BIPINCHANDRA R. PATEL & CO.
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SEARCH REPORT ON TITLE

File No. 23112

To,
SHANU BUILDCON a Partnership Firm,
office at : 695/1, Pratham Lakeview, Divine Road,
Science City Road, Sola,
AHMEDABAD.

Re:- In the matter of Title Investigation regarding all that piece or parcel of **Non Agriculture land bearing Survey No. 695/1** admeasuring **2651 sq. mtrs** having **Final Plot No. 50/1** admeasuring **1591** sq. mtrs of **Town Planning Scheme No. 41 (Sola-Hebatpur)** situated at Mouje **Sola**, Taluka **Ghatlodia**, District of **Ahmedabad** and Registration **Sub-District of Ahmedabad-8 (Sola)** and belonging to **SHANU BUILDCON a Partnership Firm.**

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As per your instruction, we have caused necessary searches (partly manual and partly computerized) of available Revenue Records and Sub-Registry Records for a period of last about thirty years through our search clerk and perused and verified documents of title deeds produced before us by the aforesaid party believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the aforesaid party that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under :-

1. The then agriculture land bearing Revenue Survey No. 695 admeasuring 13254 sq. mtrs land was owned by Bai Suraj Wd/o Chela Lila prior to the year 1951-52 ago.

2. Thereafter the said Surajbai Chelaji Lilaji died 10 year ago leaving behind her only heir Hira daughter of Chelaji Lilaji was entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 2701 dated-30/12/1963 which was duly certified by the concerned Revenue Authority.

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3. Thereafter Manga Chatur, Kana Hira, Kuber Amra, Soma Dala and Vija Hira relation were not proved as tenant therefore their name were deleted as tenant and enter as occupier and owner vide Ganot Case No. 264/Sola, dated-07/02/1964. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 2824 dated-13/05/1965 which was duly certified by the concerned Revenue Authority.

4. Thereafter Vijaji Hiraji died 15 year ago and his son Galabji Vijaji died 4 year ago leaving behind their heirs viz:- (1) Laxmanji Galabji, (2) Lalaji Galabji, (3) Prahladji Galabji, (4) Chandaben Galabji, (5) Dahiben Vijaji and (6) Rajiben Vijaji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4953 dated-02/07/1990 which was duly certified by the concerned Revenue Authority.

5. Thereafter the said Kuber Amraji died on dated-14/10/1998 during his life time he had executed notarized Will and as per the said Will the said land Revenue Survey No. 695 paiki admeasuring 2650 sq. mtrs came to the share of (1) Dilipbhai Girdharlal and (2) Navinkumar Natvarlal Patel. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6883 dated-03/12/1999 which was duly certified by the concerned Revenue Authority.

6. Thereafter Mangaji Chaturji died on 10/09/1999 leaving behind his heirs viz:- (1) Chanchiben D/o Mangaji, (2) Chiniben D/o Mangaji, (3) Shantaben D/o Maganji and (4) Maniben Wd/o Mangaji Chaturji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6973 dated-24/02/2000 which was duly certified by the concerned Revenue Authority.

7. Thereafter Kanaji Hiraji Thakor died on 30/05/1978 leaving behind his heirs viz:- (1) Ambaram Kanaji Thakor, (2) Laduben D/o Kanaji Hiraji, (3) Jeniben D/o Kanaji Hiraji, and Babaji son of Kanaji Hiraji died on 09/07/1998 leaving behind his heirs viz:- (1) Manguben Wd/o Babaji Kanaji, (2) Mangaji Babaji, (3) Udaji Babaji and (4) Jiliben Babaji and Dahyaji son of Kanaji Hiraji died 10 year ago leaving behind his heirs viz:- (1) Sakariben Wd/o Dahyaji Kanaji, (2) Natvarji Dahyaji, (3) Champaben Dahyaji and (4) Shaileshbhai Dahyaji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue

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Records vide mutation entry No. 7694 dated-18/10/2003 which was duly certified by the concerned Revenue Authority.

8. Thereafter Somaji Dalaji Thakor died on 05/10/1995 leaving behind his heirs viz:- (1) Ramtaji Somaji Thakor, (2) Chhabaji Somaji Thakor (died) and (3) Gabhaji Somaji Thakor (died) and (4) Chandaben Somaji Thakor and Chhabaji Somaji died on 25/04/1997 leaving behind his heirs viz:- (1) Kantaben Wd/o Chhabaji Somaji, (2) Bhikhiben Chhabaji, (3) Hansaben Chhabaji, (4) Babiben Chhabaji, (5) Vinodji Chhabaji, (6) Ramilaben Chhabaji, (7) Dineshji Chhabaji and Gabhaji Somaji Thakor died on 21/05/2003 leaving behind his heirs viz:- (1) Gangaben Wd/o Gabhaji Somaji, (2) Baldevji Gabhaji and (3) Budhaji Gabhaji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7695 dated-18/10/2003 which was duly certified by the concerned Revenue Authority.

