

(M) - 9825483899
KAMLESH C.PATEL

Advocate

75, Yashvijay Soc; ,Nr. Bharvi Tower, CTM, Amraiwadi, Ahmedabad-26.

Ref.No. TRK/11/20

Date:29/07/2020

To,

Shree Ganesh Developers

U-7, Ratna Palace, Bodakdev,

Ahmedabad.

TITLE REPORT

Re:-Investigation of Title to the Non-Agriculture land, admeasuring 0-33-39 Hec.-Are-Sq.Mtrs i.e. 3339 Sq.Mtrs. of Survey No.26/2, Comprised in Town Planning Scheme No. 65 Final Plot No.35/2 admeasuring 2003 Sq.Mtrs. Moje Tragad, Taluka Ghatlodia, District Ahmedabad, belongs to Shree Ganesh Developers a Partnership Firm.



As per the instruction given by you, We have taken necessary search with Revenue Records, Declaraton and documents produced before us.

That originally the said land of Survey No. 26/2 was seized and possessed by Ghelaji Juhaji prior to year 1944, Thenafter said Ghelaji Juhaji died and names of (1) Chhaganji Ghelaji and (2) Chaturji Ghelaji recorded as his only heirs in respect thereof Entry recorded with revenue records under entry No. 600 dt.24/02/1944. Since the date said land was seized and possessed by said (1) Chhaganji Ghelaji and (2) Chaturji Ghelaji as Co-Owners and Co-Occupiers.

Thenafter One of the Co-Owner said Chhaganji Ghelaji died and names of (1) Punjaji Chhaganji and (2) Ataji Chhaganji Recorded as his only legal heirs, Entry in respect thereof recorded with revenue records under entry No. 852 dt.23/12/1957.



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Thenafter One of the Co-Owner said Chaturji Ghelaji died and names of (1) Kesharben D/o. Chaturji Ghelaji and (2) Galalben D/o.Chaturji Ghelaji Recorded as his only legal heirs, Entry in respect thereof recorded with revenue records under entry No. 2114 dt.03/06/1988.

Thenafter One of the Co-Owner Punjaji Chhaganji died and names of (1) Amrutji Punjaji, and (2) Prabhatji Punjaji Recorded as his only legal heirs, Entry in respect thereof recorded with revenue records under entry No.2184 dt.06/01/1993.

That said Kesharben D/o.Chaturji Ghelaji and (2) Galalben D/o.Chaturji Ghelaji have executed an Agreement for Sale (Banakhat) in favour of Ramjibhai Jesingbhai Desai which is Registered before the Office of the Sub-Registrar under Ahmedabad-2 (Vadaj) Serial No. 11165 dt.10/07/2009.



Thenafter One of the Co-Owner Ataji Chhaganji died and names of (1) Kanaji Ataji, (2) Kamliben Ataji, (3) Manjuben Ataji and Legal heirs of deceased Leelaben D/o.Ataji Chhaganji, (4) Narottambhai S/o. Leelaben D/o.Ataji Chhaganj (5) Ranjanben D/o. Leelaben D/o. Ataji Chhaganji and (6) Sumita D/o.Leelaben D/o.Ataji Chhaganji recorded in lieu of Ataji Chhaganji, Entry in respect thereof recorded with revenue records under entry No. 3176 dt.30/07/2010.

As well Applicant also have submitted Lien free certificate hence Entry regarding lien free also recorded with revenue records under entry No. 3177 dt.30/07/2010.

Thenafter said (1) Kesharben D/o.Chaturji Ghelaji, (2) Galalben D/o. Chaturji, (3) Kanaji Ataji, (4) Amrutji Punjaji and (5) Prabhatji Punjaji desire to Sale the said land to (1) Sanjaybhai Dilipbhai, (2) Harshadbhai Prahladbhai, (3) Jayeshbhai Bachubhai, (4) Vinodkumar Rambhai and (5) Jivanbhai Sohanlal and in respect thereof An Agreement for Sale (Banakhat) executed and Registered before the Office of the Sub-Registrar under Serial No.15748 dt.31/08/2010, However same has been cancelled by



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and between the above cited parties i.e.(1) Sanjaybhai Dilipbhai,(2) Harshadbhai Prahladbhai,(3) Jayeshbhai Bachubhai,(4) Vinodkumar Rambhai and (5) Jivanbhai Sohanlal in favour of Landlord i.e. (1) Kesharben D/o.Chaturji Ghelaji,(2) Galalben D/o. Chaturji, (3) Kanaji Ataji,(4) Amrutji Punjaji and (5) Prabhatji Punjaji, which is executed and Registered before the Office of the Sub-Registrar under Serial No. 13065 dt.13/07/2011.

Thenafter District Collector Ahmedabad have issued permission to Converte the said land into Non-Agriculture Use for Residence and released from restriction of New Tenure with Conditions under Office Order No.CDC/TNC/S.R. 156/10 date. 21/02/2011.Subject to pay Additional Cess,Entry in respect thereof recorded with revenue records under entry No. 3346 dt.20/05/2011, Thenafter District Collector Ahmedabad have issued Non-Agriculture Use Permission for Resideence purpose to said land under Office Order No. N.A./J.SHU./S.R.No.90/11mSr.No. 427727 dt.04/05/2011, Entry in respect thereof recorded with revenue records under entry No. 3350 date.01/06/2011.



