

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

E.NO. G/425/1977.

GAWF NO. AM/GRT/21251 Date:- 14/07/2005

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Mo. : 9558026999, Email :- nkpatel1953@gmail.com

Date : 11/10/2022

SEARCH REPORT

To

"SHREE CORPORATION"

Office:- 01, Durgakrupa Society
Nr. Kirtidham Derasar
Chandkheda
Ahmedabad-382 424.



Sub:- Search report in respect of the Non-agriculture land with multi-purpose usage admeasuring 2336 Sq. meters of Final Plot No. 68 allotted after inclusion into the Town Planning Scheme No. 44 [Chandkheda] of the rest of the land which remained after deducting the land for the road purpose, from the land admeasuring 8701 Sq. meters of Revenue Survey No. 766 situated on the outskirts of Mauje Village Chandkheda, Taluka Sabarmati, Sub District Ahmedabad city vibhag-2 [Vadaj], Registration District Ahmedabad.

As per your instructions, for the purpose of obtaining the Title Clearance Certificate in respect of the said Non-agriculture land with multi-purpose usage admeasuring 2336 Sq. meters of Final Plot No. 68 allotted after inclusion into the Town Planning Scheme No. 44 [Chandkheda] of the rest of the land which remained after deducting the land for the road purpose, from the land admeasuring 8701 Sq. meters of Revenue Survey No. 766 situated on the outskirts of Mauje Village Chandkheda, Taluka Sabarmati, Sub District Ahmedabad city vibhag-2 [Vadaj], Registration District Ahmedabad, a Public Notice was got published in the daily newspaper Gujarat Samachar on dt. 2-10-2022 on the basis of which no objections, etc. were received till today within the time limit affixed and hence, we have got searched the records of the Talati for the period of last 30 years as well as have got searched on dt. 11/10/2022. the various papers, documents, entries, documentary evidences, etc. for the period of last 30 years in the office of the Ld. Sub Registrar at Gandhinagar and Ahmedabad and thereafter on the basis of the said searched got made as well as on the basis of the declaration furnished duly notarized by Notary Public on dt. 11/10/2022. the Repeat Search report in respect of the land of the said Revenue Survey No., as per my belief and information, is being given as under:-

1. Prior to the period of 1933, the said Old Tenure, Agriculture land of Revenue Survey No. 766 admeasuring Acres 2-06 gunthas was of the independent, absolute and exclusive ownership, possession and enjoyment of one Shri Mathurbhai Jhendas.

2. Thereafter the said Shri Mathurdas Jhendas, the owner of the said land, during his very lifetime, had given an Application for jointly adding the names of his heirs in the Revenue Records in respect of the said land viz. of Shri Keshavlal Mathurdas, minor Shri Naranbhai Mathurdas and minor Shri Manibhai Mathurdas and minor Shri Ramchandra Mathurdas through three through their guardian Shri Keshavlal Mathurdas and hence, in response to the said Application, the entry No. 2024 dt. 5-4-1933 is made for jointly adding the names of Shri Keshavlal Mathurdas and others in the Revenue Records in respect of the said land and thereafter the said entry was duly certified by the relevant officer.

3. Thereafter the said land being Old Tenure, Agriculture land of Revenue Survey No. 766 admeasuring Acres 2-06 gunthas, along with the exclusive rights over the water well existing in the said land, was sold by the said Shri Keshavlal Mathurdas, minor Shri Naranbhai Mathurdas and minor Shri Manibhai Mathurdas and minor Shri Ramchandra Mathurdas through three through their guardian Shri Keshavlal Mathurdas for a lump sum, out right sales price of Rs. 3,000 and by executing a Registered Sale Deed on dt. 9-2-1942 to one Shri Manilal Vrajilal. In lieu of the said Registered Sale Deed, the name of the said Shri Manilal Vrajilal was entered in the Revenue Records of the said land vide entry No. 2391 dt. 14-3-1942 as being in its independent, absolute and exclusive ownership, possession and enjoyment and thereafter the said entry was duly confirmed by the relevant officer.

4. Thereafter from the Revenue Records in respect of the said land, from the column of 'right to cultivate' the name of Shri Ambalal Talshibhai is deleted by the Ld. Mamlatdar Sahib, Gandhinagar, vide entry No. 4266 dt. 3-8-1966, on the basis of the order passed on dt. 30-6-1966 and thereafter the said entry has been duly certified by the relevant officer.

