



BHARATBHAI K. SUTHAR

(Advocate)

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To,

Dhruv Bulldcon, A Partnership Firm

B1 / 51-52, Sterling City, Bopal,

Ahmedabad.

Ref. : IN THE MATTER OF INVESTIGATION OF title report on non agricultural land bearing (a) **Plot No. 6 / B** (as per old Sale deed Plot No. 6 / B / 1 & 6 / B / 2) having plot area admeasuring 523 sq.yards. i.e. 437.29 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (a) **Plot No. 7** having plot area admeasuring 526 sq.yards. i.e. 439.80 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "**DEV - 94**" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paliki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) belonging to **Dhruv Bulldcon, A Partnership Firm.**

We refer to your instructions to investigate the titles of the captioned property and give opinion thereof by taking necessary searches from the revenue and Sub-Registry records for a period of last about thirteen years. We have caused necessary searches to be taken accordingly through our search clerk and also taken the root of title commencing from last about thirteen years from now. Our report



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on title and opinion thereof is as stated hereafter for his / her / their personal use. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally, the said land of Block No. 189 of Mouje - Ghuma was occupied and possessed by Savjibhai Haribhai and Kantaben Savjibhai, in the year 1995.
- ⇒ That the above said land were of new and restricted tenure, However, as per two orders passed in Tenancy Revision Case by Deputy Collector (Land Reform and Appeal), dated : 09-02-1995 & 07-04-1995, the tenant was held to be as permanent Tenant and in pursuance thereof the restrictions of New and Restricted Tenure were not applicable and entry to that effect were mutated in the revenue record of the said land vide Mutation Entry No. 5330 dated 10-02-1995 & Mutation Entry No. 5379 dated 16-04-1995, which were certified by the competent authority.
- ⇒ Thereafter, two separate Appeals were preferred against the said orders of Deputy Collector and by an order of Revenue Tribunal, dated : 28-09-2007 & 21-02-2007, it was held that the land are of new and restricted Tenure, However, since there are intervening transactions taken place, it is directed to regularize the transactions already taken place. Therefore, it was required to pay requisite premium to the Government and the land had been required to be converted from New Tenure to Old Tenure and





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entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7757 dated 26-10-2007, which was certified by the competent authority.

⇒ Thereafter, the owners of the said land have filed an application for the conversion of the new tenure land into old tenure for agriculture purpose and to pay the premium of the non-agriculture use and hence the Hon'ble Deputy Collector, Viramgam Prant, Ahmedabad has released the restriction of new tenure land vide his Order No. JAMIN / GHUMA / PR.SA.PR. / S.R-111 / 08 dated 24-04-2009 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8223 dated : 06-05-2009, which was certified by the competent authority.



⇒ Thereafter, the owner of the said land namely Savjibhai Haribhai and Kantaben Savjibhai have sold and conveyed the said agricultural land bearing Block No. 189 admeasuring 14772 sq.mtrs. of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 10188 dated 31-03-2008. In said deed of sale Pankaj Ramanbhai Patel and Sarvil Pankajbhai Patel remain there presence as confirming party and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8224 dated 06-05-2009, which was certified by the competent authority.



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⇒ Thereafter an application to partitioned entire land of Block No. 189 was made by owners of land by virtue of that Hon. Deputy Collector, Viramgam Prant, Ahmedabad ordered on 19th May, 2009 under his letter No. ADM / GHUMA / BLOCK VIBHAJAN / S.R. NO. 93 / 09 to partitioned above said entire land of Block No. 189 into five parts viz Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Sanjaybhai Haribhai Thakkar, Block No. 189 Paiki admeasuring 3921 sq.mtrs. came in the name of Sanjaybhai Haribhai Thakkar, Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Jayeshbhai Talakshibhai Kotak & Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Pravinbhai Talakshibhai Kotak and entry for the same was made in mutation registrar by entry No. 8230 on 13th March, 2011.

⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 189 admeasuring 14772 sq.mtrs. of Mouje - Ghuma into non-agriculture land and hence the Deputy Collector (N.A.), Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. N.A. / TABIKHE / K-65 / GHUMA / S.R. NO. 221 / 2009 dated 06-08-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8363 dated : 17-11-2009, which was certified by the competent authority.

2. Originally, the said land of Block No. 190 of Mouje - Ghuma was occupied and possessed by Green Circle Association, in the year 1992.





