

Ref. No. :

Date : 16 / 01 / 2021

To,
RATNAMANI BUILDSPACE LLP,
Ahmedabad.



TITLE REPORT



Re.: Non Agricultural land admeasuring : 9348 Sq. Mtrs. (Residential Use land admeasuring : 8414 Sq. Mtrs. and Commercial Use Land admeasuring : 934 Sq. Mtrs.) (entitled in lieu of Block No. 161 (Old Survey No.121B) admeasuring about : 15580 Sq. Mtrs.) forming part of land bearing Final Plot No. 357 totally admeasuring about : 19061 sq. mtrs. 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) belonging to **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm being the absolute owner-occupier.

(Hereinafter referred to as the said "Property" and/or "said land")

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 **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Land bearing Survey No.121/B was held by Motiji Ajuji and Mathurji Ajuji being owners-occupiers & self-cultivators as per the Revenue Records.

Thereafter one of the land owner Motiji Ajuji died on dtd.15.12.1956 leaving behind him, his heirs namely : Masangji Motiji and Bhaiji Motiji.

(Reference : Revenue Entry No.927, dated 25.06.1956).

Thereafter one of the land owner Mathurji Ajuji died Since - 1961 leaving behind him, his heirs namely : Hariji Mathurji , Sursangji Mathurji, Maniben Mathurji and Dahiben Mathurji.

(Reference : Revenue Entry No.1149, dated 05.01.1963 and approved dated 27.08.1963).

(Reference : Revenue Entry No.1507, dated 25.07.1977 and approved dated 21.01.1980).

Thereafter out of aforesaid land owners Maniben Mathurji and Dahiben Mathurji waived their rights in favour of the rest of the land owners, accordingly their name were deleted from the revenue record.

(Reference : Revenue Entry No.1150 dated 05.01.1963 and approved dated 27.08.1963).

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: 2 :

Thereafter as per the scheme of amalgamation took place in the Khodiyar Village, the land bearing Block No.161 admeasuring : 1-55-80 Sq. Mtrs. was allotted in lieu of Revenue Survey No. 121B.

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

Thereafter one of the land owner Masangji Motiji died on dtd.22.06.1970 leaving behind him, his heirs namely : Gandaji Masangji, Ambaram Masangji, Bhikhaji Masangji, Govaji Masangji, and Hiraben Wd/o. Masangji Motiji.

(Reference : Revenue Entry No.1364, dated 04.10.1971 and approved dated 15.09.1974).

Thereafter one of the land owner Bhaiji Motiji died Since - 1967 leaving behind him, his heirs namely : Manaji Bhaiji, Nanaji Bhaiji, Ujamben Bhaiji and Bai Nathiben Wd/o. Bhaiji Motiji, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1503, dated 25.07.1977 and approved dated 21.01.1980).

Thereafter one of the land owner Hariji Mathurji died on dtd.13.01.1986 leaving behind him, his heirs namely : Cheraji Hariji, Varsangji Hariji, Radhuji Hariji, Lasiben Hariji and Raiben Wd/o. Hariji Mathurji, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1652, dated 01.04.1986).

Thereafter one of the land owner Sursangji Mathurji died on dtd.18.03.1987 leaving behind him, his heirs namely : Babuji Sursangji, Kalaji Sursangji, Baldevji Sursangji and Jashiben D/o. Sursangji Mathurji, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1719, dated 10.05.1988 and approved dated 13.09.1988).

Thereafter one of the land owner Bai Nathiben Wd/o. Bhaiji Motiji died leaving behind her heirs namely : Manaji Bhaiji, Nanaji Bhaiji and Ujamben Bhaiji, accordingly her name was deleted from the revenue record.

(Reference : Revenue Entry No.1745, dated 20.02.1989 and approved dated 05.04.1989).

Thereafter one of the land owner Baldevji Sursangji died on dtd.27.12.1989 leaving behind him, his heirs namely : Kantaben Wd/o. Baldevji Sursangji and Minor Ashaben Baldevji, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1847, dated 23.04.1990 and approved dated 06.06.1990).





: 3 :

Thereafter one of the land owner Kalaji Sursangji died on dtd.24.08.1988 without leaving any heirs behind him, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1848, dated 23.04.1990 and approved dated 06.06.1990).

Thereafter one of the land owner Ambaram Masangji died leaving behind him, his heirs namely : Shardaben Wd/o. Ambaram Masangji, Minor Hansaben Ambaram, Kaliben Ambaram, Minor Kalaji Ambaram, accordingly his name was deleted from the revenue record.

(Reference : Revenue Entry No.1749, dated 23.04.1990 and approved dated 06.06.1990).

