

UMESH J. TRIVEDI

Advocate (B.A.LL.B.)

**UL/6 RUDRA PLAZA, JUDGES BUNGLOW CROSS ROAD,
BODAKDEV, AHMEDABAD.**

Date : 20th October 2023.

To,
M/s. DHS Buildcon,
A partnership firm
Ahmedabad

REPORT ON TITLE



Description of Property:

IN THE MATTER OF INVESTIGATION TO THE TITLE of Non-Agriculture Land bearing **Block/Survey Number: 99** (Old Block/Survey No. 93) total admeasuring 3449 square meters out of which **Non-Agriculture Land for Commercial Purpose** admeasuring **3083 square meters** merged into **Town Planning Scheme Number : 6** (Kudasan-Sargasan-Dholakuva-Por) and allotted **Final Plot Number : 34** admeasuring **2002 square meters** situate, lying and being at **Mouje : Kudasan**, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar (Hereinafter referred to as "Said Land")

Owned by: M/s. DHS Buildcon, a partnership firm.

As per the instructions provided to me and all Xerox copy of papers/documents submitted to me, I have gone through all such papers/documents for investigation of immovable property (more particularly described in the schedule hereunder and hereafter referred as "the said property"). I have arranged for necessary search for the last about **thirty years** vide online Application Receipt No. 202304800082475 dated 19/10/2023 & Receipt No. 202304800078392 dated 05/10/2023 and verified the documents, papers, writings and records submitted by the owner/s of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true and on the basis of the name as well as documents provided to me I issued this report thereon as under:



History of Title

- It appears from the record that, earlier, the said land of Block/Survey No. 99 was owned, occupied and possessed by Patel Rameshbhai Kashibhai and others, prior to the year, 1994.

- It appears from the record that, the owners of the said land have entered into family partition of the said land together with other land and by virtue of said family partition, the said land came to the share of Patel Rameshbhai Kashibhai and entry to that effect was mutated in the revenue record of the said land vide

Mutation Entry No. 3041, which was certified by the competent authority.

- It appears from the record that, the owner of the said land namely Patel Rameshbhai Kashibhai has sold and conveyed the said land of Block/Survey No. 99 to Desai Mohanbhai Maljibhai by Sale Deed registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 4732 dated 29/12/2001 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 3119, which was certified by the competent authority on 09/02/2002.



- It appears from the record that, the owner of the said land namely Desai Mohanbhai Maljibhai has sold and conveyed the said land of Block/Survey No. 99 to (1) Patel Ashokbhai Hirabhai (2) Patel Dahyabhai Muljibhai (3) Ishwarbhai Chhaganbhai Patel and (4) Jyotsanaben Hasmukhbhai Patel by Sale Deed registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 2085 dated 17/02/2004 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 3699 dated 30/06/2005, which was certified by the competent authority on 26/10/2005.
- It appears from the record that, the co-owners of the said land namely (1) Patel Ashokbhai Hirabhai (2) Patel Dahyabhai Muljibhai (3) Ishwarbhai Chhaganbhai Patel have voluntary waived and relinquished their rights, title, share, claim and interest persisting in the said land in

favour of Jyotsanaben Hasmukhbhai Patel by executing a Release Deed With Consideration duly registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 7130 dated 22/09/2005 and hence, the names of (1) Patel Ashokbhai Hirabhai (2) Patel Dahyabhai Muljibhai (3) Ishwarbhai Chhaganbhai Patel 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. 3793 dated 04/02/2006, which was certified by the competent authority on 25/04/2006.



- It appears from the record that, the Mamlatdar, Gandhinagar vide his Order No. Jamin/Vashi/08 dated 23/09/2008 to rectified the erroneous computerised record as per the manual record of the land of village Kudasan and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5169 dated 29/01/2009.
- It appears from the record that, the owner of the said land has repaid the loan taken on the said land from Kudasan Seva Sahakari Mandali Limited at relevant times and hence charge of the said society was deleted from the other rights of the revenue record of said land as per charge release certificate dated 12/02/2018 issued by the said society and entry to that effect was mutated in the revenue record vide Mutation Entry No. 10498 dated 14/02/2018, which was certified by the competent authority on 04/05/2018.

- It appears from the record that, the Collector, Gandhinagar has granted the Non-agriculture Use Permission of the said land of Final Plot No. 34 admeasuring 2002 square meters of Town Planning Scheme No. 6 comprised of Block/Survey No. 99 paiki admeasuring 3083 square meters of Mouje Kudasan for commercial purpose vide his Order No. CB/JAMIN/B.K./S.R.279/17/VASHI.32898 to 32911/2018 dated 07/09/2018 subject to terms and conditions stipulated therein and entry to that effect was mutated in the revenue record vide Mutation Entry No. 11205 dated 09/10/2018, which was certified by the competent authority on 03/12/2018.