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- ⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma into non-agriculture land and hence the Taluka Development Officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. TP / JMN / VASHI / V.343 / VASHI dated 19-03-1994.
- ⇒ Thereafter, the owner of the said land namely Green Circle Association joined by its 21 members have sold and conveyed the said non agricultural land bearing Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma to Ashokbhai H. Minglani, Renubala A. Minglani, Satyapal H. Minglani, Ashish S. Minglani and Dakshesh Rameshchandra Shah by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 4859 dated 20-06-2005 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7045 dated 17-10-2005, which was certified by the competent authority.
- ⇒ Thereafter, the owner of the said land namely Ashokbhai H. Minglani, Renubala A. Minglani, Satyapal H. Minglani, Ashish S. Minglani and Dakshesh Rameshchandra Shah have sold and conveyed the said non agricultural land bearing Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma to (1) Pravinbhai Talakshibhai Kotak & (2) Jayeshbhai Talakshibhai Kotak (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar



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of Assurances at Ahmedabad under Serial No. 1165 dated 31-01-2007 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7553 dated 21-04-2007, which was certified by the competent authority.

3. Originally, the said land of Block No. 191 of Mouje - Ghuma was occupied and possessed by Savjibhai Haribhai and Kantaben Savjibhai, in the year 1994.

⇒ Thereafter, the owner of the said land namely Savjibhai Haribhai and Kantaben Savjibhai have sold and conveyed the said agricultural land bearing Block No. 191 admeasuring 49776 sq.mtrs. of Mouje - Ghuma to Pankajbhai Ramanlal and Sarvil Pankajbhai by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 4681 dated 17-08-2004 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 6906 dated 11-05-2005, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Pankajbhai Ramanlal and Sarvilbhai Pankajbhai have sold and conveyed the said agricultural land bearing Block No. 191 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 10176 dated 30-07-2008 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8045 dated 16-09-2008, which was certified by the competent authority.





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⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 191 of Mouje - Ghuma into non-agriculture land and hence the Hon. District Development officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. MSL / BKHP / S.R.-42 / VASHI.779 - 86 / 09 dated 24-02-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8199 dated : 27-03-2009, which was certified by the competent authority.

4. Originally, the said land of Block No. 192 of Mouje - Ghuma was occupied and possessed by Khodabhai Jethabhai and Ambalal Jethabhai, in the year 1970.

⇒ Thereafter, the co-owners of the said land namely Khodabhai Jethabhai died intestate on 08-06-1994 and his son namely Ratilal Khodabhai died intestate on 30-08-1993 leaving behind them their legal heirs as Shardaben Widow of Ratilal Khodabhai, Govindbhai Ratilal, Ramilaben Ratilal, Vishnubhai Khodabhai, Soniben widow of Khodabhai Jethabhai, Kamlaben Khodabhai, Kokilaben Khodabhai and Subhadraben Khodabhai and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5258, dated 16-07-1994 & Mutation Entry No. 5363, dated 12-04-1995, which were certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Ambalal Jethabhai has filed an application to enter the names of his family





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members Chetankumar Ambalal, Vidhyaben Ambalal, Bhagvatiben Ambalal, Kashiben W/o. Ambalal Jethabhai in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5268 dated 02-08-1994, which was certified by the competent authority.

⇒ Thereafter, the co-owners of the said land namely Kamlaben Khodabhai, Kokilaben Khodabhai, Subhadraben Khodabhai and Soniben Khodabhai have voluntarily waived and relinquished their share persisting in the said land in favour of co-owners of the said land and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5368 dated 13-04-1995, which was certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Ambalal Jethabhai died intestate on 14-12-2001 and the names of his legal heirs were already standing in the revenue record and hence his name was deleted from the revenue record of the said land and entry to that effect was mutated in the mutation register by Entry No. 6394 dated 03-04-2002, which was certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Chetankumar Ambalal Patel has filed an application to enter the names of his family members Dharmisthaben Chetankumar Patel &