Thereafter out of the land owners (1) (1/A) Gandaji Masangji in his individual capacity as well as being Natural guardian of Minor Aataji Gandaji, (1/B) Babuji Gandaji, (1/C) Kantiji Gandaji, (2) Sharadaben Wd/o. Ambaram Masangji in her individual capacity as well as being Natural guardian of Minor Kalaji Ambaram, Hansaben Ambaram and Kaliben Ambaram, (3) Bhikhaji in his individual capacity as well as being Natural guardian of Minor Mahendra Bhikhaji, Lilaji Bhikhaji, Rajaji Bhikhaji and Shialesh Bhikhaji, (5) Manaji Bhaiji in his individual capacity as well as being Natural guardian of Minor Vinodji Manaji and Minor Yogesh Manaji, (6) Nathaji Bhaiji in his individual capacity as well as being Natural guardian of Minor Mukesh Nathaji, (7) Varsangji in his individual capacity as well as being Natural guardian of Minor Hinaji Varsangji and Dashrathji Varsangji, (8) Chehrajji Hariji in his individual capacity as well as being Natural guardian of Minor Umedaji Cehrajji, (9) Radhuji Hariji in her individual capacity as well as being Natural guardian of Minor Viramji Radhuji, (10) (10/A) Babuji Sursangji, (10/B) Ranjeetji Babuji, (10/C) Bharatji Babuji, (11) Kantaben Wd/o. Baldevji Sursangji in her individual capacity as well as being Natural guardian of Minor Ashaben D/o. Baldevji Sursangji released their rights in favour of (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhaiji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji by way executing Release Deed duly Registered in the office of Sub Registrar Ahmedabad Vide Sr. No. 5455, dtd.05.03.1991.

(Reference : Revenue Entry No.1872, dated 22.04.1991 and approved dated 23.10.1991).

Thereafter the said (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhaiji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji sold and conveyed the said land to Zohar Eshakbhai Rangwala and Mohil Nomanbhai Khericha by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 5471 dtd.05.03.1991.

(Reference : Revenue Entry No.1873, dated 22.04.1991 and the said entry was rejected as the purchasers failed to provide proof of being Agriculturist of Gujarat State).





: 4 :

Thereafter Shri Swaminarayan Samudayik Sahkari Mandali Ltd. applied for permission to Purchase the said land for Agriculture Use and the Deputy Collector Viramgam Prant, Ahmedabad, issued Sale Permission to Shri Swaminarayan Samudayik Sahkari Mandali Ltd. Vide Order No. Jamin/Vashi/1776/93, dtd.31.12.1993.

(Reference : Revenue Entry No.1992, dated 21.06.1994 and approved dated 08.11.1994).

Thereafter (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhaiji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji agreed to Sale the said land to Shri Swaminarayan Samudayik Sahkari Mandali Ltd. by way executing Agreement to Sale through their Power of Attorney Holder Mehtab Zohar Eshak Rangwala duly Registered in the office of Sub Registrar Vide Sr. No. 15980, dtd. 19.07.1993.

Thereafter the said (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhaiji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji sold and conveyed the said land to Shri Swaminarayan Samudayik Sahkari Mandali Ltd. by way of executing Sale Deed through their Power of Attorney Holder Mehtab Zohar Eshak Rangwala registered in the office of Sub Registrar vide Sr. No. 789 dtd.05.04.1994.

(Reference : Revenue Entry No.1993, dated 21.06.1994 and approved dated 08.11.1994).

As the land owners paid back the entire Consideration earlier received from Zohar Eshakbhai Rangwala and Mohil Nomanbhai Khericha and therefore executed Agreement to Sale Vide Sr. No. 15980/1993 and Registered Sale Deed Vide Sr. No. 789/1994 in favour of the aforesaid Society through their Power of Attorney Holder Mehtab Zohar Eshak Rangwala (the wife of Zohar Eshak Rangwala).

Thereafter the said Shri Swaminarayan Samudayik Kheti Sahkari Mandali Ltd. (Reg. No. Khe – 3591, dated 23.07.1993) converted from Kheti Sahkari Mandli into Gruh Mandli by way order of District Panchayat, Ahmedabad vide his/her Order No.. PaChaTa-Sahak-Rupantar-Va-1019 to 1023-2005, dtd. 31.03.2005 and the said Mandli converted from Kheti Sahkari Mandli in to Gruh Mandli, accordingly “ Shri Swaminarayan Co-Operative Housing Society Ltd. came to existence. And the afore said Lands vested in Shri Swaminarayan Co-Operative Housing Society Ltd. (Reg. No. GH – 21327, dated 31.03.2005) being the absolute owner-occupier.