5. Thereafter the owner of the said land Shri Manilal Vrajilal had expired on dt. 12-8-1996. The said deceased Shri Manilal Vrajilal, prior to his death, had executed a WILL on dt. 29-5-1995. As mentioned in the said WILL, the land of the said Revenue Survey No. 766 is to be given to Bhartiben Patel, the daughter of the deceased Shri Manilal Vrajilal as its owner and hence, in lieu of the said WILL, an Application was made to the Ld. Talati along with death Certificate, Copy of the WILL, etc. for the purpose of adding the name of said Bhartiben Manilal Patel in the column of 'record of rights' in respect of the said land and hence in response to the said Application, vide the entry No. 7541 dt. 13-12-2002, the name of Bhartiben Manilal Patel is added as being in the independent, absolute and exclusive ownership, possession and enjoyment of the said land and thereafter, the said entry is duly certified on dt. 13-1-2003 by the relevant officer.

6. Thereafter out of the said land of Revenue Survey No. 766 admeasuring 8701 Sq. meters, the land for road was deducted, in respect of the rest of the land remaining, from its owner Bhartiben Manilal Patel, one Shri

Krushnakant Dahyabhai Patel, Shri Ajaykumar Dahyabhai Patel, Shri Bhupendrakumar Dahyabhai Patel and Shri Kanubhai Nanakram and Shri Chandrakumar Nanakram and rest of their co-partners Shri Bipinchandra Dahyabhai Patel and Jayvantiben Nanakram and Mayadevi Arjundas, all collectively out of their own, self-earned, exclusive and personal money including 'streedhan', had purchased the said land on an outright, lump sum basis by proportionately paying their amounts towards the sales price, by executing a Registered Sale Deed dt. 20-2-2003. The said Sale Deed has been duly registered in the office of the Ld. Sub Registrar at Gandhinagar vide Serial No. 978 on the very same date. In lieu of the said Registered Sale Deed, the names of Shri Krushnakant Dahyabhai Patel and others, were jointly entered in the column of 'record of rights' of the said land vide entry No. 7574 dt. 24-2-2003. Thereafter the said entry has been duly confirmed on dt. 1-4-2003 by the relevant officer.

7. Vide the order Serial No. GHM/2008/2/M/PFR-392008-35-L-1 dt. 17-1-2008 passed by the Joint Secretary, Revenue Department, Government of Gujarat, all the Revenue records of all the lands of all Revenue Survey Nos. of Mauje Village Chandkheda were ordered to be transferred to Daskroi Taluka of Ahmedabad District and hence, its note is made vide entry No. 8821 dt. 8-2-2008 and thereafter the said entry has been duly certified on the very same date.

8. Vide the order Serial No. CB/LND/2/C-4019/08 dt. 30-1-2008 passed by the District Collector, District Ahmedabad, the Revenue area of Chandkheda Nagar Panchayat was ordered to be included in the Ahmedabad District and hence, for the purpose of including all the details including of all the lands of all the Revenue Survey Nos. of Mauje Village Chandkheda into Taluka Daskroi vide entry No. 8822 dt. 8-2-2008 and thereafter the said entry has been duly certified on the very same date.

9. In respect of the said land which was going into deduction, out of the land admeasuring 8701 Sq. meters of Revenue Survey No. 766, at the relevant point of time, the said Shri Krushnakant Dahyabhai Patel and others had executed the Registered Sale Deed but thereafter since the said land of Revenue Survey No. was included in the Town Planning Scheme No. 44, after its actual measurement on the spot, the possession of the said land of Revenue Survey No. 766 paiki the land admeasuring 3901 Sq. meters on its actual spot, is handed over by the Town Planning Officer to us all the executors and thereby, the form No. 'F' was prepared by the Town Planning Officer, in which the joint names of Shri Krushnakant Dahyabhai Patel and others were there and by including the said land of Revenue Survey No. 766 paiki 3901 Sq. meters into the said Town Planning Scheme No. 44, it is allotted the Final Plot No. 68 admeasuring 2336 Sq. meters.

