

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref.No.TR/F.No..5777/18

TITLE REPORT

To,
Square Projects
a Partnership Firm
through its Partners
Snehal Gunvantlal Shah
and another,
Ahmedabad
Dear Sir,



Ref : Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. and Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq.mts. totally admeasuring 859 sq. yds. i.e. 718.585 sq. mts. along with right of co-occupation and co-ownership of 2/14th share in land of road situated on the land of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6. situate, lying and being at Mouje Paldi, Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) belonging to **Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah.**

As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 20.11.18 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available



for inspection) and from that and from the information given to us and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

SUB PLOT NO.6:

Prior to year 1988 Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. along with right of co-occupation and co-ownership was purchased by Bachubhai Jesingbhai Parikh as Self and Karta and Manager of Bachubhai Jesingbhai Parikh H.U.F. by Sale Deed registered in the office of Sub Registrar under serial No.2495 dtd.6.2.80.

Prior thereto Babubhai Shakarchand had made application under Clause 27/2 of Urban Land Ceiling Act, 1976 in Form-A on 2.11.79 to sell land along with construction [House]. Thereupon Competent Authority and Addl. Collector, Ahmedabad granted permission on 12.11.79 under Clause 27/3 of Urban Land Ceiling Act, 1976 by order No.U.L.C.27 [2] 1 [1] 1269 dated 12.11.79.

Thereafter Ahmedabad Municipal Corporation granted permission for construction of Ground Floor, First Floor and Stair Cabin on Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6 by Rajachitthi No.28 dated 1.7.80 and Revised Rajachitthi No.101 dated 30.11.8. Thereafter Building Use Permission was granted on 1.1.82 to use construction as per Revised Rajachitthi No.101.

Thereafter Computerised 7/12 Form was corrected by City Mamlatdar under his order No.RTS/Sudhara Hukam/Kshatiyadi/SRNo.2853/08 dated 29.9.08. Entry to that effect was entered in revenue record by Entry No.13818 dated 10.2.09 which was certified on 13.7.09. However, Kshatiyadi is not produced for our verification.



Thereafter Suketa d/o Bachubhai Parikh and w/o Rajesh Parikh executed Power of Attorney in favour of his real brother Sanjiv Bachubhai Parikh for family distribution of the said property.

Thereafter for the property of Bachubhai Jesingbhai Parikh HUF, Deed of Family Distribution was executed between [1] Bachubhai Jesingbhai Parikh [2] Bhadraben Bachubhai Parikh [3] Sonal Mayur Shah d/o Bachubhai Parikh [4] Suketa Rajesh Parikh d/o Bachubhai Parikh and [5] Sanjiv Bachubhai Parikh which is registered in the office of Sub Registrar under serial No.5920 dated 9.5.18. On the strength of said Deed of Family Distribution the Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. along with construction admeasuring 170.85 sq. mts. of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6. came to the share of [1] Sanjiv Bachubhai Parikh and [2] Bachubhai Jesingbhai Parikh. Entry to that effect was entered in revenue record by Entry No.16925 dated 10.5.18 which was certified on 25.7.18..

Thereafter the said Plot is admeasuring 411 sq.yds i.e 344 sq.mts. However while giving effect to the mutation entry no. 13818 dated 10.2.2009 it was inadvertently in mention as 394 sq.mts in Revenue Record, Hence by order no. City Sabarmati/ RTS/Sudharahukam/Paldi/SR 42/2018/Vashi 1370/2018 dated 16.8.2018 of city Mamlatdar the same was corrected as 344 sq.mts .Entry to that effect was carried out in revenue record by entry no.17006 dated 23.8.2018 which was certified on 29.10.2018.

The name of Bachubhai Jesingbhai Parikh was not entered in revenue record along with Sanjiv Bachubhai Jesingbhai Parikh by Entry No.16925 as joint owner of Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. along with construction admeasuring 170.85 sq. mts. of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6 . Thereafter as per order No.Sabarmati/RTS/Hukam/Paldi/S.R.60/2018/Vashi.2112/2018 dated 26.10.18 of City Mamlatdar, Ahmedabad the name of Bachubhai Jesingbhai Parikh was entered in revenue record as joint owner of Sub-Plot No.6 along with Sanjiv Bachubhai Parikh. Entry to that effect was entered in revenue record by Entry No.17047 dated 1.11.2018 .



Thereafter Suketa d/o Bachubhai Parikh and w/o Rajesh Parikh executed Confirmation Deed in favour of Bachubhai Jesingbhai Parikh and Sanjiv Bachubhai Parikh confirming the Deed of Family Distribution which is registered in the office of Sub Registrar under serial No.5920 dated 9.5.18. The said Confirmation Deed is notarised before Notary Public John E. Corbett on 25.9.18.

Thereafter Bachubhai Jesingbhai Parikh and Sanjiv Bachubhai Parikh executed Agreement for Sale in favour of Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah for Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. along with construction admeasuring 170.85 sq. mts. of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6 which is registered in the office of Sub Registrar under serial No.7442 dated 14.6.18.

Thereafter District Collector, Ahmedabad granted N.A. Permission to the land admeasuring 374 sq. mt. of Sub Plot No.6 of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6 by his order No.C.B./Land-1/N.A./S-R-1083/2018 dated 22.10.18.