9. That thereafter the said (1) Ramtaji Somaji, (2) Bharatji Ramtaji Somaji Thakor, (3) Baldevji Gabhaji, (4) Budhaji Gabhaji, (5) Vinod Chhabaji and (6) Dinesh Chhabaji sold and conveyed the said land bearing Revenue Survey No. 695 paiki 1/5 share i. e. 2650 sq. mtrs in favour of Dilipbhai Girdharbhai Patel which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 4893 dated-20/10/2003 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7733 dated-10/11/2003 which was duly certified by the concerned Revenue Authority.

10. That thereafter the said (1) Sakariben Wd/o Dahyaji Kanaji, (2) Natvarji Dahyaji Thakor, (3) Jeniben Kanaji Thakor, (4) Champaben Dahyaji Thakor, (5) Shailesh Natvarji Thakor, (6) Ambaram Kanaji Thakor, (7) Laduben Kanaji Thakor, (8) Manguben Babaji Wd/o Babaji Kanaji, (9) Mangaji Babaji, (10) Udaji Babaji and (11) Jiliben Babaji sold and conveyed the said land bearing Revenue Survey No. 695 paiki 1/5 share i. e. 2650.80 sq. mtrs in favour of Mukeshbhai Ramanbhai Prajapati which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 5529 dated-03/09/2004 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8062 dated-08/09/2004 which was duly certified by the concerned Revenue Authority.

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11. Thereafter Collector, Ahmedabad vide order no. L.B/Revision/81/2002 dated-04/09/2004 passed an order to cancelled the said Entry No. 6883 and entered the names of legal Heirs of Kuberji Amraji Thakor. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8119 dated-26/10/2004 which was duly certified by the concerned Revenue Authority.

12. Thereafter the said Chiniben D/o Mangaji Chaturji and W/o Becharji Gandaji died in the year of 1991 leaving behind her heirs (1) Becharji Gandaji husband of Chiniben, (2) Babuji Becharji, (3) Amrutji Becharji and (4) Sendhaji Becharji died leaving behind his heirs (1) Maniben Wd/o Sendhaji Becharji, (2) Minor Sanjay Sendhaji, (3) Minor Sandip Sendhaji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8148 dated-17/11/2004 which was duly certified by the concerned Revenue Authority.

13. That thereafter the said (1) Shantaben Mangaji, (2) Chanchiben Mangaji, (3) Maniben Wd/o Mangaji Chaturji, (4) Amrutji Becharji, (5) Babuji Becharji, (6) Maniben Wd/o Sendhaji Becharji for herself and guardian of (7) Minor Sanjay Sendhaji, (8) Minor Sandip Sendhaji, (9) Ashaben Becharji sold and conveyed the said land bearing Revenue Survey No. 695 paiki 1/5 share i. e. 2650 sq. mtrs in favour of Savitaben D/o Babaji Khodaji W/o Udaji Babaji which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 4833 dated-23/06/2005. Subsequently Deed of Confirmation executed by Becharji Gandaji husband of Chiniben which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 5427 dated-18/07/2005. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8407 dated-30/08/2005 which was duly certified by the concerned Revenue Authority.

14. Thereafter agreement for sale executed by Savitaben D/o Babaji Khodaji W/o Udaji Babaji in favour of Shaileshbhai Jayantibhai Patel which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 7156 dated-27/09/2005.

15. That thereafter the said Savitaben D/o Babaji Khodaji W/o Udaji Babaji as vendor and Shaileshbhai Jayantibhai Patel as a confirming party sold and conveyed the said land bearing Revenue Survey No. 695 paiki 1/5 share i. e.

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2650 sq. mtrs in favour of Govindbhai Ghelabhai Bharwad which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 9310 dated-21/12/2005 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8725 dated-06/03/2006 which was duly certified by the concerned Revenue Authority.

16. That thereafter the (1) Dilipbhai Girdharlal Patel and (2) Navinkumar Natvarlal Patel sold and conveyed the said land bearing Revenue Survey No. 695 paiki admeasuring 2650 sq. mtrs in favour of (1) Jayeshbhai Kantilal Patel,. (2) Pranaybhai Kantilal Patel, (3) Dipakbhai Kantilal Patel and (4) Prakashbhai Kantilal Patel which was duly registered with the Sub-Registrar of Ahmedabad-2 (Vadaj) under serial no. 8914 dated-31/07/2006 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9172 dated-21/12/2006 which was duly certified by the concerned Revenue Authority.

