

MANHAR M. PATEL
ADVOCATE

8-C, VARDAN EXCLUSIVE,
NAVRANGPURA,
AHMEDABAD – 380014.
PHONE: 079-26460903

Ref.No.2020-21/133

Date: - 04-09-2020

Title Report

To,
Dilipkumar Amrutlal Patel
Proprietor of Shree Ugati Developers,
C-12/A, Ishan Residency,
Near I D Patel School, Ghatlodiya,
Ahmedabad.

Respected Sir,

Ref : Immovable property being a Scheme namely “**Shree Ugati Residency**” constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 2,112.61 sq. mtrs of final plot no. 231 Paiki + 232 Paiki of town planning scheme no. 2, allotted in lieu of revenue survey no. 278/1 and 283, City Survey no. 537/1 allotted after integration of City survey no. 537/1 and 1392/2, situate and lying at Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, in registration sub district of Ahmedabad – 2 (vadaj) and district of Ahmedabad – Gujarat (hereinafter referred to as “the said property” which is more particularly described in the SCHEDULE hereunder).

As per the instruction, I have examined the title of the above referred property and have caused to be taken searches of revenue and registration record for last 30 years through our search clerk and from that and from the information given to me and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the same to be true, correct and trust worthy and also believing the documents / copies / papers etc. furnished to be true and genuine, I hereby give my report on title as under : -



Name of the title Holder

1. Madhavwadi Co-Op.Housing Society Ltd.
2. Mr.Nisarg Harshadbhai Patel
3. Mr.Harsh Pravinbhai Patel
4. Dilipkumar Amrutlal Patel
Proprietor of Shree Ugati Developers,
(Present part owner and Developer)

1) Description of the property

Immovable property being a Scheme namely “Shree Ugati Residency” constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 2,112.61 sq. mtrs of final plot no. 231 Paiki + 232 Paiki of town planning scheme no. 2, allotted in lieu of revenue survey no. 278/1 and 283, City Survey no. 537/1 allotted after integration of city survey no. 537/1 and 1392/2, situate and lying at Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, in registration sub district of Ahmedabad – 2 (vadaj) and district of Ahmedabad – Gujarat and the said property is bounded as under.

East :- Calorex School Compound

West :- T.P. Road 12 Mtrs.

North :- Surya Appartment

South :- Satkar Bunglows

2) Documents studied :-

1. Copy of latest village form no. 7, 12, 6 & 8-A.
2. Copy of latest property card bearing City Survey no. 1392/2, 537/1.
3. Non Agricultural use permission for residential purpose dated : 26-03-2018 vide order no. CB / CTS-2 / Non-Agriculture / Ghatlodiya / Srv No. / Block No.- 278 / 1 paiki / SR / 280 / 17 issued by the District Collector, Ahmedabad.



4. Non Agricultural use permission for residential purpose dated : 19-04-1994 vide order no. order No.૫૨૮ / જમજ / 2 / ૮.376 / 80 issued by the District Development Officer, Ahmedabad.
5. A copy of registered sale deed no. 3820, 3821, 3822, 3823 dated : 08/09/1994 executed by Narendra Amrutlal, Jagdish Amrutlal, Bharat Amrutlal, Jitendra Amrutlal In favor of Madhavwadi Co.Op. Hous. Soc. Ltd.
6. A copy of registered sale deed no. 10580 dated: 10/09/2007 executed by Jagdishbhai Amrutlal, Bharat Amrutlal, Jitendrabhai Amrutlal, Bhartiben Widow of Narendra Amrutlal, Sandip Narendrakumar, Nilam Narendrakumar In favor of 1. Somabhai Ramdas Patel 2. Sanjay Bhikhabhai Patel 3. Dilipbhai Amrutlal Patel.
7. Copy of Development Agreement no. 137 dated : 02-01-2020 executed by Madhavwadi Co. Op. Hou. Soc. Ltd through its chairmen and secretary with the consent of all the members of the society in favour of **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers**
8. Copy of Development Agreement no. 6490 dated : 07-07-2020 executed by Nisarg Harshadbhai Patel and Harsh Pravinbhai Patel in favour of **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers**
9. Copy of construction permission granted by Ahmedabad Municipal Corporation vide case no. 01735/030119/A1259/R0/M1.
10. Copy of plan passed by Ahmedabad Municipal Corporation.