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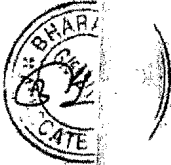
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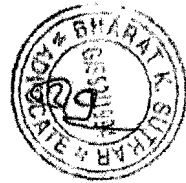
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Ghanshyambhai Chetankumar Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 6834 dated 18-01-2005, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Shardaben Wd/o. Ratilal Khodabhai, Vishnubhai Khodabhai, Kashiben Ambalal, Govindbhai Ratilal, Ramilaben Ratilal, Chetankumar Ambalal as self and the father and natural guardian of Ghanshyam Chetankumar, Dharmishthaben Chetankumar, Vidhyaben Ambalal, Bhagvatiben Ambalal, Rakeshkumar Vishnubhai, Hasmukhbhai Vishnubhai, Sudhaben Vishnubhai, Naynaben Vishnubhai, Champaben Vishnubhai have sold and conveyed the said agricultural land bearing Block No. 192 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 1267 dated 01-02-2007. In said deed of sale Pradipbhai Narharibhai Bhavsar remain there presence as confirming party and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7557 dated 21-04-2007, which was certified by the competent authority.

⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 192 of Mouje - Ghuma into non-agriculture land and hence the Hon. District Development





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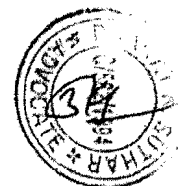
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officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. MSL / BKHP / S.R.-42 / VASHI.779 - 86 / 09 dated 24-02-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8199 dated : 27-03-2009, which was certified by the competent authority.

5. Originally, the said land of Block No. 194 of Mouje - Ghuma was occupied and possessed by Ranchhodbhai Vallabhbai, in the year 1987.

⇒ Thereafter, the owner of the said land namely Ranchhodbhai Vallabhbai as self and Karta and Manager of his HUF has sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to Rameshbhai Dhulabhai by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 5007 dated 23-03-1988 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4288 dated 12-01-1990, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Rameshbhai Dhulabhai has sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to Chetan Co-Operative Housing Society Limited represented through its Chairman Chetan Krushnakant Shah by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 2080 dated 25-01-1991 and entry to that effect was mutated



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in the revenue record of the said land vide Mutation Entry No. 4514 dated 09-02-1991, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Chetan Co-Operative Housing Society Limited represented through its Secretary Mahesh S. Modi have sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 6043 dated 30-03-2008 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7943 dated 25-04-2008, which was certified by the competent authority.

⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 194 of Mouje - Ghuma into non-agriculture land and hence the Hon. Tauka Development officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order dated 05-01-1991.

6. Accordingly, above said (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) became co-owners of the said land of Block No. 189, 190, 191, 192 & 194.

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7. Thereafter, the owners of the land of Block No. 189, 190, 191, 192 & 194 namely Pravinbhai Talakshibhai and others have filed an application for the amalgamation of all the lands adjoining to each other before the Mamlatdar, Daskroi, Ahmedabad and accordingly, the Mamlatdar, Daskroi has passed an order No. RTS / EKTRIT / GHUMA / VASHI - 425 / 09 dated 23-07-2009 for the amalgamation of the said land into Amalgamated Block No. 189 + 190 + 191 + 192 + 194 and the area was fixed to the extent of 88627 sq. mtrs. and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8281, dated : 23-07-2009, which was certified by the competent authority.
8. Thenafter an application to partitionised entire land of Amalgamated Block No. 189 + 190 + 191 + 192 + 194 was made by owners of land by virtue of that Hon. District Inspector of Land Record (DILR) ordered on 21st May, 2009 under his letter No. DSO / DRK / VASHI / GHUMA / 09 Pu. P. No. 30 to partitionised above said entire land of Amalgamated Block No. 189 + 190 + 191 + 192 + 194 into two parts viz Block No. 189 + 190 + 191 + 192 + 194 / A admeasuring 44314 Sq.Mtrs. which came in the share of said Sanjaybhai Haribhai Thakkar and Block No. 189 + 190 + 191 + 192 + 194 / B admeasuring 44313 Sq.Mtrs. which came in the share of said Pravinbhai Talakshibhai Kotak & Jayeshbhai Talakshibhai Kotak and entry for the same was made in mutation registrar by entry No. 8282 on 23rd July, 2009.
9. Thereafter, the Town Planner, Town Planning and Valuation Department, Ahmedabad has sanctioned plans for the residential



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plotting on the said land vide its Order No. NABP / GHUMA DASKROI / 1334 dated 02-05-2009 and Order No. NABP / GHUMA / DASKROI / 2030 dated 24-07-2009.

10. Thereafter, said Sanajy Haribhai Thakkar has floated a scheme of residential plots on the said land for its members as per the approved plans, which is known as "Dev - 94".