- It appears from the record that, the Collector, Gandhinagar has granted the Non-agriculture Use Permission of the said entire land paiki admeasuring 366 square meters for multi-purpose vide his Order No. CB/NA/GANDHINAGAR/KUDASAN/99/997009/2019 dated 15/01/2019 subject to terms and conditions stipulated therein and entry to that effect was mutated in the revenue record vide Mutation Entry No. 11489 dated 12/02/2019, which was certified by the competent authority on 05/04/2019.
- It appears from the record that, the owner of the said land namely Jyotsanaben Hasmukhbhai Patel has sold and conveyed the said land of Block/Survey No. 99 paiki admeasuring 366 square meters to M/s. Nilkanth Infra, a partnership firm by Sale Deed registered in the office of the

Sub-Registrar of Gandhinagar under Serial No. 3746 dated 15/02/2019 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 11646 dated 16/04/2019, which was certified by the competent authority on 01/07/2019.



- It appears from the record that, the owner of the said land namely Jyotsanaben Hasmukhbhai Patel through her Constituted Attorney Patel Samirbhai Trikambhai has sold and conveyed the said land of Final Plot No. 34 admeasuring 2004 square meters of Town Planning Scheme No. 6 comprised of Block/Survey No. 99 paiki admeasuring 3083 square meters of Mouje Kudasan to M/s. DHS Buildcon, a partnership firm by Sale Deed registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 6994 dated 15/02/2023. Pursuant to said Sale Deed No. 6994/2023, the Rectification Deed has been executed by the parties therein to rectify the typographical error in the area of Final Plot as "2002 square meters" instead of "2004 square meters" and said Rectification Deed has been duly registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 50367 dated 03/10/2023.

Public Notice

- As a part of investigation of title, I have published a public notice appeared in the daily newspaper "Jai Hind" dated 25/09/2023 for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to

which, I have not received any claim or objection in response thereto.

Usage

- That, M/s. DHS Buildcon, a partnership firm became the owner, occupier and possessor of the Non-Agriculture Land bearing Block/Survey Number: 99 (Old Block/Survey No. 93) total admeasuring 3449 square meters out of which Non-Agriculture Land for Commercial Purpose admeasuring 3083 square meters merged into Town Planning Scheme Number : 6 (Kudasan-Sargasan-Dholakuva-Por) and allotted Final Plot Number : 34 admeasuring 2002 square meters situate, lying and being at Mouje : Kudasan, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar and said land is belonging to them as self acquired property.



Encumbrance and Lien

Further I have studied the documents and investigated in Sub-Registrar Office and Revenue records and during my search/investigation, I have not found any kind of charge, burden or encumbrance upon the said property.

Litigation

- No litigation is filled or pending in respect of said land.

Mutation

Name of M/s. DHS Buildcon, a partnership firm is yet to be recorded in revenue record i.e. no any entry has been mutated

in revenue record to enter the name of M/s. DHS Buildcon, a partnership firm.

Conclusion

The title of immovable property being Non-Agriculture Land bearing **Block/Survey Number: 99** (Old Block/Survey No. 93) total admeasuring 3449 square meters out of which **Non-Agriculture Land for Commercial Purpose** admeasuring **3083 square meters** merged into **Town Planning Scheme Number : 6** (Kudasan-Sargasan-Dholakuva-Por) and allotted **Final Plot Number : 34** admeasuring **2002 square meters** situate, lying and being at **Mouje : Kudasan**, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar and belonging to M/s. DHS Buildcon, a partnership firm are clear, marketable beyond reasonable doubts subject to:-



1. Usual Declaration-cum-Indemnity on Title being made on oath by the Owner/s and also confirming the aforesaid facts and circumstances.
2. The name of M/s. DHS Buildcon, a partnership firm must be recorded in revenue record and/or applicable records as owner of the said land.
3. Fulfilment of terms and conditions laid down in N. A. Order.
4. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
5. Variation in the Town Planning Scheme, if any.
6. Fulfilment of the Provision of relevant prevailing laws.

AT AHMEDABAD DATED THIS 20th October, 2023.

Umesh J. Trivedi
Advocate
(M)-9898061494



Trivedi Umesh J.

Note of caution and disclaimer:-

- 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 our / my error.
- The record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- 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.
- I had issued this opinion only to you by relying upon the mutation entries, revenue records and on basis of the documents, papers, writings and records submitted by the owner/s of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true and therefore no other shall rely on this opinion without my written permission.



Umesh J. Trivedi
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(M)-9898061494