

Parimal Parikh

Advocate & Notary

Sanad No.: G/176/1989

Dipang Parikh
Advocate

Sanad No.: G/1477/2012

Tarang Parimal Parikh
Advocate

Sanad No.: G/434/2019

DATE : 20/10/2022

:- TITLE REPORT WITH CERTIFICATE :-



Re :- Investigation of title to the Commercial Use Non Agricultural land bearing Final Plot No. 196/1/1 { As per approved lay out plan Final Plot No. 196/1/P }, admeasuring 1437 Sq. Mtrs. of Town Planning Scheme No. 2, situated, lying and being at Mouje Village Raj - Hirpur, Taluka Maninagar, in the Registration Sub District Ahmedabad - 7 {Odhav} and District of Ahmedabad belonging to Rushabhdev Developers - A Partnership Firm.

As per instruction, I have got necessary searches made for more than last thirty years from the available Records of Talati, Mamlatdar, Sub-Registrar of Ahmedabad - 1 {City} and Ahmedabad - 7 {Odhav} and have gone through the necessary papers & documents produced before me and have investigated the title to the land in question and report as under :-

- 1.. That, Agarwal Cloth Market Association, an association is registered under the provisions of The Bombay Non Trading Corporation Act, 1959, vide Registration No. NTC G-270, dated 22/01/1980.
- 2.. That, Agarwal Cloth Market Association was the only owner and the possessor of the land bearing Final Plot No. 196/1 { Old Final Plot Nos. 196/1 and 196/ Paiki }, admeasuring 8083 Sq. Yards. of Town

Parimal Parikh

Advocate & Notary

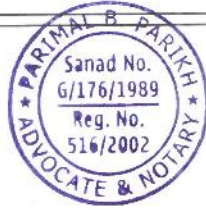
Sanad No.: G/176/1989

Dipang Parikh
Advocate

Sanad No.: G/1477/2012

Tarang Parimal Parikh
Advocate

Sanad No.: G/434/2019



(2)

Planning Scheme No. 2 { Kankariya }, situated, lying and being at Mouje Village Rajpur - Hirpur, Taluka Maninagar and District of Ahmedabad.

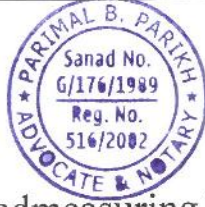
3.. That, in the meantime Ahmedabad Municipal Corporation had approved the Plans and Specification vide its Order No. BNS / 84 / 14, dated 13/10/1962.

That, thereafter Ahmedabad Municipal Corporation had approved the Plans and Specification for construction vide its Order No. BND / 3451 / 24, dated 03/03/1990, and the said authority had also issued a Rajachchiththi vide Serial No. 76 on the same day.

4.. That, in the meantime Town Development Officer, Ahmedabad had granted Non Agricultural Permission in respect of the said land, vide its Order No. CDS / LND / 142, dated 14/09/1921, Order No. LND / 142, dated 14/10/1924 and Taluka Order No. LND / 02, dated 13/10/1929.

5.. That, thereafter the said Agarwal Cloth Market Association had put the scheme as per the approved Plans and Specifications, having the Commercial Use Plots alongwith the provisions of Approach Road, Common Plot, Common Parking Space and other Common Amenities / Common Facilities etc..

6.. That, thereafter Kiranbhai Jashbhai Patel was the original member and the share holder of the said Agarwal Cloth Market Association., and accordingly the said association had allotted the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 450 Sq. Yards i.e.



(3)

equivalent to admeasuring 376.20 Sq. Mtrs., and also the said association had handed over the possession of the said land to the said Kiranbhai Jashbhai Patel.

That, thereafter the said association had issued the Share Certificate for one share of Rs. 100/- bearing Serial No. 211, Share Certificate No. 211, dated 01/06/1995 to the said Kiranbhai Jashbhai Patel. And thereafter the said Association had retaken the abovementioned Share Certificate and issued a New Share Certificate of one share bearing Serial No. 250, Share Certificate No. 0637.

7.. That, thereafter Kiranbhai Jashbhai Patel as Vendor No. 1 and Agarwal Cloth Market Association as Vendor No. 2 by sale deed dated 09/06/2008, sold and conveyed the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 450 Sq. Yards i.e. equivalent to admeasuring 376.20 Sq. Mtrs. to Safal Buildcon - A Partnership Firm., which Sale Deed was registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav} under Serial No. 7582 on 12/06/2008. Necessary entry to that effect was entered in the Mutation Register under entry No. 28729 dated 18/07/2008., duly certified by the concerned revenue authority on 01/09/2008.

8.. That, thereafter Anjaniben Kiranbhai Patel was the original member and the share holder of the said Agarwal Cloth Market Association., and accordingly the said association had allotted the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs., and also the said association

Parimal Parikh

Advocate & Notary

Sanad No.: G/176/1989

Dipang Parikh
Advocate

Sanad No.: G/1477/2012

Tarang Parimal Parikh
Advocate

Sanad No.: G/434/2019



(4)

had handed over the possession of the said land to the said Anjaniben Kiranbhai Patel.