17. Thereafter the said Laxmanji Galabhi died on 19/01/2007 and his wife Pujiben Laxmanji died on 20/01/1995 leaving behind their heirs (1) Laliben Laxmanji, (2) Kantaben Laxmanji, (3) Kalaji Laxmanji and their names were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9369 dated-02/04/2007 which was duly certified by the concerned Revenue Authority.

18. Thereafter as per order passed by District Inspector Lands Records [D.I.L.R] Ahmedabad vide order no. K.J.P. Pu.P.No.44, Durasti has been made and as per order the said Revenue Survey No. 695 admeasuring 13254 sq. mtrs has been divided into Three Parts i. e. (I) Survey No.695/1 admeasuring 2651 sq. mtrs owned and possessed by (A) Laxmanji Galabji, (B) Prahladji Galabhi, (C) Lalaji Galabji, (D) Chandaben Galabji, (E) Rajuben Galabji and (F) Dahiben Galabji, (II) Survey No.695/2 admeasuring 5302 sq. mtrs owned and possessed by (A) Govindbhai Ghelabhai and (B) Mukeshbhai Ramanlal and (III) Survey No. 695/3 admeasuring 5301 sq. mtrs owned and possessed by (A) Jayeshbhai Kantilal, (B) Pranaybhai Kantilal, (C) Dipakbhai Kantilal, (D) Prakashbhai Chandulal and (E) Kuberbhai Amraji. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9527 dated-12/07/2007 which was duly certified by the concerned Revenue Authority.

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19. Thereafter the said Lalaji Galabji died on 25/01/1994 leaving behind his heirs (1) Shardaben Wd/o Lalaji Galabji, (2) Bhagaji Lalaji Thakor, (3) Dashrathji Lalaji Thakor and (4) Amratben Lalaji Thakor were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 10587 dated-17/04/2009 which was duly certified by the concerned Revenue Authority.

20. Thereafter vide rectification order vide no. RTS/Su.Hu/S.R.87/14 dated-30/05/2014 Dahiben Vijaji and Rajiben Vijaji instead of Dahiben Galabji and Rajiben Galabji names were rectified. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14011 dated-03/06/2013 which was duly certified by the concerned Revenue Authority.

21. Thereafter the said Dahiben D/o Vijaji Hiraji W/o Babaji died on 09/12/0007 leaving behind her heirs (1) Takhiben Babaji, (2) Sakariben Babaji and (3) Badarji Babaji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14079 dated-07/07/2014 which was duly certified by the concerned Revenue Authority.

22. Thereafter the said Rajiben D/o Vijaji W/o Bholaji died year of 1976 leaving behind her heirs (1) Chotaji Bholaji, (2) Kashiben Bholaji, (3) Shantaben Bholaji (4) Soniben Bholaji and (5) Shankarji Bholaji died leaving behind his heir viz:- (1) Raiben Wd/o Shankarji Bholaji, (2) Mohanji Shankarji, (3) Bharatji Shankarji, (4) Manjulaben Shankarji and (5) Krishnaben Shankarji were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14171 dated-16/08/2014 which was duly certified by the concerned Revenue Authority.

23. That thereafter the Deed of Release (without consideration) was executed by (1) Chandaben D/o Galabji W/o Ramaji (having share of 3/4) (2) Takhiben D/o Babaji W/o Keshaji (3) Sakariben D/o Babaji W/o Kodarji and (4) Badarji Babaji (No.2 to 4 having share of 1/3) in favour of Prahladji Galabji which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1777 dated-12/09/2014. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14271 dated-23/09/2014 which was duly certified by the concerned Revenue Authority.

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24. That thereafter the Deed of Release (without consideration) was executed by (1) Shardaben Wd/o Lalaji Galabji, (2) Amratben Lalaji of their undivided share i. e 276 sq. mtrs in favour of (1) Bhagaji Lalaji and (2) Dashrathji Lalaji which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1244 dated-16/06/2015 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14800 dated-09/07/2015 which was duly certified by the concerned Revenue Authority.

25. That thereafter the Deed of Release (without consideration) was executed by (1) Chhotaji Bholaji, (2) Kashiben Bholaji, (3) Shantaben Bholaji, (4) Soniben Bholaji, (5) Raiben Wd/o Shankarji Bholaji, (6) Mohanji Shankarji, (7) Bharatji Shankarji, (8) Manjulaben Shankarji and (8) Krishnaben Shankarji of their undivided share i. e. 442 sq. mtrs in favour of Prahlaji Galabhi which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1249 dated-16/06/2015 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14801 dated-09/07/2015 which was duly certified by the concerned Revenue Authority.

26. That thereafter the Deed of Release (without consideration) was executed by (1) Laliben Laxmanji and (2) Kantaben Laxmanji of their undivided share i. e 276 sq. mtrs in favour of Kalaji Laxmanji which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1245 dated-16/06/2015 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14802 dated-09/07/2015 which was duly certified by the concerned Revenue Authority.