11. Public notice dated: 01/01/2020 Published in Divyabhaskar and Sandesh News Paper.

3) **Details of title since the year 1985 till 2020.**

In pursuant to your instructions to investigate the title of the said land, I have arranged for necessary searches to be taken down since the years 1985 to 2020 in the available records of sub registrar and also perused documents/paper produced before us. On the basis of the said searches, documents/papers information and declaration produced by owner of the said property, we give our report as under:-

4) **History of F.P. No: 231 paiki of T. P. Scheme No. 2, Revenue Survey No. 278/1, City Survey No. 537/1.**

1. On the basis of documents produced, prior to the year 1950 the land in question bearing survey no. 278/1 belonging to Shaknarbhai Dharamdas and Chelabhai Dharamdas.
2. Thereafter, the said (1) Shaknarbhai Dharamdas and (2) Chelabhai Dharamdas sold and conveyed the land bearing survey no: 278/1 Mouje: Ghatlodiya, Taluka: city, Ahmedabad. To Mr. Ranchodbhai Chotelal by Sale deed registered with the office of sub registrar Ahmedabad vide Regd. no. 3371 dated: 20-04-1941. Entry to that effect was made in the revenue record vide mutation entry no. 400 dated: 14-07-1945. Original Copy of Sale deed not verified.
3. Thereafter, Ranchodbhai Chotelal died on 01-08-1945 without any will and so his legal heirs name (1) Minor Budhalal through its



legal guardian Kamlaben w/o Ranchodlal (2) Amrutlal Chotalal became owners of the land in question. Entry to that effect was made in the revenue record vide mutation entry no. 501 dated: 12-10-1945.

4. Thereafter, Partition was held between (1) Amrutlal Chotalal and (2) Budhalal Ranchodbhai in which land in question was given in the ownership of Amrutlal Chotalal and their legal heirs. Entry to that effect was made in the revenue record vide mutation entry no. 1292 dated: 09-03-1970.
5. Thereafter, Partition was held between (1) Amrutlal Chotalal and his legal heirs by Partition deed registered with the office of sub registrar Ahmedabad vide Regd. no. 15549/1975 dated: 10-10-1975. Entry to that effect was made in the revenue record vide mutation entry no. 1714 dated: 24-10-1975.
6. Thereafter, survey no 278/1 paiki final plot no. 231 paiki 1113-32 sq.mtrs. and final plot no. 202 paiki 264.68 combining 1378 Sq.mtrs was spared in the government in the urban land ceiling act against which appeal was held before additional chief secretary of Gujarat and that appeal under section 33 of urban land ceiling act 1976 order was pronounced in favor of appellants and order of deputy collector (ULC) dated : 06-07-1988 was rejected and in the order of date : 31-12-1993 partial changed was held and 3.59 sq.mtrs land was pronounced as spared land and As per section - 9 amended schedule was given to the land owners name (1) Jagdishchandra Amrutlal (2) Bharatkumar Amrutlal (3) Jitendra Amrutlal (4) Bhartiben W/o Narendrakumar Amrutlal (5) Sandip Narendrakumar (6) Nilam Narendrakumar.



7. Thereafter, the said (1) Jagdishchandra Amrutlal (2) Bharatkumar Amrutlal (3) Jitendra Amrutlal (4) Bhartiben W/o Narendrakumar Amrutlal (5) Sandip Narendrakumar (6) Nilam Narendrakumar sold and conveyed the land bearing survey no : 278/1 paiki 3414 Sq. Mtrs Paiki Southwards side admeasuring about 1272 Sq. Mtrs. Mouje: Ghatlodiya-2, Taluka: city, Ahmedabad to (1) Mr. Somabhai Ramdas Patel - 42.957 % Share (2) Mr. Sanjay Bhikhabhai Patel - 39.436 % Share and (3) Mr. Dilipkumar Amrutlal Patel - 17.607 % Share by Sale deed registered with the office of sub registrar Ahmedabad - 2 (Vadaj) vide Regd. no. 10580/2007 dated: 10-09-2007. Wherein, For the title purpose all the legal heirs of sellers named (1) Kailashben W/O Jagdishchandra Amrutlal (2) Dharmesh Jagdishchandra (3) Kalpesh Jagdishchandra (4) Kirtidaben W/O Bharatkumar Amrutlal (5) Birwa D/O Bharatkumar Amrutlal and W/O Rajeshkumar Patel (6) Jyotsnaben alias Jyotiben W/O Jitendra Amrutlal (7) Bijal Jitendra (8) Ritaben D/O Amrutlal Patel and W/O Kirtikumar Patel, Entry to that effect was made in the revenue record vide mutation entry no. 4556 dated : 02-07-2008 which was certified by the competent revenue authority dated : 23-10-2008.
8. Thereafter, N.A. use permission for residential purpose was granted by District Collector by order no. CB/CTS-2/Non-Agriculture/Ghatlodiya/Srv No./Block No.- 278/1 paiki/SR/280/17 on dated : 26-03-2018 for land admeasuring about 1272 sq. mtrs of final plot no. 231 paiki of town planning scheme no. 2, allotted in lieu of revenue survey no. 278/1, Entry of that order was made in the revenue record vide mutation entry no.



