

Ref. No. :

Date : 17 / 08 / 2022

To,
M/s. Riddhish Buildcon, a Partnership Firm
Ahmedabad.



TITLE REPORT



Re:- Property being Multipurpose use Non Agricultural land being Final Plot No. 112/2 admeasuring about : 4431 Sq. Mtrs.[allotted in lieu of Survey No.147/2 admeasuring about : 7386 Sq. Mtrs. or thereabouts] of Town Planning Scheme No. 64 (Tragad), situated, lying and being at Mouje Tragad, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to M/s. Riddhish Buildcon, a Partnership Firm being the absolute Owner-Occupier.
(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 documents, papers and information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to M/s. Riddhish Buildcon, a Partnership Firm are clear and marketable and free from all reasonable doubts subject to the following :-

The said land bearing Old Survey No. 147 being the Agricultural land held by Haribhai Dahyabhai being the owner-occupier & self-cultivator as per Revenue Records.

Thereafter Haribhai Dahyabhai sold and conveyed the said property to Bhikhabhai Mathurbhai by way executing Sale Deed dtd.18.06.1942.

(Reference : Revenue Entry No.574, dated 15.07.1942).

Thereafter the name of Govindbhai Shamalbhai was entered in the record of rights as Protected Tenant by an order of Concern Authority.

(Reference : Revenue Entry No. 642, dated 26.06.1948).

Thereafter the names of Dahyabhai Shamalbhai and Dhanji Shamalbhai were entered in the record of rights as Ordinary Tenant by an order of Concern Authority.

(Reference : Revenue Entry No.783, dated 02.01.1953).

Thereafter Bhikhabhai Mathurbhai sold and conveyed the said property to Dahyabhai Shamalbhai and Dhanji Shamalbhai by way executing Sale Deed dtd.20.04.1953.

(Reference : Revenue Entry No. 820).

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Thereafter as the aforesaid tenant Govindbhai Shamalbhai was not cultivating the land for a long period his name was deleted from the record.

(Reference : Revenue Entry No.841, dated 31.08.1956).

Thereafter by an order of concerned authority name of Dahyabhai Shamalbhai and Dhanji Shamalbhai were Deleted from the record of rights as Ordinary Tenant.

(Reference : Revenue Entry No.845, dated 24.04.1957).

Thereafter the family partition took place between the Land Owners and their family members, accordingly the said land vested in Dahyabhai Shamalbhai being the owner-occupier.

(Reference : Revenue Entry No. 862, dated 18.07.1958).

Thereafter the land owner availed loan from the State Bank of India, accordingly the bank created charge / lien on the said property.

(Reference : Revenue Entry No.1106, dated 12.05.1973).

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

(Reference : Revenue Entry No.1131, dated 24.08.1975).

Thereafter the said Dahyabhai Shamalbhai died on dtd.30.07.1981 leaving behind him, his heirs namely : Manubhai Dahyabhai and Indiraben Dahyabhai.

(Reference : Revenue Entry No.2044, dtd.01.01.1983).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the State Bank of India released the charge / lien earlier kept on the said property.

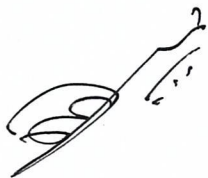
(Reference : Revenue Entry No.2108 dated 29.02.1988).

Thereafter the land owner availed loan from the Gujarat State Co. Op. Land Development Bank, Ahmedabad Br., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No.2111, dated 20.05.1988).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Gujarat State Co. Op. Land Development Bank, Ahmedabad Br., released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No.2411 dated 29.09.2003).



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Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Ahmedabad, vide order No. RTS/Sudharahukam/Kshatiyadi/S.R.No.623/08, dated 21.08.2008.

(Reference : Revenue Entry No.2895, dated 21.08.2008).

Thereafter the names of Shailesh Manubhai Patel was entered in the revenue record being the co-Owners.

(Reference : Revenue Entry No.3184 dated 03.08.2010).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Tragad Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No.3992 dated 02.09.2015).

Thereafter the said Manubhai Dahyabhai died on dtd.15.10.2015 leaving behind him, his heirs namely : Kalpanaben Manubhai, Nehaben Manubhai, Amitaben Manubhai and Shaileshbhai Manubhai. (Reference : Revenue Entry No.4038, dtd.30.01.2016).