That, thereafter the said association had issued the Share Certificate for one share of Rs. 100/- bearing Serial No. 212, Share Certificate No. 212, dated 01/06/1995 to the said Anjaniben Kiranbhai Patel. And thereafter the said Association had retaken the abovementioned Share Certificate and issued a New Share Certificate of one share bearing Serial No. 250, Share Certificate No. 0638.

9.. That, thereafter Anjaniben Kiranbhai Patel as Vendor No. 1 and Agarwal Cloth Market Association as Vendor No. 2 by sale deed dated 09/06/2008, sold and conveyed the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs. to Safal Buildcon - A Partnership Firm., which Sale Deed was registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav} under Serial No. 7583 on 12/06/2008. Necessary entry to that effect was entered in the Mutation Register under entry No. 28731 dated 18/07/2008., duly certified by the concerned revenue authority on 01/09/2008.

10.. That, thereafter Mahendrabhai Jashbhai Patel was the original member and the share holder of the said Agarwal Cloth Market Association., and accordingly the said association had allotted the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs., and also the said association had handed over the possession of the said land to the said

(5)



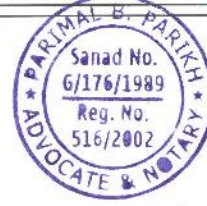
Mahendrabhai Jashbhai Patel.

That, thereafter the said association had issued the Share Certificate for one share of Rs. 100/- bearing Serial No. 213, Share Certificate No. 213, dated 01/06/1995 to the said Mahendrabhai Jashbhai Patel. And thereafter the said Association had retaken the abovementioned Share Certificate and issued a New Share Certificate of one share bearing Serial No. 250, Share Certificate No. 0639.

11.. That, thereafter Mahendrabhai Jashbhai Patel as Vendor No. 1 and Agarwal Cloth Market Association as Vendor No. 2 by sale deed dated 09/06/2008, sold and conveyed the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs. to Safal Buildcon - A Partnership Firm., which Sale Deed was registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav} under Serial No. 7584 on 12/06/2008. Necessary entry to that effect was entered in the Mutation Register under entry No. 28730 dated 18/07/2008., duly certified by the concerned revenue authority on 01/09/2008.

12.. That, thereafter Jashbhai Umedbhai Patel was the original member and the share holder of the said Agarwal Cloth Market Association., and accordingly the said association had allotted the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 69.40 Sq. Yards i.e. equivalent to admeasuring 58.01 Sq. Mtrs., and also the said association had handed over the possession of the said land to the said Jashbhai Umedbhai Patel.

(6)



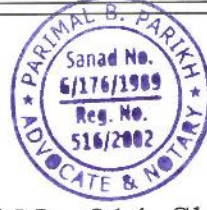
That, thereafter the said association had issued the Share Certificate for one share of Rs. 100/- bearing Serial No. 209, Share Certificate No. 209, dated 01/06/1995 to the said Jashbhai Umedbhai Patel. And thereafter the said Association had retaken the abovemention Share Certificate and issued a New Share Certificate of one share bearing Serial No. 250, Share Certificate No. 0635.

13.. That, thereafter Jashbhai Umedbhai Patel as Vendor No. 1 and Agarwal Cloth Market Association as Vendor No. 2 by sale deed dated 09/06/2008, sold and conveyed the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 69.40 Sq. Yards i.e. equivalent to admeasuring 58.01 Sq. Mtrs. to Safal Buildcon - A Partnership Firm., which Sale Deed was registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav} under Serial No. 7585 on 12/06/2008. Necessary entry to that effect was entered in the Mutation Register under entry No. 28728 dated 18/07/2008., duly certified by the concerned revenue authority on 01/09/2008.

14.. That, thereafter Pravinaben Mahendrabhai Patel was the original member and the share holder of the said Agarwal Cloth Market Association., and accordingly the said association had allotted the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs., and also the said association had handed over the possession of the said land to the said Pravinaben Mahendrabhai Patel.

That, thereafter the said association had issued the Share Certificate

(7)



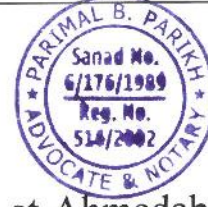
for one share of Rs. 100/- bearing Serial No. 214, Share Certificate No. 214, dated 01/06/1995 to the said Pravinaben Mahendrabhai Patel. And thereafter the said Association had retaken the abovemention Share Certificate and issued a New Share Certificate of one share bearing Serial No. 250, Share Certificate No. 0640.