11. **History of Plot No. 6 / B**

⇒ Thereafter, the owner of the said property namely Sanajy Haribhai Thakkar has sold and conveyed the said property being Plot No. 6 / B situated in the scheme known as "DEV - 94" to Santoshkumar Singh by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 3 (Memnagar) under Serial No. 6235 dated 27-07-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 10888 dated 01-03-2018, which was certified by the competent authority.

⇒ Thereafter, the owner of the said property namely Santoshkumar Singh has sold and conveyed the said property being Plot No. 6 / B Paiki Plot No. 6 / B / 1 situated in the scheme known as "DEV - 94" to 1) Naranbhai Mulajibhai Lalkiya, 2) Vanitaben Laxmidas Sureja D/o. Mepabhai Koradiya & 3) Kevin Maheshbhai Makwana by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 11259 dated 20-09-2018 and entry to that effect was mutated in the revenue record of the said land vide Mutation



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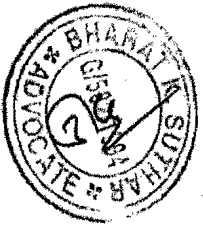
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Entry No. 11682 dated 21-10-2019, which was certified by the competent authority.

⇒ Thereafter, the owner of the said property namely Santoshkumar Singh has sold and conveyed the said property being Plot No. 6 / B Paiki Plot No. 6 / B / 2 situated in the scheme known as "DEV - 94" to 1) Gordhanbhai Mulajibhai Nananiya, 2) Vanitaben Laxmidas Sureja D/o. Mepabhai Koradiya & 3) Sonalben Rahulbhai Nananiya by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 11258 dated 20-09-2018 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 11682 dated 21-10-2019, which was certified by the competent authority.

⇒ Thereafter, the owner of the said property namely 1) Naranbhai Mulajibhai Lalkiya, 2) Vanitaben Laxmidas Sureja D/o. Mepabhai Koradiya, 3) Kevin Maheshbhai Makwana, 4) Gordhanbhai Mulajibhai Nananiya, 5) Vanitaben Laxmidas Sureja D/o. Mepabhai Koradiya & 6) Sonalben Rahulbhai Nananiya have sold and conveyed the said property being Plot No. 6 / B i.e. Plot No. 6 / B / 1 & 6 / B / 2 situated in the scheme known as "DEV - 94" to Dhruv Bulldcon, A Partnership Firm by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 13675 dated 13-11-2019 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 11873 dated 03-07-2020, which was certified by the competent authority.





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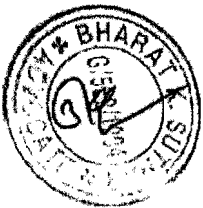
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12. History of Plot No. 7

⇒ Thereafter, the owner of the said property namely Sanajy Haribhai Thakkar has sold and conveyed the said property being **Plot No. 7** situated in the scheme known as "DEV - 94" to Manharkant Morarji Dave by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 3 (Memnagar) under Serial No. 6237 dated 04-06-2010 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8574 dated 04-06-2010, which was certified by the competent authority.

⇒ That, the owner of said property namely Manharkant Morarji Dave had died intestate on 16-10-2009 leaving behind him his lineal descendants as Mrudulaben Widow of Manharkant Morarjibhai, Uday Manharkant and Darshna Manharkant and hence their names were brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 8827 dated 05-03-2011 which was certified by competent authority. However, said Manharkant Morarji Dave had died leaving behind himself a notarised will dated 15-06-2009 and pursuant thereof, he bequeathed the said plot to his son Uday manharkant Dave. Said Mrudulaben Manharkant Dave and Darshnaben Manharkant Dave have confirmed the same by or under two separate affidavit both dated : 20-09-2010 attested by them before notary Public.

⇒ Thereafter, the co-owners of the said property Mrudulaben Widow of Manharkant Morarjibhai has voluntarily waived and



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relinquished her share persisting in the said property by executing notarized Affidavit on dated 30-11-2011 in favour of her son Uday Manharkant Dave and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 9262 dated 29-05-2012, which was certified by the competent authority on 30-07-2012.