5424 dated : 08-06-2018 which was certified by the competent revenue authority dated : 02-08-2018.

9. Thereafter, Survey No. 278/1 came under City Survey Office and whole land of Survey No.278/1 was given City Survey No. 537 wherein Entry of NA Order was made in City Survey Record vide mutation entry No. 2592 dated : 03-09-2019 which was certified by the competent authority/City Survey Superintendent dated : 09-10-2019.
10. Thereafter, Sanjay Bhikhabhai Patel died intestate on dated 08-03-2018 and the name of the legal heirs of, Sanjay Bhikhabhai Patel (1) Jigyasaben WD/O of Sanjaybhai Bhikhabhai Patel (2) Minor Nancy Sanjaybhai (3) Minor Charmy (4) Minor Rudra Sanjaybhai were mutated in the City Survey record vide entry no. 2741 dated: 09-10-2019 which was certified by the competent authority/City Survey Superintendent dated: 18-11-2019.
11. Thereafter, Application for section measurement (Vibhag Mapni) was made for splitting of 1272 Sq. Mtrs. Land from City Survey No. 537 Admeasuring 42,391 Sq. Mtrs. and was granted by City Survey Superintendent - 1 vide order no. CTS/ T.P.2.Ghatlodiya / VIBHAG MAPNI / C.S.No.537 / 2019-2020 on dated : 04-07-2020 and New City Survey No. 537/1 was allotted for 1272 Sq. Mtrs. Land Entry of that order was made in City Survey Record vide mutation entry No. 2987 dated : 06-07-2020 which was certified by the competent authority/City Survey Superintendent dated : 13-08-2020
12. Thereafter, the said (1) Jigyasaben WD/O of Sanjaybhai Bhikhabhai Patel herself and as a natural guardian of (2) Minor Nancy Sanjaybhai (3) Minor Charmy (4) Minor Rudra Sanjaybhai



sold and conveyed the land bearing survey no : 537 paiki 1272 Sq. Mtrs. paiki non distributed 39.436 % share admeasuring about 501.63 Sq.Mtrs. that is 600 Sq. Yards Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, Ahmedabad to (1) Mr. Nisarg Harshadbhai Patel and (2) Mr. Harsh Pravinbhai Patel by Sale deed registered with the office of sub registrar Ahmedabad – 2 (Vadaj) vide Regd. no. 889/2020 dated : 16-01-2020. Wherein, For the title purpose consideration was paid directly in the name of minors as per their share , Entry to that effect was made in the City Survey Record vide mutation entry No. 2994 dated : 15-07-2020 which was certified by the competent authority/City Survey Superintendent dated : 13-08-2020

13. Thereafter, the said Mr. Somabhai Ramdas Patel sold and conveyed the land bearing survey no : 537 paiki 1272 Sq. Mtrs. paiki non distributed 42.957 % Share admeasuring about 546.41 Sq.Mtrs. that is 653.51 Sq. Yards Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, Ahmedabad to Mr. Dilipkumar Amrutlal Patel by Sale deed registered with the office of sub registrar Ahmedabad – 2 (Vadaj) vide Regd. no. 5793/2020 dated : 22-06-2020 , Entry to that effect was made in the City Survey Record vide mutation entry No. 2993 dated : 15-07-2020 which was certified by the competent authority/City Survey Superintendent dated : 21-08-2020.
14. Thereafter, As the said (1) Mr. Nisarg Harshadbhai Patel and (2) Mr. Harsh Pravinbhai Patel became owner of the land bearing survey no : 537/1 paiki non distributed 39.436 % share from 1272 Sq. Mtrs. admeasuring about 501.63 Sq.Mtrs. that is 600 Sq.