10. Thereafter the land admeasuring 3901 Sq. meters which remained left, after deduction of the land for the road, from the land of Revenue Survey No. 766 admeasuring 8701 Sq. meters, was included into the draft Town Planning Scheme No. 44 [Chandkheda] and thereby, in lieu of the Town Planning Scheme, it was decided to allot it the Final Plot No. 68 admeasuring 2336 Sq. meters.

11. Thereafter vide the Resolution Serial No. Pafar/102011/275/L/1/ dt. 17-3-2012 passed by the Revenue Department of the Government of Gujarat, by reorganizing the city area of Ahmedabad District with the area of Daskroi Taluka, the new two Talukas of the Ahmedabad District were created viz. Ahmedabad [east] and Ahmedabad [west]. In lieu of the same, the Chandkheda village of Daskroi Taluka was included in the Ahmedabad city [West] by making regional changes as new village for which purpose the entry No. 10761 dt. 3-5-2012 is made and thereafter the said entry is duly certified on dt. 5-5-2012 by the relevant officer on the very same date.

12. Thereafter one of the said land owners viz. Shri Bipinchandra Dahyabhai Patel expired on dt. 15-11-2018 without executing any WILL behind him. Hence, at the time of death of the said Shri Bipinchandra Dahyabhai Patel, save and except his widow wife Tarlikaben, the widow of said Shri Bipinchandra Dahyabhai Patel, there were no other legal straight line heirs like his any son or daughter, etc. Hence, in lieu of her succession rights, in the column of possessor in the 'record of rights', the name of Tarlikaben Bipinchandra Patel is independently is applied to be entered by way of making an Application to the Ld. Mamlatdar Sahib, e-dhara Kendra office, along with the Copy of the death Certificate, Affidavit, etc. and hence, vide the entry No. 13354 dt. 1-1-2018 is made and thereafter the said entry is duly certified by the relevant officer on dt. 21-1-2019.

13. Thereafter for the purpose of obtaining the Non-agriculture permission with multi purpose usage in respect of the said Old Tenure Agriculture land of Revenue Survey No. 766 paiki, Final Plot No. 68, admeasuring 2336 Sq. meters, Shri Bhupendrakumar Dahyabhai Patel and others had made an Application on dt. 25-2-2019 to the Ld. District Collector Ahmedabad District and hence, in response to the same, the Ld. District Collector vide his order Serial No. CB/N.A./Ahmedabad/CHANDKHEDA/766/1008596/2019 dt. 18-4-2019 has given the said permission. The note of the said Non-agriculture permission is made by way of entry No. 13577 dt. 17-5-2019 in the Record of Rights in respect of the said land and thereafter the said entry is duly certified by the relevant authority/officer on dt. 21-6-2021.

14. Thereafter out of the owners of the said land, one of the co-owners Mayadevi Arjundas Jethwani had gifted his undivided and undistributed share of 12.50% existing in the said land of entire Revenue Survey No. 766 which comes to about 487.62 Sq. meters [land admeasuring 292 Sq. meters as per 12.50% of the undivided and undistributed share in the entire land of the Final Plot No. admeasuring 2336 Sq. meters] being the Non-agriculture land, to Shri Bharkat Kumar Kamalkumar Jethwani [co-share holder of 6.25% of the undivided and undistributed share land] and Mukta Kamalkumar Jethwani [co-share holder of 6.25% of the undivided and undistributed share land] on dt. 23-4-2021 by way of executing a Registered Gift Deed which document was got duly registered in the office of the Ld. Sub Registrar at Ahmedabad city Division-2 [Vadaj] vide Serial No. 7633 dt. 28-5-2021 and thereby, the said land is gifted on al outright, lump sum basis. In lieu of the said Registered Gift Deed, the joint names of Shri Bharkat Kumar Kamalkumar Jethwani and Mukta Kamalkumar Jethwani were entered in the column of vide entry No. 14316 dt. 3-6-2021 and thereafter the said entry has been duly confirmed by the concerned officer on dt 22-7-2021.



