, the occupants of the said land, Rakesh Rameshchandra Patel, Sanjay Rameshchandra Patel and Balkrushna Mangaldas Thakkar sold the multipurpose usage non-agricultural land of final plot no.94/2 admeasuring



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3977 Sq.Mtr. bearing Survey no.364/B1 which has been merged into T.P. Scheme No.1 (Shela) to the purchaser Rashmi Bluvian Infracon on 15.04.2023 by way of registered sale deed no.9109 entry of sale was recorded vide mutation entry no.7290 dated 03-05-2023.

- (B) Thereafter I have taken search of the records maintained by Sub Registrar, Sanand from the year of 1990 to 21-04-2023.
- (C) Thereafter, you have made a declaration on oath for its clear right, title over the said land in question on 27-05-2023 by attested by a Notary Public of Ahmedabad has inter-alia declared therein that the said land thereon is their absolute property and no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged, assigned, leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
- (D) Therefore, I opine that the said land belongs to you and is free from any encumbrance and marketable.
- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Mines and Minerals act, Town Planning Act or any other act (s), rule (s), notification (s), gazette (s), resolution (s) etc. in force from time to time.



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- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority, court etc. including N.A. Order, Approved Plan.
- (3) Final out come of Civil Suit No. 86/2021.
- (4) Final out come of RTS Taktari Case No. 410/2021.
- (5) Entry No. 7290 to be certified.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of In the matter of investigation of title of bearing Block No.364/B1 admeasuring 6628 sq.mtrs. included in T.P.Scheme No. 1 (Shela) and given Final Plot No. 94/2 admeasuring 3977 sq.mtrs. Multipurpose Non-Agricultural land situated, lying and being at Mouje - SHELA, Taluka – SANAND, District – AHMEDABAD in the state of Gujarat...

AT AHMEDABAD DATED THIS 27th DAY OF MAY 2023.





Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into cur / my error.
- (2) In case.... if any deed (s) / writing (s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (3) This Report on Title is based only on search of Revenue and Sub Registrar Records.
- (4) This opinion is given / issued only to Rashmi Bluvian Infracon, a partnership firm so no other party shall utilize it or rely without concerning us as well as without our written permission.