Thereafter [1] Sanjiv Bachubhai Parikh and [2] Bachubhai Jesingbhai Parikh sold and conveyed Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. along with construction admeasuring 170.85 sq. mts. and 1/14th undivided co-occupation and co-ownership right of the road land of Final Plot No.409 paiki in Town Planning Scheme No.6 to Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah by Sale Deed which is registered in the office of Sub Registrar under serial No.14002 dated 1.11.18.

SUB PLOT NO.7:

Prior to year 1988 Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq. mts. belonged to Rajramani Jayantilal Shah.



N.A. Permission to the said land was granted through order No.L.N.D.S.R./3056 on dated 21.1.69 by the office of City Deputy Collector, Ahmedabad.

Thereafter construction permission on the said land was granted by Ahmedabad Municipal Corporation by Raja Chitthi No.428 on dated 30.12.68 and B.U. Permission was granted by Deputy Town Development Officer, Ahmedabad Municipal Corporation by order No.BU./15/31 dated 3.10.69.

Thereafter Computerised 7/12 Form was corrected by City Mamlatdar under his order No.RTS/Sudhara Hukam/Kshatiyadi/SRNo.2853/08 dated 29.9.08. Entry to that effect was entered in revenue record by Entry No.13818 dated 10.2.09 which was certified on 13.7.09. However, Kshatiyadi is not produced for our verification.

Thereafter Rajramani Jayantilal Shah obtained loan against the said Sub Plot No.7 from Punjab National Bank by executing Mortgage Deed which is registered in the office of Sub Registrar under serial No.8059 dated 28.8.09. On repayment of said loan Punjab National Bank executed Release Deed which is registered in the office of Sub Registrar under serial No.3439 dated 7.6.12.

Thereafter Rajramaniben d/o Jayantilal Shah and w/o Rameshchandra Gandhi executed Agreement for Sale for Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq.mts. along with construction standing thereon admeasuring 185 sq. mts. and 1/14th undivided co-occupation and co-ownership right of the road land of Final Plot No.409 paiki in Town Planning Scheme No.6 in favour of Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah which is registered in the office of Sub Registrar under serial No.7444 dated 14.6.18.

Thereafter City Mamlatdar, Sabarmati passed order No.City Sabarmati/RTS/Sudhara Hukam/Paldi/S.R.-42/2018/Vashi-1360/2018 dated 16.8.18 to correct the area of Sub Plot No.7 from 394 sq. mts. to 344 sq. mts. which was inadvertently mentioned in Village Form No.7 at the time of giving effect of



Entry No.13818 dated 10.2.09. Entry to that effect was **entered in revenue** record by Entry No.17006 dated 23.8.18 which was certified on 29.10.18.

Thereafter Rajramaniben d/o Jayantilal Shah and w/o Rameshchandra Gandhi sold and conveyed Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq.mts. along with construction standing thereon admeasuring 185 sq. mts. and 1/14th undivided co-occupation and co-ownership right of the road land of Final Plot No.409 paiki in Town Planning Scheme No.6 to Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah by Sale Deed which is registered in the office of Sub Registrar under serial No.14000 dated 1.11.18.

Thereafter Ahmedabad Municipal Corporation by its Rajachitthi No.00437/201018/A0388/R0/M1 dated 3.11.18 granted construction permission for residential units on the land of Sub-Plot No.6 and Sub Plot No.7.

As a part of our Title Investigation we have issued public advertisement in "Gujarat Samachar" on dated 17.11.18 and in "Sandesh" on dated 18.11.18 inviting objections against the said land. In response to the said advertisement we have not received any objection within the stipulated time limit.

Thus the said Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. and Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq.mts. totally admeasuring 859 sq. yds. i.e. 718.585 sq. mts. along with right of co-occupation and co-ownership of 2/14th share in land of road situated on the land of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6. situate, lying and being at Mouje Paldi, Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) is indenpendently owned, occupied and possessed by **Square Projects, a Partnership Firm through its Partners [1] Snehal Gunvantlal Shah and [2] Rajesh Gunvantlal Shah** in the revenue records and all other government and semi-government records.



The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners and also to settle any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to 9 and opine that the titles of the said Sub Plot No.6 admeasuring 448 sq. yds. i.e. 374.585 sq.mts. and Sub Plot No.7 admeasuring 411 sq. yds. i.e. 344 sq.mts. totally admeasuring 859 sq. yds. i.e. 718.585 sq. mts. along with right of co-occupation and co-ownership of 2/14th share in land of road situated on the land of Final Plot No.409 paiki [Survey No.144 paiki] of Town Planning Scheme No.6. situate, lying and being at Mouje Paldi, Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) shall be clear and marketable and free from reasonable doubts



subject to :-

1. Verification of all original documents and revenue record..
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Name of present owner being entered in revenue record
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 3RD DAY OF DECEMBER 2018.

Place : Ahmedabad.

Hitesh M. Rawal
Hitesh M. Rawal
Advocate
(H. M. Rawal & Co.)

NOTE:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search dated 20.11.18 the above Title Report is issued.
2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. due to road laying and widening or for any other public purpose or due to any historical monuments etc. and there are no pending litigation or injunction/status quo in respect of the said land. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale.
3. This Title Opinion is always subject to presumption of non-commission of fraud, misrepresentation, forgery or cheating in any manner with the undersigned and in case though not on record, but found in future that the title of the land/property in question are subject matter of Civil or Criminal



proceedings or defective under any other law then this Opinion shall not overcome those proceedings and defect and shall be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Report is issued by undersigned.

A handwritten signature in green ink, appearing to be 'H. M. Rawal', written over a horizontal line.