(Reference : Revenue Entry No. 2955, dated 16.10.2007 and approved dated 23.11.2007).





: 5 :

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Development Authority, District Panchyat, Bhadra, Ahmedabad converted the said land from Agricultural Land into Non Agricultural use Land by his / her order No.: Msal/Bakhap/SR-78/Vashi.1208-14/08, dtd.02.04.2008.

(Reference : Revenue Entry No.3016, dated 01.05.2008 and approved dated 19.08.2008).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority.

(Reference : Revenue Entry No.3107, dated 29.09.2008 and approved dated 05.01.2009).

Thereafter the a District Collector, Ahmedabad amended the order of N.A. by passing further order, dtd.14.06.2008. (Reference : Revenue Entry No.3132, dated 12.01.2007 and approved dated 25.05.2009).

The land bearing Block No.161 admeasuring about : 15580 Sq. Mtrs. and Block No.162 admeasuring about : 16188 Sq. Mtrs., included in Town Planning Scheme No. 229 (Jaspur-Khoraj) and Jointly allotted Final Plot No. 357.

Thereafter Aataji Gandaji, Masangji and others Files R.T.S. Appeal Case No. 377/2016 against Shri Swaminarayan Samudayik sahkari Mandali Ltd., accordingly the said appeal was rejected by Deputy Collector, Ahmedabad, dtd.10.11.2016.

(Reference : Revenue Entry No.4066, dated 22.11.2016 and approved dated 20.01.2017).

Thereafter Aataji Gandaji, Masangji and others Files R.T.S. Appeal Case No. 378/2016 against (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhairji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji, and other challenging the mutation and approval of entry No. 1993 but the said appeal was rejected by Deputy Collector, Ahmedabad by order, dtd.10.11.2016.

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

Thereafter above referred owner-occupiers applied to convert the Portion of the land admeasuring 934 Sq. Mtrs. into Commercial Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said Portion of land into Non Agricultural Land for Commercial Use by his / her order No.:N.A./U-1/Section – 65-A/Khodiyar/Case No. 350/2016, dtd.07.12.2016.

(Reference : Revenue Entry No.4081, dated 16.12.2016 and approved dated 09.02.2017).





: 6 :

Thereafter the said Shri Swaminarayan Co-Operative Housing Society Ltd. sold and conveyed the 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. 6488 dtd.04.05.2017, where in Zohar Eshak Rangwala joined as Confirming Party and Confirmed the said Sale Deed as well confirmed return receipt of Consideration from the Prior owner for Cancellation of Registered Sale Deed Vide Sr. No. 5471/1991.

(Reference : Revenue Entry No.4147, dated 12.05.2017).

Note :-

As one of two purchasers namely **Mohil Nomanbhai Khericha** could not be joined as confirming party in the aforesaid Regd. Sale Deed vide Sr. No. 6488 dtd.04.05.2017, the said **Mohil Nomanbhai Khericha** later on executed separate Registered Deed of Confirmation vide Sr. No. 16084 dtd.30.08.2019, wherein **Mohil Nomanbhai Khericha** confirmed the Sale Deed in favour of **RATNAMANI BUILDSPACE LLP** as well confirmed return receipt of Consideration from the original land owners and also confirmed the Cancellation of Registered Sale Deed Vide Sr. No. 5471/1991.

Meanwhile the Order of Deputy Collector, Daskroi Prant under RTS / Appeal No.378/2016 dtd.10.11.2016 was challenged by Ataji Gandaji Masangji and others before District Collector by filling L.B. Revision Application No.40/2017 wherein the dispute was settled out of court and accordingly the disputants withdrawn the revision which was allowed by the Hon'ble District Collector, accordingly Revision was disposed by order dtd.16.08.2018.

(Reference : Revenue Entry No.4382, dated 22.08.2018).

And since then the said property is in the absolute ownership and possession of **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1988 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 newspaper "Gujarat Samachar" dtd.09.09.2018 regarding the said property and in pursuance the said public notices, I have not received any objection from anybody for the said property except the below referred objection mention in Devolution No.01 with clarification on the same.





: 7 :

Devolution No.01 :-

We received an objection from one of the original land owner Jashiben D/o. Sursangji Mathurji and her family members through Advocate S. G. Mishra on dtd.18.09.2018, against our Public Notice for Title Clearance published in daily news paper "Gujarat Samachar" thereafter the said original land owner Jashiben D/o. Sursangji Mathurji being one of the executant for Regd. Sale Deed in favour of Shri Swaminarayan Samudayik Kheti Sahkari Mandali Limited resolved the dispute and executed Regd. Confirmation Deed in favour of **RATNAMANI BUILDSPACE LLP** vide Sr. No.22526 dtd.18.12.2019. And as the original land owners including Babuji Sursangji (father of Objectitioner No.2 & 3 of the aforesaid objection) in his individual capacity as well on behalf of his heirs already release their Share in favour the said Jashiben D/o Sursangji Mathurji and other 4 by Regd. Release Deed vide Sr. No. 5455 dtd.05.03.1991. And in the said Regd. Release Deed being the male member of HUF if Babuji Sursangji the Objectitioner No.2 Ranjitji Babuji also signed.

