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Date : 25-3-2023

TITLE SEARCH REPORT

Reg: Investigation of the titles of the non-agricultural land bearing Block/Survey No.208 admeasuring 7891 Sq.Mtrs., T.P. Scheme No.112, Final Plot No.14/8 admeasuring 4735 Sq.Mtrs. of Village Odhav, Taluka Vatva, Dist.: Ahmedabad

Owner: Tricone Construction, a partnership firm through its partners
(1) Himmatsinh Dineshbhai Thakor
(2) SKV Tradecon LLP through its authorised person
Gaurav Vinodbhai Patel
(3) Hiteshkumar Harjivanbhai Patel
(4) Suryakantbhai Laljibhai Patel
(5) Mukeshkumar Umedbhai Patel
(6) Nishit Mukeshkumar Patel

IRFAN I. BENGALI Reg. No. G/3358/99 ADVOCATE

In pursuance to the request of Hiteshkumar Harjivanbhai Patel one of the partners of Tricone Construction and the owner of the land of Block/Survey No. 208 admeasuring 7891 Sq.Mtrs., T.P. Scheme No.112, Final Plot No.14/8 admeasuring 4735 Sq.Mtrs. of Village Odhav, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of Block/Survey No. 208 admeasuring 7891 Sq.Mtrs., T.P. Scheme No.112, Final Plot No.14/8 admeasuring 4735 Sq.Mtrs. is non-agriculture land.

(2) Land of Survey/Block No.208 was under the ownership of Krushnarav Laxmanrav in the year 1951-52.

(3) Name of Shankar Nagji was entered in the revenue record by Mutation Entry No.944 dtd.17-10-48 as tenant of the said land, but he was not holding possession since last two year and therefore his name was deleted from revenue record by Mutation Entry No.1102 dtd.7-4-53.

(4) Land of Survey No.208 was declared as fragment by Mutation Entry No.1051 dtd.24-7-52.

(5) Name of Harsadray Mangaldas was entered in the revenue record by Mutation Entry No.1085 dtd.1-2-52 as tenant of the said land. But said Harsadray Mangaldas has vacated said land and he was not cultivating as tenant, hence name of Harsadray Mangaldas was deleted from revenue record by Mutation Entry No.1565 dtd. 16-1-57.

(6) Said Krushnarav Laxmanrav died on dtd.8-10-63, before that said Krushnarav Laxmanrav have executed Will on dtd.19-10-62. As per said Will land of Survey No.208 and others have given to Chandubhai and Rameshbhai and Mutation Entry No.2149 dtd.22-6-64 was made in revenue record on the basis of said Will.

(7) It is evident from the Mutation Entry No.2784 dtd.19-8-70 that State in Council has issued Sanad on dtd.28-2-23 and given land of Survey No.208 to

Krushnarav Laxmanrav. But said Mutation Entry No.2784 has been challenged by filing Revision Application No.60/79 before District Collector. Said revision application was ordered to allow by District Collector and rejected order of City Deputy Collector bearig appeal No.21/79 dtd.30-6-79. Mutation Entry No.2784 dtd.19-8-70 has been cancelled by said order. On the basis of said order Mutation Entry No.3435 was made in revenue record on dtd.3-3-81.

(8) As per said Will Keshavlal Lallubhai was appointed as Executor of the said Will, but Chandubhai and Rameshbhai became the major / adult, hence name of Keshavlal Lallubhai was deleted from the revenue record as guardian and executor of the Will by Mutation Entry No.2977 dtd.4-2-73. But said Chandubhai Krushnarav was the adopted son of Krushnarav Laxmanrav, hence as successor of deceaesed Chandubhai Krushnarav has filed Civil Suit No.2325/68 before City Civil Court, Ahmedabad for cancellation of said Will. Thereafter there was settlement between the parties by filing of pursis. As per said pursis Chandubhai Krushnarav declared as sole and absolute owner of land of Survey No.208 and Mutation Entry No.3158 dtd.20-7-76 was made in revenue record on the basis of said order. On the basis of the order of Civil Suit No.2325/68, Chandubhai Krushnarav became the owner and occupier of the land of Survey No.208.

(9) Chandubhai Krushnarav has executed agreement for sale in favour of Pex Society on dtd.15-5-86. On the

basis of said agreement for sale Mutation Entry No.3758 dtd.21-5-87 was made in revenue record to that effect, but said entry was challenged and same was cancelled as per order of District Collector Ahmedabad passed in Revision Application No.9/06 on dtd.26-7-06 and Mutation Entry No.5421 dtd.14-8-06 was made in revenue record on the basi of the order.

(10) Chandubhai Krushnarav Jadav died on dtd.2-11-07 and therefore by Mutation Entry No.5648 dtd.17-11-07, names of Shakuntalaben W/o Chandubhai Krushnarav, Pravinbhai Chandubhai, Swatiben Chandubhai and Diptiben Chandubhai were entered in revenue record as successors of said deceased. But Chandubhai Krushnarav have executed Will. On the basis of said Will land of Survey No.208 was given to Dineshbhai Somaji Thakor and Mutation Entry No.5678 dtd.9-2-08 was made on the basis of said Will. Said Mutation Entry No.5678 was duly certified on dtd.2-4-08. Successors of Chandubhai Krushnarav have executed registered confirmation deed and confirm Will which was executed in favour of Dineshji Somaji Thakor.