Yards Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, Ahmedabad and the said Mr. Dilipkumar Amrutlal Patel became owner of the land bearing survey no : 537/1 paiki non distributed 60.564 % share from 1272 Sq. Mtrs. admeasuring about 770.37 Sq.Mtrs. that is 921.312 Sq. Yards Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, Ahmedabad.

15. Thereafter, In order to develop the land bearing survey no. 537/1 the said (1) Mr. Nisarg Harshadbhai Patel and (2) Mr. Harsh Pravinbhai Patel gave development rights to Mr. Dilipkumar Amrutlal Patel Proprietor of M/S Shree Ugati Developers by development agreement registered with the office of sub registrar Ahmedabad – 2 (Vadaj) vide Regd. no. 6490/2020 dated : 07-07-2020 , Entry to that effect was made in the City Survey Record vide mutation entry No. 2996 dated : 15-07-2020 which was certified by the competent authority/City Survey Superintendent dated : 24-08-2020

(5) History of F.P. No : 232 paiki of T. P. Scheme No. 2, Revenue Survey No. 283, City Survey No. 1392/2.

1. Whereas Madhavwadi Co-Operative Housing Society Ltd is a registered society under The Gujarat Society Registration Act, 1961 under serial No.GH-16304 on 27-01-1994 (hereinafter referred to as the 'said society').
2. On the basis of documents produced, the land in question bearing survey no. 283 paiki admeasuring 840-61sq.mtrs belonging to (1) Narendrabhai Amrutlal, (2) Jagdish Amrutlal, (3) Bharatbhai Amrutlal & (4) Jitendrabhai Amrutlal.



3. Thereafter, the said (1) Narendrabhai Amrutlal, (2) Jagdish Amrutlal, (3) Bharatbhai Amrutlal & (4) Jitendrabhai Amrutlal sold and conveyed the land bearing survey no : 283 paiki Mouje : Ghatlodiya, Taluka : city, Ahmedabad to Madhavwadi Co-Operative Housing Society Ltd by Sale deed registered with the office of sub registrar Ahmedabad vide Regd. no. . 3820, 3821, 3822, 3823 Dated : 08-09-1994 Entry to that effect was made in the revenue record vide mutation entry no. 3230 on Date 10-09-1994 which was duly certified on 26-10-1994.
4. Thereafter District Development Officer has granted N.A. permission for residential purpose for the land and said society on the said land order No.૫૨૬૧ / જમન / 2 / ૮.376 / 80 Dated 19/04/1994.
5. Thereafter, The said society enrolled members and developed the scheme named "Madhav wadi Co.Op. Hou. Soc. Ltd." after getting approval of the plans from the statutory authorities and after collecting Share money from 32 members individually (Title of 32 members individually are attached herewith) and allotted different premises and the share certificates.
6. Thereafter, In order to Re-develop the land and the flats bearing City survey no. 1392/2 the said society with the consent of all the members gave development rights to Mr. Dilipkumar Amrutlal Patel Proprietor of M/S Shree Ugati Developers by development agreement registered with the office of sub registrar Ahmedabad – 2 (Vadaj) vide Regd. no. 137/2020 dated : 02-01-2020 , Entry to that effect was made in the City Survey Record vide mutation



entry No. 2995 dated : 15-07-2020 which was certified by the competent authority/City Survey Superintendent dated : 21-08-2020

- (6) History of F.P. No : 231 paiki + 232 paiki of T. P. Scheme No. 2, Revenue Survey No. 278/1 paiki & 283paiki, City Survey No.537/1 & 1392/2.

After getting development rights of both the City Survey No. 537/1 & 1392/2 Application for Integration (Ekatrikaran) was made for combining 840.61 Sq. Mtrs land of City Survey No. 1392/2 in City Survey No. 537/1 and was granted by City Survey Superintendent - 1 vide order no. CTS/ T.P.2.Ghatlodiya / EKATRA / C.S.No.537/1 & 1392/2 / 2020 on dated: 11-08-2020 wherein, City Survey No. 537/1 and City Survey No. 1392/2 combined became City Survey No. 537/1 admeasuring about 2112.61 Sq. Mtrs totally. Entry of that order was made in City Survey Record vide mutation entry No. 3021 dated: 26/08/2020.