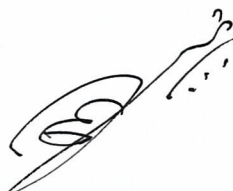
The land bearing Survey No.147, included in Town Planning Scheme No.64 (Tragad) and allotted Final Plot No.112, admeasuring about : 8863 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said land being admeasuring 4485 sq. mtrs. of Final Plot No.112 total admeasuring 8863 sq. mtrs. from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: CB/CTS-2/N.A./S.R.1772/16, dtd.24.11.2016.

(Reference : Revenue Entry No.4497, dated 26.03.2019).

Thereafter the said Shailesh Manubhai Patel, Kalpanaben Manubhai, Nehaben Manubhai, and Amitaben Manubhai sold and conveyed the said land to (1) Dharmesh Chandulal Patel (2) Chandubhai Dalubhai Patel, (3) Ritaben Shashikantbhai Patel, (4) Kirankumar Vitthalbhai Patel, (5) Bharatkumar Babulal Patel (6) Shaileshkumar Manibhai Patel, (7) Jitendrakumar Hargovanbhai Patel and (8) Suman Pugaliya with confirmation of Indiraben Dahyabhai by way of executing Sale Deed registered in the office of Sub Registrar – 8 (Sola) vide Sr. No.7083 dtd.12.04.2018.

(Reference : Revenue Entry No.4346, dated 17.04.2018).



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Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, vide K.J.P./S.R. No. 1258 dtd.06.07.2018. And in pursuance of the said Durasti the said land bearing Survey No.147/2 admeasuring about : 7386 sq. mtrs. vested in (1) Dharmesh Chandulal Patel (2) Chandubhai Dalubhai Patel, (3) Ritaben Shashikantbhai Patel, (4) Kirankumar Vitthalbhai Patel, (5) Bharatkumar Babulal Patel (6) Shaileshkumar Manibhai Patel, (7) Jitendrakumar Hargovanbhai Patel and (8) Suman Pugaliya.
(Reference : Revenue Entry No.4383, dated 09.07.2018).

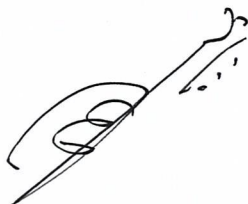
Thereafter out of the aforesaid land owners, Ritaben Shashikantbhai Patel sold and conveyed her undivided Share of the said land admeasuring : 886.30 Sq. Mtrs. to (1) Dharmesh Chandulal Patel (2) Shaileshkumar Manibhai Patel, (3) Suman Pugaliya and (4) Maulik Dipakkumar Patel with confirmation of (1) Chandubhai Dalubhai Patel, (2) Kirankumar Vitthalbhai Patel, (3) Bharatkumar Babulal Patel and (4) Jitendrakumar Hargovanbhai Patel by way of executing Sale Deed registered in the office of Sub Registrar – 8 (Sola) vide Sr. No.22106 dtd.05.12.2018.
(Reference : Revenue Entry No.4448, dated 18.12.2018).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of City Mamlatdar, Ghatlodiya vide order No. City/Ghatlodiya/E-Dhara/Sudhara Hukam/ S.R.No.86 /2020, dated 07.10.2010. (Reference : Revenue Entry No. 4758, dated 08.10.2020).

Thereafter above referred owner-occupiers applied to obtain Revised Non Agriculture use Permission for the said Property and Hon'ble District Collector, Ahmedabad issued Revised Non Agriculture permission for Multipurpose Use by his / her order No.: 2331/07/17/045/2021, dtd.20.10.2021. (Reference : Revenue Entry No. 4952, dated 20.10.2021).

Thereafter Hon' ble Secretary, Shaheri Gruh Nirman, Gujarat State, Gandhinagar, by his Order No. TPS/64 (Tragad)/Kalam 67 (A) (2) 3209, dtd.23.08.2021 allotted Separate Final Plot No. 112/2 admeasuring : 4431 Sq. Mtrs. in lieu of Revenue Survey No. 147/2.

Thereafter the said (1) Chandubhai Dalubhai Patel, (2) Kirankumar Vitthalbhai Patel, (3) Bharatkumar Babulal Patel, (4) Jitendrakumar Hargovanbhai Patel, (5) Dharmesh Chandulal Patel, (6) Shaileshkumar Manibhai Patel, (7) Suman Pungaliya, (8) Maulik Dipakkumar Patel sold and conveyed the said property to **M/s. Riddhish Buildcon**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad vide Sr. No. 14747, dtd.27.06.2022. (Reference : Revenue Entry No. 5086, dated 02.07.2022).





