

sRef. No. :

Date : 03 / 05 / 2021

To,

S. G. DEVELOPERS, a Partnership Firm
Ahmedabad.



TITLE REPORT



Re.: Property being Use Non Agricultural land bearing Final Plot No. 358/1/1 admeasuring about : 5256 sq. mtrs. (allotted in lieu of portion of Block No.163/1 totally admeasuring about : 18680 Sq. Mtrs. as per T.P.O. opinion dtd.31.03.2018) of Town Planning Scheme No. 229 (Jaspur-Khodiya) situated, lying and being at Mouje Village Sim of Khodiya, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Cum Commercial Units named as “SHIV GANESH” in/upon the aforesaid land belonging to **M/s. S. G. DEVELOPERS**, a Partnership Firm.
(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 obtained from the owner and have gone through relevant papers and have investigated the titles of the said property relating to **M/s. S. G. DEVELOPERS**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Old Survey No. 124 :-

Land bearing Survey No.124 was held by Pagi Maganji Dhiraji owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the land owner availed loan from accordingly the Gujarat State Co. Op. Mortgage Bank Ltd. created charge / lien on the said property.

(Reference : Revenue Entry No.1153, dated 25.01.1963).

Old Survey No. 128 :-

Land bearing Survey No.128 was held by Dholaji Somaji, Madhaji Somaji, Lalaji Somaji and Minor Samtaji Somaji owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the land owner availed loan from Khodiyar Sahkari Mandali Society, accordingly the Society created charge / lien on the said property.

(Reference : Revenue Entry No. 438).

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of competent authority. (Reference : Revenue Entry No.685, dated 05.10.1951).


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Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Khodiyar Sahkari Mandali Society released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No. 889 dated 16.09.1954).

Thereafter the name of Maganji Dhiraji was entered in the record of rights as a Ordinary Tenant by an order of Concern Authority.

(Reference : Revenue Entry No.930, dated 02.09.1956).

Thereafter the said Dholaji Somaji, Madhaji Somaji, Lalaji Somaji and Minor Samtuji Somaji sold and conveyed the said land to Maganji Dhiraji by way of executing Sale Deed on dtd.18.06.1952. (Reference : Revenue Entry No. 952, dated 25.12.1957).

Old Survey No. 129 :-

Land bearing Survey No.129 was held by Pagi Maganji Dhiraji owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the land owner availed loan from accordingly the Gujarat State Co. Op. Mortgage Bank Ltd. created charge / lien on the said property.

(Reference : Revenue Entry No.1153, lated 25.01.1963).

Amalgamation :-

Thereafter as per the scheme of amalgamation took place in the Khodiyar Village, the land bearing Block No.163 was allotted in lieu of Revenue Survey No.124, 128 & 129.

(Reference : Revenue Entry No.1287, dated 20.01.1967).

Thereafter the said land owner Maganji Dhiraji Thakor died dtd.15.05.1980 leaving behind him, his heirs namely : Gabhaji Maganji, Amrutji Maganji, Somaji Maganji, Hiraben Maganji and Dhuliben Maganji.

(Reference : Revenue Entry No.1573, dated 30.05.1982).

Thereafter one of the land owner Gabhaji Maganji died leaving behind him, his heirs namely : Ujiben wd/o. Gabhaji Maganji, Ataji Gabhaji, Kanaji Gabhaji, Jawanji Gabhaji, Vajaji Gabhaji, Ujamben D/o. Gabhaji Maganji and Kantaben D/o. Manaji Maganji.

(Reference : Revenue Entry No.1757, dated 20.02.1989).



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Thereafter the said Amrutji Maganji, Somaji Maganji, Dhuliben D/o. Maganji Dhiraji, Hiraben D/o. Maganji Dhiraji, Ujiben wd/o. Gabhaji Maganji, Ataji Gabhaji, Kanaji Gabhaji, Jawanji Gabhaji, Vajaji Gabhaji, Ujamben D/o. Manaji Maganji and Kantaben D/o. Manaji Maganji sold and conveyed the Portion of Block No. 163 admeasuring 12748 sq. mtrs. to Shri Swaminarayan Samudayik Khedi Sahkari Mandali Ltd. by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.790 dtd.05.04.1994. (Reference : Revenue Entry No.1994, dated 21.06.1994).

Thereafter one of the land owner Amrutji Maganji died leaving behind him, his heirs namely : Chudaji Amrutji and Chanchalben Amrutji.

(Reference : Revenue Entry No.2246, dated 17.12.1997).

Thereafter one of the land owner Chudaji Amrutji died dtd.03.11.1998 leaving behind him, his heirs namely : Rukhiben Wd/o. Chudaji Amrutji, Bhikhiben Chudaji, Manekben Chudaji, Ranjitji Chudaji & Dashrathji Chudaji.

(Reference : Revenue Entry No.2286, dated 11.11.1998).