Looking to the said events it is very clear that they have joined in the said objection just to grab undue advantage. After the rights of Babuji Sursangji is willingly released in favour of Jashiben D/o. Sursangji Mathurji in the year 1991, his heir can not raise dispute after a long period of 28 years. Therefore considering the Deed of Confirmation executed by Objectitioner No.1 i.e. Jashiben D/o. Sursangji Mathurji being one of the original owners and considering the fact that the rights of Father of Babuji Sursangji has been released in the year 1991 by Regd. Release Deed and also considering the fact that the names of Objectitioner No.2 & 3 was never mutated in the Revenue Record being owner-occupier, its very clear that the Objectitioner No.2 & 3 do not have any right title after the Regd. Release Deed executed as referred hereinabove. Therefore we consider the objection settled with the point of view of Objectitioner No.1 Jashiben D/o. Sursangji Mathurji and objection rejected with the point of view Objectitioner No.2 & 3.

Devolution No.02 :-

As a referred hereinabove, the land was originally sold by (1) Hiraben Wd/o. Masangji Motiji, (2) Ujamben D/o. Bhajji Motiji, (3) Raiben Wd/o. Hariji Mathurji, (4) Lasiben D/o. Hariji Mathurji, (5) Jashiben D/o. Sursangji Mathurji to (1) Zohar Eshakbhai Rangwala and (2) Mohil Nomanbhai Khericha in the year 1991 as per the Mutation Entry No. 1873. But as the purchasers failed to provide proof of being Agriculturist of Gujarat State, which is a mandate to purchase the Agriculture Land as per the provisions of Tenancy Act, they suo-moto brought the subject land into its Original Condition back to the Original Land owners Hiraben Wd/o. Masangji Motiji and other 4.



: 8 :

Accordingly the land was brought back in the ownership and possession of aforesaid original land owners with the deemed consent of (1) Zohar Eshakbhai Rangwala and (2) Mohil Nomanbhai Khericha. Now in that scenario the land reinstated in Original Land Owner and thereafter they sold the land to Shri Swaminarayan Samudayik Sahkari Mandali Ltd. in year 1994. Thereafter the land was converted into Non Agriculture land upon the Kheti Mandli converted into the Residential Co-Operative Society. And thereafter the land was allotted final plot under the town planning scheme. And thereafter portion of the land was revised for Commercial Non Agriculture use by District Collector. And thereafter the land is sold by Shri Swaminarayan Co-Operative Housing Society Ltd. to **RATNAMANI BUILDSPACE LLP**, wherein **Zohar Eshak Rangwala** Confirmed the Sale Deed in favour of **RATNAMANI BUILDSPACE LLP** as well confirmed return receipt of Consideration from the original land owners and also confirmed the Cancellation of Registered Sale Deed Vide Sr. No. 5471/1991. The same facts were later on confirmed by **Mohil Nomanbhai Khericha** by separate Registered Deed of Confirmation as referred hereinabove.

In view of the aforesaid we are of the opinion that the land seem to be purchased by the non agriculturist and as per the Provisions of Tenancy Act, this kind of Sale Transactions are "*ab-initio*" void and therefore barred under the law. Therefore bringing back the subject land in original condition, in itself is sufficient for the Cancellation of Sale Deed. And as the said Zohar Eshakbhai Rangwala and Mohil Nomanbhai Khericha have already confirmed the ownership rights of the present property holder **RATNAMANI BUILDSPACE LLP** as referred above, there is no need of specific Registered Deed of Cancellation to be executed in the same concern.

Therefore we do not find any reason not to issue a healthy Title Clearance Certificate and Report in the same concern.

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 **RATNAMANI BUILDSPACE LLP**, a Limited Liability Partnership Firm pertaining to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :



(P.T.O.)

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Date : 16 / 01 / 2021



: 9 :

- (1) Provision of The Bombay Tenancy and Agriculture Land Act 1948.
- (2) Provision of all the laws related to lands in the state of Gujarat.
- (3) Use as per the terms of N.A. Permission.
- (4) Pursue the norms of Town Planning Authority.

DATED THIS 16th DAY OF JANUARY 2021



Maulik D. Modi

Advocate

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. 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.