27. Thereafter the said land bearing Revenue Survey No.695/1 admeasuring 2651 sq mtrs was covered under Draft Town Planning Scheme No.41 (Sola-Hebatpur) and given Final Plot No.50/1 admeasuring 1591 sq mtrs.

28. Thereafter name of Amrutben Lalaji was deleted from the revenue record by order Mamlatdar, Ghatlodia, Vide its order no. City/Ghatlodia/E-Dhara/Sudharahukam/S.R.60/19,dated-07/06/2019. The entry to that effect was also entered in the Revenue Records vide mutation entry No.17704 dated-18/06/2019 which was duly certified by the concerned Revenue Authority.

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29. That thereafter the (1) Kalaji Lakhmanji, (2) Prahladji Galabji, (3) Bhagaji Lalaji and (4) Dashrathji Lalaji sold and conveyed the said land bearing Revenue Survey No. 695/1 admeasuring 2651 sq. mtrs having Final Plot No. 50/1 admeasuring 1591 sq. mtrs of Town Planning Scheme No. 41 in favour of (1) Patel Dineshbhai Dwarkabhai and (2) Patel Bipinbhai Laxmichandbhai which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1039 dated-20/05/2019 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 17870 dated-05/09/2019 which was duly certified by the concerned Revenue Authority.

30. That thereafter the said land was converted into Non Agriculture for Multipurpose Use as per order no. 2270/07/17/058/2020, dated-11/09/2020 of the District Collector, Ahmedabad. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 18479 dated-11/09/2020, which was duly certified by the concerned Revenue Authority.

31. That thereafter (1) Patel Dineshbhai Dwarkabhai and (2) Patel Bipinbhai Laxmichandbhai obtained Development Permission vide no. Case No. BHNTS/NWZ/200122/CGDCRV/A5609/RO/M1 and Rajachitthi No. 06060/200122/A5609/RO/M1 dated-29/03/2022 issued by Ahmedabad Municipal Corporation.

32. That thereafter the (1) Patel Dineshbhai Dwarkabhai and (2) Patel Bipinbhai Laxmichandbhai sold and conveyed the said land bearing Revenue Survey No. 695/1 admeasuring 2651 sq. mtrs having Final Plot No. 50/1 admeasuring 1591 sq. mtrs of Town Planning Scheme No. 41 in favour of SHANU BUILDCON a Partnership Firm which was duly registered with the Sub-Registrar of Ahmedabad-8 (Sola) under serial no. 8830 dated-20/04/2022 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 19845 dated-28/04/2022.

33. That thereafter the said SHANU BUILDCON a Partnership Firm floated a Residential scheme known as **"PRATHAM HEIGHTS"** on the said Revenue Survey No. 695/1 admeasuring 2651 sq. mtrs having Final Plot No. 50/1 admeasuring 1591 sq. mtrs of Town Planning Scheme No. 41.

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As a part of investigation of title to the said land we have published Public Notice in the daily News Paper "GUJARAT SAMACHAR" dated-14/05/2019 for inviting

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claim/objection if any from the public in general in respect of said land. However we have not received any claim/objection from the public in general.

UNDER THE CIRCUMSTANCES, we hereby state that the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt, Subject to:- (i) The entry no. 19845 dated-28/04/2022 is yet to be certified; (ii) Out Come of Special Civil Suit [SPCS] No. 589/2016; (iii) The Fulfillment of terms and conditions mentioned in Non-Agriculture Permission; (iv) Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 41 (Sola-Hebatpur) and (v) Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF **Non Agriculture land bearing Survey No. 695/1** admeasuring **2651 sq. mtrs** having **Final Plot No. 50/1** admeasuring **1591** sq. mtrs of **Town Planning Scheme No. 41 (Sola-Hebatpur)** situated at Mouje **Sola**, Taluka **Ghatlodia**, District of **Ahmedabad** and Registration **Sub-District of Ahmedabad-8 (Sola).**

B. R. PATEL & CO. ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

DATED THIS 28Th DAY OF APRIL, 2022

(ENROLMENT NO.G/1687/2011)

For, BIPINCHANDRA R. PATEL & CO.

ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

NOTE :-

(I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.

(II) Please note that the registration record of most of the year from 1987 to 1994 of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.

(III) Please ascertain that the Govt. authorities have not put any restriction in making construction on said Land because of any historical monument/religious place/etc. situated nearby or road laying and widening, or proposed public transportation system in surroundings areas. Also verify that there is no acquisition/ reservation in said land and there are no pending litigation or injunction/status quo granted therein respect of said land.

(IV) We are informed that at present no litigation/suits are filed/ pending before any Judicial/Quasi Judicial authorities.