Meanwhile The Sale Deed for Portion of Block No. 163 admeasuring 5932.50 sq. mtrs. was executed by the Power of Attorney Holder of the land owners in favour of Shri Swaminarayan Samudayik Khedi Sahkari Mandali Ltd. vide Sr. No.3999, dtd.05.09.1998. (Order dtd.26.10.1998). Thereafter a Rectification Deed was also executed to rectify a technical mistake, which rectification deed was duly registered in the office of Sub Registrar vide Sr. No.2121 dtd.02.06.1999.

(Reference : Revenue Entry No.2332, dated 15.12.1999).

Thereafter one of the land owner Somaji Maganji died on dtd. 07.08.1998 leaving behind him, his heirs namely : Ganpatji Somaji, Takhaji Somaji, Shantaben wd/o. Somaji Maganji.

(Reference : Revenue Entry No.2396, dated 16.04.2001).

Thereafter one of the land owner Ataji Gabhaji died on dtd.09.02.1997 leaving behind him, his heirs namely : Hiraben wd/o. Ataji Gabhaji, Mangaji Ataji, Kalaji Ataji and Hansaben D/o. Ataji Gabhaji. (Reference : Revenue Entry No.2397, dated 16.04.2001).

Thereafter one of the land owner paiki Javanji Gabhaji died on dtd.23.07.2001 leaving behind him, his heirs namely : Govindji Javanji. (Reference : Revenue Entry No.2497, dated 28.10.2002).



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Thereafter Deputy Collector, Viramgam Prant divided Block No. 163 into two Parts by order No. Jamin/Block Vibhajan/Vashi/2594/2003/S.R./34/2003 dtd.17.10.2003. And in pursuance of the same the land bearing Block No.163 was divided into two parts i.e. Block No.163/1 and Block No. 163/2 out of which Block No. 163/1 vested in Shri Swaminarayan Samudayik Kheti Sahkari Mandali Ltd. (Reference : Revenue Entry No.2563, dated 18.10.2003).

Thereafter the said Shri Swaminarayan Samudayik Sahkari Kheti Mandali Ltd. (Reg. No. Khe - 3591), dated 23.07.1993) converted into Gruh Mandali in the name of Shri Swaminarayan Co.Op. Hou. Soc. Ltd. (Reg. No. Gh - 21327, dated 31.03.2005) by way order of District Registrar Co-Operative Societies, District Panchayat, Ahmedabad vide his/her Order No.. PaChaTa-Sahak-Rupantar V-1019-1023/2005, dtd.31.03.2005. (Reference : Revenue Entry No. 2955, dated 16.10.2007 and approved dtd.23.11.2007).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Jilla Vikas Adhikari, Jilla Panchyat, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: MSL/BKHP/S.R.-74/Vashi-1215-20/08, dtd.02.04.2008.

(Reference : Revenue Entry No.3015, dated 01.05.2008 Approved on dtd.19.06.2008).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Dascroi, vide Order No. RTS/Record Promulgation/41/08, dated 26.09.2008.

(Reference : Revenue Entry No.3108, dated 29.09.2008 approved by 05.01.2009).

Thereafter the a Jilla Vikas Adhikari, Jilla Panchyat, the order of N.A. by passing further order, dtd.14.06.2008. (Reference : Revenue Entry No.3132, dated 12.01.2007 Approved on dtd.25.05.2009).

The land bearing Block No.163 (Before Block Division) admeasuring about He.Are.Sq.Mtrs.: 3-14-65 i.e. 31465 Sq. Mtrs., included in Town Planning Scheme No.229 (Jaspur-Khodiya) and allotted Final Plot No.358/1 & 358/2, admeasuring about 5256 sq. mtrs. & 13623 sq. mtrs.

Thereafter Heirs of Late Sitaben D/o. Hotha Maganji Gaganji Thakor and W/o. Raghuji Jenaji Thakor challenged the mutation and approval entry No. 1994 and filed R.T.S. Appeal No.382/2016. The said Appeal was rejected on dtd.10.11.2016.

(Reference : Revenue Entry No.4067, dated 22.11.2016 Approved 20.01.2017).



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Simultaneously heirs of Late Sitaben D/o. Hotha Maganji Gaganji Thakor and W/o. Raghuji Jenaji Thakor challenged the mutation and approval of entry No. 952 and filed R.T.S. Appeal No.383/2016. The said Appeal was rejected by the Deputy Collector by order on dtd.10.11.2016. (Reference : Revenue Entry No.4070, dated 22.11.2016 Approved 20.01.2017).

Remark :-

The Heirs of Late Sitaben D/o. Hotha Maganji Gaganji Thakor W/o. Raghuji Jenaji Thakor settled the dispute earlier raised as a result of which they executed Confirmation Deed duly registered in the office of Sub Registrar of Ahmedabad – 8 (Sola) Vide Sr. No. 8169, dtd.06.06.2017.

Thereafter Hon'ble District Collector, Ahmedabad issued Revised N.A. Permission for Commercial use for the part of the said land admeasuring 1121 Sq. Mtrs. Vide Order No.: N.A./U-1/Section-65-A/Khodiyar/Case No. 351/2016, dtd.07.12.2016.

(Reference : Revenue Entry No.4082, dated 16.12.2016 Approved dtd.09.02.2017).