(11) Said Pex Society has filed Civil Suit No.2161/06 and 648/08. There was settlement between the parties by filing pursis at Exh.44 in Civil Suit No.2161/06. Accordingly, court has decreed suit as per settlement pursis Exh.44. As per said settlement, Pex Society has waived their rights from the land of Survey No.208.

IRFAN I. BENGALI
Reg. No. G/358/99
ADVOCATE

(12) Chandubhai Krushnarav has filed Civil Suit No.33/2007 and same has been withdrawn by filing pursis at Exh.43 by him. Accordingly court has granted permission to withdraw the Suit No.33/2007.

(13) Thereafter, Vijyaben D/o Raghunath Tulsiram Jadav, Ashish Raghunath and Satish Raghunath have filed Civil Suit No.2843/11 before City Civil Court Ahmedabad. Hon'ble City Civil Court has ordered to maintain status-quo in said suit and Mutation Entry No.7466 dtd.9-7-13 was made in revenue record to that effect. Thereafter, Appeal from Order No.320/13 was filed against said order before Gujarat High Court. Said AFO No.320/13 was ordered to allow by Hon'ble High Court and status-quo order quashed and set-aside. Thereafter there was settlement between the parties, hence parties have filed withdrawn pursis at Exh.41 and same was ordered to allow by Hon'ble Civil Court. Mutation Entry No.8658 dtd.23-11-17 was made in revenue record to that effect.

IRFAN I. BENGALI
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(14) On the basis of said registered Will Dineshji Somaji Thakor became the owner and occupier of the land of Survey No.208 of Mouje Odhav.

(15) District Collector, Ahmedabad has granted N.A. permission to the said land as per his Order No.CB/Land-1/NA/SR-398/2017/fmps no.300328 on dtd.3-7-18 and Mutation Entry No.8841 dtd.2-8-18 was made in revenue record on the basis of said N.A. order.

Thereafter, the owners of the said land were applied for revised N.A. permission and District Collector, Ahmedabad granted revised N.A. permission as per his order No.1209/07/16/005/2023 dtd.14-2-23 and Mutation Entry No.10043 dtd.14-2-23 was made in revenue record on the basis of said order.

(16) Mutation Entry No.8860 dtd.17-9-18 is related to order of Hon'ble High Court in CRA No.176 of 2017.

(17) Mutation Entry No.8906 dtd.6-12-18 is related to order of Hon'ble City Civil Judge, Ahmedabad in Civil Suit No.33 of 2017 and Mutation Entry No.8908 dtd.6-12-18 is related to order of Hon'ble City Civil Judge, Ahmedabasd in Civil Suit No.648 of 2008.

(18) Dineshbhai Somaji Thakor died on dtd.3-6-21 and therefore by Mutation Entry No.9551 dtd.24-6-21, names of Minaben Dineshbhai Thakor, Ashaben Dineshbhai Thakor, Himmatsinh Dineshbhai Thakor, Dharaben Dineshbhai Thakor and Vanrajsinh Dineshbhai Thakor were entered in revenue record as successors of said deceased.

(19) Mamlatdar and ALT, Vatva has passed an order in respect to Survey No.208 of Mouje Odhav u/s 63(AB) and validate transaction under Will y paying 10% amount of Jantri rates to Government in Ganot Case No.6/2022 dtd.12-7-22 and Mutation Entry No.9877 dtd.16-7-22 was made in revenue record on the basis of said order and said order has been received by DCLR, Ahmedabad

in review case No.133/2022 dtd.19-7-22 and Mutation Entry No.9913 dtd.26-8-22 was made in revenue record on the basis of said order.

(20) Minaben Dineshbhai Thakor, Ashaben Dineshbhai Thakor, Himmatsinh Dineshbhai Thakor, Dharaben Dineshbhai Thakor and Vanrajsinh Dineshbhai Thakor sold and transferred the land of Survey No.208, T.P.S. No.112, F.P. No.14/8 admeasuring 4735 Sq.Mtrs. to Tricone Construction, a partnership firm on dtd.21-10-21 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.10881. Names of said purchasers Tricone Construction, a partnership firm and its partners were entered in revenue record by Mutation Entry No.9661 dtd.16-11-21. Said entry was certified by revenue authority on dtd.12-1-22.

(21) Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.24-03-2023. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/ or encumbrance, charge over the said piece of land.

IRFAN I. BENGALI
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(22) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond

reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad
Date : 25-3-2023

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DESCRIPTION OF THE PROPERTY

All that piece and parcle of non-agricultural land bearing Block/Survey No. 208 admeasuring 7891 Sq.Mtrs., T.P. Scheme No.112, Final Plot No.14/8 admeasuring 4735 Sq.Mtrs. of Village Odhav, Taluka Vatva, District : Ahmedabad.

Place: Ahmedabad
Date : 25-3-2023

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