- ⇒ Thereafter, the co-owners of the said property Darshna Manharkant has voluntarily waived and relinquished her share persisting in the said property by executing notarized Affidavit on dated 14-12-2012 in favour of her real brother Uday Manharkant Dave and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 9370 dated 30-10-2012, which was certified by the competent authority on 09-01-2013.
- ⇒ Thereafter, the owner of the said property namely Uday Manharkant Dave has sold and conveyed the said property being **Plot No. 7** situated in the scheme known as **"DEV - 94"** to **1) Pravinchandra Laljibhai Patel, 2) Tejaskumar Pravinbhai Patel & 3) Snehalkumar Pravinbhai Patel** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 13406 dated 25-10-2019 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 11716 dated 28-11-2019, which was certified by the competent authority.





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- ⇒ Thereafter, the owner of the said property namely
1) Pravinchandra Laljibhai Patel, 2) Tejaskumar Pravinbhai
Patel & 3) Snehal Kumar Pravinbhai Patel have sold and
conveyed the said property being Plot No. 7 situated in the
scheme known as "DEV - 94" to Dhruv Buildcon, A Partnership
Firm by Sale Deed registered in the office of the Sub-Registrar
of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 3353
dated 19-03-2020 and entry to that effect was mutated in the
revenue record of the said land vide Mutation Entry No. 11874
dated 03-07-2020, which was certified by the competent authority.
13. We have furnished with records of rights [Gam Namuna No. 7-
12, Gam Namuna No. 6 (A)] showing the above referred land is
held by you as owners.
14. The report is not complete reports of the entire revenue records
and records of the Sub-Registrar, Report refers to records relevant
to understand the devolution of title, to ascertain, if any charge
of encumbrance is subsisting and / or continuing in the records
for details, facts and particulars, relevant documents, papers,
writings and records to be referred.
15. This report on title is based on the revenue record given by you
and available (Index-II) only of Sub-Registrar, Ahmedabad.
16. This report is merely and opinion of the undersigned and not at
all conclusive proof or evidence of title and shall not be used as





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(Advocate)

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an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.

- 17). As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending prodeedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non- agricultural land bearing (a) Plot No. 6 / B (as per old Sale deed Plot No. 6 / B / 1 & 6 / B / 2) having plot area admeasuring 523 sq.yards. i.e. 437.29 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (a) Plot No. 7 having plot area admeasuring 526 sq.yards. i.e. 439.80 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "DEV - 94" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskrol in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) is belonging to **Dhruv Buildcon, A Partnership Firm** and the title is clear and marketable and free from





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all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : December 31, 2020.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)
F/401, Shrinath Avenue,
Opp. Vandematam Township,
Nr. Vishwas City, New S.G. Road,
Chandlodoya Road, Gota, A'bad





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TITLE CLEARANCE CERTIFICATE

Date : 31-12-2020.

Ref. : IN THE MATTER OF INVESTIGATION OF TITLE to
the non agricultural land bearing (a) Plot No. 6 / B
(as per old Sale deed Plot No. 6 / B / 1 & 6 / B / 2)
having plot area admeasuring 523 sq.yards. i.e.
437.29 sq.mtrs. together with undivided
proportionate share in the land of common internal
road, common plot and common amenities and
facilities & (a) Plot No. 7 having plot area
admeasuring 526 sq.yards. i.e. 439.80 sq.mtrs.
together with undivided proportionate share in the
land of common internal road, common plot and
common amenities and facilities situated in the
scheme known as "DEV - 94" situate, lying and
being on the non-agriculture land bearing
consolidated Block No. 189 + 190 + 191 + 192 +
194 / A (Old Block No. 189, 190, 191, 192 & 194
Paiki) admeasuring 44314 sq.mtrs. of Mouje -
Ghuma, Taluka - Daskroi in the Registration District
of Ahmedabad and Sub-District of Ahmedabad - 9
(Bopal) belonging to **Dhruv Buildcon, A
Partnership Firm** having its office at : B1 / 51-52,
Sterling City, Bopal, Ahmedabad.



This is to certify that we have caused necessary searches to be
taken with the available Revenue records and Sub - Registry records



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for a period of last about thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid party, and we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrance.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of non agricultural land bearing (a) Plot No. 6 / B (as per old Sale deed Plot No. 6 / B / 1 & 6 / B / 2) having plot area admeasuring 523 sq.yards. i.e. 437.29 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (a) Plot No. 7 having plot area admeasuring 526 sq.yards. i.e. 439.80 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "DEV - 94" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal).

Place : Ahmedabad.

Bharat K. Suthar
Bharat Kanilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.

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