Thereafter the said Shri Swaminarayan Co-Operative Housing Society Ltd. sold and conveyed the Land bearing Block No. 163/1 and allotted Final Plots said land to **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 8 (Sola) vide Sr. No. 13036 dtd.04.09.2017. (Reference : Revenue Entry No.4210, dated 16.09.2017).

Thereafter the Town Planning Officer by its opinion dtd.31.03.2018 allotted separate Final Plot No. 358/1/1 (Plot Area 5256 Sq. Mtrs.) and Final Plot No. 358/1/2 (Plot Area 5952 Sq. Mtrs.) in lieu of Block No. 163/1.

Thereafter, the name of Vipul Chandrakantbhai Bhavsar was directed to mention in 7/12 of the land as Designated Partner of **RATNAMANI BUILDSPACE LLP** pursuant to order of Mamlatdar of Dascroi, vide Order No. Sa.O./Ksha.,Su./Khodiyar/S.R.16/2018, dated 19.01.2008. (Reference : Revenue Entry No. 4259, dated 25.01.2018).

Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, vide No. D.S.O./DRK/S.R.No.827/18 dtd.16.04.2018. And in pursuance of the said Durasti the said land bearing Block No.163/1 admeasuring about : 18680 sq. mtrs vested in **RATNAMANI BUILDSPACE LLP**.

(Reference : Revenue Entry No.4307, dated 24.04.2018).

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Thereafter order of Deputy Collector in RTS/Appeal No.382/2016 dtd.10.11.2016 was challenged before District Collector by filing Revision Application vide L. B. Revision Application No.35/2017 and the said revision application was disposed by District Collector by order dtd.16.08.2018. pursuant to withdrawal application was filed by the Applicant.

(Reference : Revenue Entry No.4380, dated 16.08.2018).

Thereafter order of Deputy Collector in RTS/Appeal No.383/2016 dtd.10.11.2016 was challenged before District Collector by filing Revision Application vide L. B. Revision Application No.36/2017 and the said revision application was disposed by District Collector by order dtd.16.08.2018. pursuant to withdrawal application was filed by the Applicant.

(Reference : Revenue Entry No.4381, dated 16.08.2018).

Thereafter the said **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm sold and conveyed the said Property being Use Non Agricultural land bearing Final Plot No. 358/1/1 admeasuring about : 5256 sq. mtrs. (allotted in lieu of portion of Block No.163/1 totally admeasuring about : 18680 Sq. Mtrs. as per T.P.O. opinion dtd.31.03.2018) of Town Planning Scheme No. 229 (Jaspur-Khodiyar) situate, or thereabouts, situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola) to **M/s. S. G. DEVELOPERS**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 8 (Sola) vide Sr. No. 5324 dtd.04.06.2020. (Reference : Revenue Entry No. 4686, dated 06.06.2020).

And by that the said Property being Use Non Agricultural land bearing Final Plot No. 358/1/1 admeasuring about : 5256 sq. mtrs. (allotted in lieu of portion of Block No.163/1 totally admeasuring about : 18680 Sq. Mtrs. as per T.P.O. opinion dtd.31.03.2018) of Town Planning Scheme No. 229 (Jaspur-Khodiyar) situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola), came to **M/s. S. G. DEVELOPERS**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. S. G. DEVELOPERS**, a Partnership Firm decided to construct a scheme of Residential Cum Commercial Units in the aforesaid land. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Urban Development Authority (AUDA). And the said plans have been sanctioned by Ahmedabad Urban Development Authority (AUDA) its Order No. **PRM/37/3/2020/143** dtd.16.04.2021 (Order dtd.27.04.2021).

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Accordingly the **M/s. S. G. DEVELOPERS**, a Partnership Firm have projected scheme of Residential Cum Commercial Units in the name of “**SHIV GANESH**” in pursuance of the aforesaid plans and it the building is under- projection.

And since then the said property i.e. Non Agricultural land bearing Final Plot No. 358/1/1 admeasuring about : 5256 sq. mtrs. (allotted in lieu of portion of Block No.163/1 totally admeasuring about : 18680 Sq. Mtrs. as per T.P.O. opinion dtd.31.03.2018) of Town Planning Scheme No. 229 (Jaspur-Khodiya) situated, lying and being at Mouje Village Sim of Khodiya, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola), alongwith the projection of proposed scheme of Residential Cum Commercial Units named as “**SHIV GANESH**” in/upon the aforesaid land belonging to **M/s. S. G. DEVELOPERS**, a Partnership Firm.

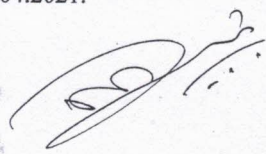
We have taken search relating to the said property. We have taken search for the period of 30 years from 1990 to 2020 (2021-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar” dtd.08.09.2020 regarding the said property 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. S. G. DEVELOPERS**, a Partnership Firm with respect 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 Urban Development Authority vide its Order No. PRM/37/3/2020/143 dtd.27.04.2021.



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

DATED THIS 03rd DAY OF MAY 2021



Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)
(P.T.O.)

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.