- (7) Minor's Claim/Interest, if any, in the Property :

On verification of the documents provided to me it appears that minor's interest is not involved in the subject property.

- (8) Application of land reforms act or any other law and its effect on title

N.A.

- (9) Whether record or rights/patta pass book/ khata are maintained and is so, whether for the latest period has been produced.



Latest 7/12 extracts, Latest Property Cards and records of rights are available.

(10) Encumbrances

Nil

(11) Application of any special enactment / act, if any which is applicable to property and affecting the title.

At present **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers** is the owner of part land and developer, possessor of the said property/Land.

From the available records at the office of the sub registrar, Ahmedabad we have not found any charge or encumbrance to have been created on the said property.

We have published a public notice in main edition "Divya Bhaskar & Sandesh news paper" dated: 01/01/2020 inviting objection (if any) against the issuance of this title clearance certificate.

Pursuant thereto, we have not received any objection from anybody against issuance of this title clearance certificate.

(12) Final Certificate :

I, hereby certify that the title of the Immovable property being a Scheme namely "**Shree Ugati Residency**" constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 2,112.61 sq. mtrs of final plot no. 231 Paiki + 232 Paiki of town planning scheme no. 2, allotted in lieu of revenue survey no. 278/1 and 283, City Survey no. 537/1 allotted after integration of city survey no. 537/1 and 1392/2, situate and lying at Mouje : Ghatlodiya-2, Taluka : Ghatlodiya, in registration sub district of Ahmedabad – 2 (vadaj) and district of Ahmedabad – Gujarat is Partly owned by **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers** and have full development rights of the said property is ought to be clear, marketable and free from any encumbrances.



ANNEXURE

1. Copy of latest village form no. 7, 12, 6 & 8-A.
2. Copy of latest property cards and its entries.
3. Copy of Non Agricultural use permission for residential purpose dated: 26/03/2018 issued by the District Collector, Ahmedabad.
4. Copy of Non Agricultural use permission for residential purpose dated: 19-04-1994 issued by the District Development Officer, Ahmedabad.
5. Copy of registered sale deed no. 3820, 3821, 3822, 3823 dated : 08/09/1994 executed by Narendra Amrutlal, Jagdish Amrutlal, Bharat Amrutlal, Jitendra Amrutlal In favor of Madhavwadi Co.Op. Hous. Soc. Ltd.
6. Copy of registered sale deed no. 10580 dated: 10/09/2007 executed by Jagdishbhai Amrutlal, Bharat Amrutlal, Jitendrabhai Amrutlal, Bhartiben Widow of Narendra Amrutlal, Sandip Narendrakumar, Nilam Narendrakumar In favor of 1. Somabhai Ramdas Patel 2. Sanjay Bhikhabhai Patel 3. Dilipbhai Amrutlal Patel.
7. Copy of Development Agreement no. 137 dated: 02-01-2020 executed by Madhavwadi Co. Op. Hou. Soc. Ltd through its chairmen and secretary with the consent of all the members of the society in favour of **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers.**
8. Copy of Development Agreement no. 6490 dated : 07-07-2020 executed by Nisarg Harshadbhai Patel and Harsh Pravinbhai Patel



in favour of **Dilipkumar Amrutlal Patel Proprietor of Shree Ugati Developers.**

9. Copy of construction permission granted by Ahmedabad Municipal Corporation vide case no. 01735/030119/A1259/R0/M1.
10. Copy of plan passed by Ahmedabad Municipal Corporation.
11. Public notice dated: 01/01/2020 Published in Divyabhaskar & Sandesh News Paper.

Place: Ahmedabad

Date: 04 SEP 2020



A handwritten signature in blue ink, appearing to be "Sanhar M. Patel", written over a horizontal dashed line.

Encl:

No documents adversely affecting the title were found during such search from the available records.

1. Original receipt no. 2020002012415 Dated: 05/08/2020 issued by office of sub registrar of assurances, Ahmedabad – 01 (city) from year 1985 to 1993.
2. Original receipt no. 2020003021678 Dated: 30/07/2020 issued by office of sub registrar of assurances, Ahmedabad – 02(Vadaj) from year 1994 to 2020.