15.. That, thereafter Pravinaben Mahendrabhai Patel as Vendor No. 1 and Agarwal Cloth Market Association as Vendor No. 2 by sale deed dated 09/06/2008, sold and conveyed the Non Agricultural land bearing Final Plot No. 196/1 Paiki admeasuring 400 Sq. Yards i.e. equivalent to admeasuring 334.40 Sq. Mtrs. to Safal Buildcon - A Partnership Firm., which Sale Deed was registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav} under Serial No. 7586 on 12/06/2008. Necessary entry to that effect was entered in the Mutation Register under entry No. 28732 dated 18/07/2008., duly certified by the concerned revenue authority on 01/09/2008.

16.. In this manner, the said Safal Buildcon - A Partnership Firm was the owner and the possessors of the land bearing Final Plot No. 196/1 Paiki admeasuring 1719.40 Sq. Yards i.e. equivalent to admeasuring 1437.41 Sq. Mtrs..

17.. That, thereafter the owner and the possessor of the said land namely, Safal Buildcon - A Partnership Firm by sale deed dated 29/01/2006, sold and conveyed the land bearing Final Plot No. 196/1 Paiki admeasuring 1719.40 Sq. Yards i.e. equivalent to admeasuring 1437.41 Sq. Mtrs. to Rushabhdev Developers - A Partnership Firm., which Sale Deed was

(8)



registered with the Sub - Registrar office at Ahmedabad - 7 {Odhav}
under Serial No. 835 on the same day.

That, in the meantime the said Safal Buildcon - A Partnership Firm
had executed Deed of Rectification in respect to the above mentioned Sale
Deed, on 19/03/2016 in favour of the Rushabh Developers - A Partnership
Firm, which Deed of Rectification was registered with the Sub Registrar
office at Ahmedabad - 7 {Odhav} under Serial No. 2455 on the same day.

Necessary entry to that effect was entered in the Mutation Register under
entry No. 31200 dated 01/02/2016., duly certified by the concerned
revenue authority on 05/04/2016.

18.. That, thereafter the District Inspector Land Records, Ahmedabad
vide his Order No. D. S. O. / D. R. K. / Hissa Durasti / K. J. P. S. R. No.
09 - 03/08/2019 ordered to {1} struck off the Village Form No. 7 & 12 of
the land bearing Final Plot No. 196 and Final Plot No. 196/1 of Town
Planning Scheme No. 2 and {2} Final Plot No. 196 of Town Planning
Scheme No. 2 was divided into five parts and accordingly New Final Plot
No. 196/1, admeasuring 1437 Sq. Mtrs. of Town Planning Scheme No. 2
was allotted to the said Rushabhdev Developers - A Partnership Firm.
Necessary entry to that effect was entered in the Mutation Register under
entry No. 31873 dated 05/08/2019., duly certified by the concerned
revenue authority on 30/09/2019.

19.. That, the said land are presently running in the Revenue Records as
Final Plot No. 196/1/1 of Town Planning Scheme No. 2.

(9)



20.. That, thereafter Plans and Specifications for Commercial use construction had been sanctioned by the Ahmedabad Municipal Corporation, Ahmedabad by an Order No. BLNTI / SZ / 290622 / CGDCRV / A6234 / RO / M1, dated 14/09/2022. And thereafter the said authority had also issued the Rajachithhi for the Commercial use Construction by an Order No. 06804 / 290622 / A6234 / RO / M1 on the same day.

As per the facts mentioned in approved Plan that, the land admeasuring 1437 Sq. Mtrs. are as per the Revenue Records, but the land admeasuring 1318 Sq. Mtrs. are in the possession of the said Rushabhdev Developers - A Partnership Firm., and the land admeasuring 119 Sq. Mtrs. are not in the possession of the Rushabhdev Developers - A Partnership Firm.

21.. As a part of investigation of title, I also gave public notice, which appeared in the daily newspaper " GUJARAT SAMACHAR " inviting claims if any, in, upon or to the land above referred to and I have not received any claim in response thereto.

22.. In view of what is herein above stated I am of the opinion that the Commercial Use Non Agricultural land bearing Final Plot No. 196/1/1 { As per approved lay out plan Final Plot No. 196/1/P }, admeasuring 1437 Sq. Mtrs. of Town Planning Scheme No. 2, situated, lying and being at Mouje Village Raj - Hirpur, Taluka Maninagar, in the Registration Sub District Ahmedabad - 7 { Odhav } and District of Ahmedabad belonging to Rushabhdev Developers - A Partnership Firm is clear and marketable and free from reasonable doubts & encumbrances, Subject to the ;

Parimal Parikh

Advocate & Notary

Sanad No.: G/176/1989

Dipang Parikh
Advocate

Sanad No.: G/1477/2012

Tarang Parimal Parikh
Advocate

Sanad No.: G/434/2019

(10)

- 1.. Facts mentioned hereinabove,
- 2.. Terms and Conditions of the Non Agricultural Permission being fulfilled,
- 3.. Any other laws, Rules, Acts made applicable.



(Parimal B. Parikh)

Advocate & Notary