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And since that the said property i.e. Property being Multipurpose use Non Agricultural land being Final Plot No. 112/2 admeasuring about : 4431 Sq. Mtrs.[allotted in lieu of Survey No.147/2 admeasuring about : 7386 Sq. Mtrs. or thereabouts] of Town Planning Scheme No. 64 (Tragad), situated, lying and being at Mouje Tragad, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) is in absolute ownership and possession of **M/s. Riddhish Buildcon**, a Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1991 to 2021 (2022 – running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

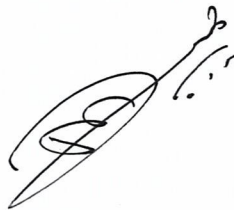
As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar” dtd.27.08.2021 regarding the said property in the name of previous land owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

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.

Devolution :-

Devolution No. 01: -

That the erstwhile land owner Shaileshbhai Manubhai Patel borrowed money from Ashokbhai Sundardas and against which he executed an M.O.U. dtd.01.04.2013 and in security of which he executed an Agreement to Sale for his undivided share in the said land and his other land. Thereafter he returned the entire sum back to the said Ashokbhai Sundardas as a result of which the said Ashokbhai Sundardas cancelled the M.O.U. as well as the Agreement to Sale by way of executing Two Separate Cancellation Agreements duly Notarized in the Book of Alpa R. Vyas Notary Vide Sr. No.F/153 & F/154 dtd.04.09.2020. The said Ashokbhai Sundardas never raised any objection against title clearance of the said property.





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Devolution No. 02 :-

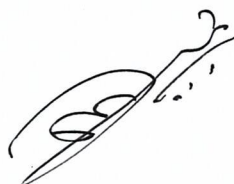
That the erstwhile land owner Shaileshbhai Manubhai Patel executed an Agreement to Sale for his undivided share in the said land and his other land in favour of Hargovindbhai Motibhai Desai. Thereafter due to dispute raised between the parties, the said Hargovindbhai Motibhai Desai filed Special Civil Suit No.54/2018 in the Court of Hon'ble Civil Judge S.D. Ahmedabad Rural, which dispute was amicably settled between parties out of the Court as a result of which the said Hargovindbhai Motibhai Desai withdrawn the Civil Suit by filling Withdrawal Pursis relying upon which the Hon'ble Civil Judge passed order dtd.13.07.2019 disposing the suit. And the said Hargovindbhai Motibhai Desai also executed Confirmation regarding Cancellation of Agreement to Sale duly Notarized in the in the Book of Alpa R. Vyas Notary Vide Sr. No.G/197 dtd.25.06.2019, also cancelled the Power of Attorney earlier executed in favour of his Nominee Hemant B. Desai by way of Affidavit duly signed by the said Power of Attorney Holder Hemant B. Desai and the same was notarized in the Book of Notary Alpa R. Vyas.

Devolution No. 03 :-

That the erstwhile land owner Shaileshbhai Manubhai Patel executed an Agreement to Sale for his undivided share in the said land and his other land in favour of Satishkumar Rameshbhai Patel. Thereafter due to dispute raised between the parties, the said Satishkumar Rameshbhai Patel filed Special Civil Suit No.603/2018 in the Court of Hon'ble Civil Judge S.D. Ahmedabad Rural, which dispute was amicably settled between parties out of the Court as a result of which the said Satishkumar Rameshbhai Patel withdrawn the Civil Suit by filling Withdrawal Pursis relying upon which the Hon'ble Civil Judge passed order dtd.13.07.2019 disposing the suit. And the said Satishkumar Rameshbhai Patel also executed Confirmation regarding Cancellation of Agreement to Sale duly Notarized in the in the Book of Alpa R. Vyas Notary Vide Sr. No.G/194 dtd.25.06.2019.

I may state that the title of **M/s. Riddhish Buildcon**, a Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Provision of all the laws related to lands prevailing in the State of Gujarat.
- (2) Pursue the rules & conditions laid down in N.A. Permission.



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- (3) Repay Unpaid dues (if any).
- (4) Provision of Town Planning Act and Use as per the Zone and Final allotted / being allotted to the said land by the Local Town Planning Authority.

DATED THIS 17th DAY OF AUGUST, 2022



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

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.

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