Thenafter said (1) Narottambhai Son of Lilaben Ataji,(2) Ranjanben D/o.Lilaben Ataji,(3) Minor Sumita through legal guardian Narottambhai Son of Lilaben Ataji,(4) Kamlaben Ataji and (5) Manjuben Ataji have sold and conveyed the their undivided Share in said land to Kanaji Ataji by Sale Deed, which is executed and REgistered before the Office of the Sub-Registrar Ahmedabad-2(Vadaj) under Serial No. 14655 dt.16/08/2010, Entry in respect thereof recorded with revenue records under entry No. 3360 date. 16/06/2011.

Thenafter said (1) Kesharben Daugher of Chaturji Ghelaji, (2) Galalben Chaturji, (3) Kanaji Ataji, (4) Amrutji Punjaji and (5) Prabhatji Punjaji have sold and conveyed the said land to (1) Tusharbhai Bhanubhai Asoidaria,(2) Pravinbhai Manubhai Asodaria, (3) Upeshbhai Parsottambhai Korat, (4)Arunbhai Rasikbhai Korat, (5) Kantibhai Popatbhai Jodhani and (6) Mukeshbhai Devshibhai Asodaria by Sale Deed, which is executed and Registered before the Office of the Sub-Registrar under Serial No. 13069 dt.13/07/2011, Entry in respec thereof Entry is

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recorded with revenue records under entry No. 3399 date. 18/12/2011, However said entry was not certified by Competent Authority.

Thenafter further said Entry regarding Sale/Transfer of said land recorded with revenue records under entry No.3440 date. 09/02/2012, and said Entry is certified on dt.17/04/2012.

That An Agreement for Sale (Banakhat) which was executed and Registered between is Cancelled by execution of Cancellation of Agreement for Sale Which is executed and registered before the Office of the Sub-Registrar Ahmedabad-13 City Taluka Agri.under Serial No. 781 dt.05/07/2012.

Thenafter said (1) Tusharbhai Bhanubhai Asoidaria,(2) Pravinbhai Manubhai Asodaria,(3) Upeshbhai Parsottambhai Korat, (4)Arunbhai Rasikbhai Korat,(5) Kantibhai Popatbhai Jodhani and (6) Mukeshbhai Devshibhai Asodaria have sold and conveyed the said land to M/s.Shree Ganesh Developers a Partnership firm by Sale Deed, which is executed and Registered before the Office of The Sub-Registrar under Serial No. 18744 dt.08/10/2018, Entry in respect thereof recorded with revenue records under entry No. 4422 date.15/10/2018. Since the date said Non-Agriculture land, admeasuring 0-33-39 Hec.-Are-Sq.Mtrs i.e. 3339 Sq.Mtrs. of Survey No.26/2 Comprised in T.P.Scheme No. 65 Final Plot No. 35/2 admeasuring 2003 Sq.Mtrs.Moje Tragad,Ta. Ghatlodia,District Ahmedabad is seized and possessed by M/s.Shree Ganesh Developers a Partnership firm.



Thenafter said M/s. Shree Ganesh Developers a Partnership firm got approval of Plans and also obtained Commencement Letter (RajaChitthi) bearing Case No.BHNTI/NWZ/200220/CGDCRV/A3409/R0/M1 and Rajachtthi NO.03383/200220/A3409/R0/M1 date.07/07/2020. from Ahmedabad Municipal Corporation to Develop the said land for Commercial and Residential purpose

Thenafter Shree Ganesh Developers have applied before Collector Ahmedabad to convert the Non-Agriculture Use purpose, and in respect thereof District Collector Ahmedabad have granted

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Multiple Purpose Non-Agriculture Use to said land under its Office Order No. 73/07/17/045/2020 dt.10/01/2020.

That in respect of above referred Land I have published a Public Notice in Daily Newspaper "DIVYA BHASKAR" date.16/07/2020 and in respect of my said public Notice, till today I have not received any objection,claim in respect of the said land.

SCHEDULE

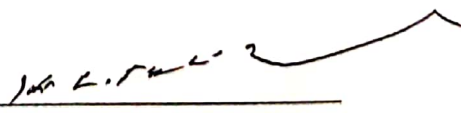
All that piece or parcel of Non-Agriculture land,admeasuring 0-33-39 Hec.-Are-Sq.Mtrs i.e. 3339 Sq.Mtrs. of Survey No.26/2 Comprised in T.P.Scheme No. 65 Final Plot No. 35/2 admeasuring 2003 Sq.Mtrs.Moje Tragad,Taluka Ghatlodia,District Ahmedabad.

We have caused necessary searches from the Relevant Records and documents produced before us same believing to be true, genuine and trustworthy, and Declaration submitted before us, and upon the Search Records of Sub-Registrar Office issued in form of Index-II,We find that in our opinion Titles of the said property are free from all and any reasonable doubts subject to (1)Terms and conditions of N.A.Permission issued by Competent authority(2) Any other Laws and Rules of Bombay Land Revenue Code ,(3) Verification of documents, (4) Case or Suit pending before Court of Law (5)Any Deed of Document Registered or Non-Registered related to land in question not submitted before us.

Place:Ahmedabad.

Date: 29/07/2020




(KAMLESH C.PATEL)

Advocate

NOTE:- No Responsibility regarding accuracy of the said search of Registration Record is taken by me as Records of Sub-Registrar for some years are teared and destroyed.and further since 1994 Computerise date is issued by Sub-Registrar Office hence I am not responsible for the same.