15. Thereafter one of the land co-owners in respect of the said land, Jayvantiben Nanakram Jethwani had expired on dt. 25-4-2021 without executing any WILL behind her. At the time of death of the said Jayvantiben Nanakram Jethwani, save and except his legal, straight line heirs being Shri Kamalkumar Nanakram Jethwani, Hareshbhai Nanakram Jethwani, Kantaben alias Renuben alias Renukaben Nanakram Jethwani, Shri Kanubhai Nanakram Jethwani, Hiraben alias Nainaben Nanakram Jethwani, Shri Chandrakumar Nanakram Jethwani, the deceased didn't had any other legal, straight line heirs behind her and hence, in lieu of the succession rights of the above referred legal, straight line heirs, for the purpose of entering the names of Shri Kamalkumar Nanakram Jethwani and others, an Application was made to the Ld. Mamlatdar Sahib, e-dhara kendra office, along with the Copy of the death Certificate, Affidavit, Tree of Succession/Genealogy, etc. the names of Shri Kamalkumar Nanakram Jethwani and others were entered jointly in the column of possessors in the Record of Rights vide entry No. 14376 dt. 4-7-2021 and thereafter the said entry is duly certified on dt. 12-8-2021 by the relevant officer.



16. Thereafter the Non-agriculture land with multi-purpose usage admeasuring 2336 Sq. meters of Final Plot No. 68 allotted after inclusion into the Town Planning Scheme No. 44 [Chandkheda] of the rest of the land which remained after deducting the land for the road purpose, from the land admeasuring 8701 Sq. meters of Revenue Survey No. 766 situated on the outskirts of Mauje Village Chandkheda, Taluka Sabarmati, Sub District Ahmedabad city vibhag-2 [Vadaj], Registration District Ahmedabad, is sold by its owners Shri Krushnakant Dahyabhai Patel and others to "Shri Corporation" a Partnership Firm, through its Managing partner Shri Parth Krushnakant Patel on dt. 12-7-2021 by way of executing a Registered Sale Deed which document was got duly registered in the office of the Ld. Sub Registrar at Ahmedabad-2 [Vadaj] vide Serial No. 11796 on the very same date and thereby, the Purchasers have purchased the same on an outright, lump sum basis. In lieu of the said Registered Sale Deed, the independent name of "Shri Corporation" a Partnership Firm, through its Managing partner Shri Parth Krushnakant Patel is entered in the column of Record of Rights in respect of the said land vide entry No. 14532 dt. 7-10-2022 and thereafter the said entry is duly certified on dt. 16-11-2022 by the relevant officer.

23. Thereafter the plans for the purpose of putting up construction works for commercial purpose in the said land having Non-agriculture usage admeasuring 2336 Sq. meters of the said Final Plot No. 68, the plans were got prepared at your own expenses and thereafter they were furnished before the Ahmedabad Municipal Corporation for its sanction and hence, in response thereto, the Assistant Town Development Officer of the Ahmedabad Municipal Corporation, vide his case No. BLNTI/WZ/110422/CHDCRV/A5977/RO/ M1 dt. 28-9-2022 had sanctioned the plans for first cellar parking, second cellar parking, ground floor commercial units-14, first commercial units-12, second floor commercial units-8, from 3rd floor to 6th floor total commercial units-36 and above the same, the stair cabin as well as lift, in this manner, total 82 commercial units, and thereby had given his Commencement Letter [Commencement Letter] vide Serial No. 06887/110422/A5977/RO/M1 dt. 28-9-2022.

[6]

Since that date, in respect of the said land i.e. the Non-agriculture land with multi-purpose usage admeasuring 2336 Sq. meters of Final Plot No. 68 allotted after inclusion into the Town Planning Scheme No. 44 [Chandkheda] of the rest of the land which remained after deducting the land for the road purpose, from the land admeasuring 8701 Sq. meters of Revenue Survey No. 766 situated on the outskirts of Mauje Village Chandkheda, Taluka Sabarmati, Sub District Ahmedabad city vibhag-2 [Vadaj], Registration District Ahmedabad, you the Partnership Firm named "Shri Corporation" is in its independent, absolute and exclusive ownership, possession and enjoyment and further, on verification of the records, it can be seen that no other person, etc. has any kind of right, title, interest, benefit, claim or demand etc. in respect of the said land. In this manner, on seeing the records in respect of the said land, I hereby give my opinion that the titles of the said land are completely clear, fully marketable and transferrable.

Issued today on this 11th Day of October, 2022 at Ahmedabad city.



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

[N K PATEL]
Advocate