

TITLE REPORT



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M.9426311777, 8238611777

"Hare Krishna"

TITLE REPORT

To,

- [1] Omnium Developers -a partnership Firm;
- [2] Odhavjibhai Ramjibhai Savani
- [3] Vimlaben Odhavjibhai Savani
- [4] Upendrabhai Odhavjibhai Savani
- [5] Yogitaben Odhavjibhai Savani
- [6] Bhavesh Odhavjibhai Savani
- [7] Dharmesh Odhavjibhai Savani



REG. TITLE REPORT

Registration District Gandhinagar, Sub District Gandhinagar, Taluka Gandhinagar Mouje Village Chiloda (Naroda), Block/Revenue Survey No. 51 admeasuring 17200 Sq. mts., (At present, total 17200 sq. mts. area of the Block/Survey No. 51 has been split into two Village form no. 7 as (1) Block/Survey No. 51/paiki-1 having land area of 360 sq. mts., account No. 35, Akar Rs. 234.00 paise and (2) Block/Survey No. 51 having remaining land area of 16840 sq. mts., account No. 35, Akar Rs. 13.00 paise. Hence, both together make the total area of 17200 sq. mts.) and in

lieu of that land of 17200 Sq. mts. of Block/Revenue Survey No. 51, two Final Plot No. 50/1 admeasuring 7024 Sq. mts. (further after the Final Plot No.50/1 has been subdivided into two subplots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.) and Final Plot No. 50/2 admeasuring 3296 Sq. mts. totally admeasuring about 10320 Sq. mts. have been allotted in Draft town Planning Scheme No. 241 (Nana Chiloda) lying and being at Mouje Chiloda (Naroda) Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar, of which the Final Plot No. 50/1 admeasuring 7024 Sq. mts. (Final Plot No.50/1 has been subdivided into two subplots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.) belonging to **Omnium Developers** and Final Plot No. 50/2 admeasuring 3296 Sq. mts. belonging to **[1]Odhavjibhai Ramjibhai Savani [2] Vimlaben Odhavjibhai Savani [3] Upendrabhai Odhavjibhai Savani [5] Yogitaben Odhavjibhai Savani [6] Bhavesh Odhavjibhai Savani [7] Dharmesh Odhavjibhai Savani.**

As per instruction, we have examined the titles of above referred property and have caused to be taken searches (Partly manual and partly computerized up to date of search i.e. / /2023 of available revenue and registration records for last 30 years through our searches clerk and from that and from the information given to us and 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 owners that on transfer/ agreement was made in respect of the said land during the period for which the records is not available which would make the title defective, we hereby give our title certificate cum report on titles as under:



7024 Sq. mts. (further after the Final Plot No.50/1 has been subdivided into two subplots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.) and Final Plot No. 50/2 admeasuring 3296 Sq. mts. totally admeasuring about 10320 Sq. mts. have been allotted in Draft Town Planning Scheme No. 241 (Nana Chiloda) lying and being at Mouje Chiloda (Naroda) Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar, of which Final Plot No. 50/1 admeasuring 7024 Sq. mts. (Final Plot No.50/1 has been subdivided into two sub plots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.). In the registration of Gandhinagar both particularly described in the Schedule hereunder written hereinafter and is free from any loan, charge of lien.

SCHEDULE



All that piece or parcel of non agriculture land bearing Registration District Gandhinagar, Sub District Gandhinagar, Taluka Gandhinagar Mouje Village Chiloda (Naroda), Block/Revenue Survey No. 51 admeasuring 17200 Sq. mts. account No. 35, Akar Rs. 13.00 paise (At present, total 17200 sq. mts. area of the Block/Survey No. 51 has been split into two Village form no. 7 as (1) Block/Survey No. 51/paiki-1 having land area of 360 sq. mts., account No. 35, Akar Rs. 234.00 paise and (2) Block/Survey No. 51 having remaining land area of 16840 sq. mts., account No. 35, Akar Rs. 13.00 paise. Hence, both together make the total area of 17200 sq. mts.) and in lieu of that land of 17200 Sq. mts. of Block/Revenue Survey No. 51, two Final Plot No. 50/1 admeasuring 7024 Sq. mts. (further after the Final Plot No.50/1 has

5. That Thereafter, the demise of Mahant Rampuriji Ramnathgiriji of Neelkanth Akhada on 8/2/1969, the name of ascending Mahant Shivrampuriji Rampuriji of Neelkanth Mahadev Akhada was entered as owner/occupier in the revenue record vide village form no. 6 with mutation Entry No. 1359 dated 22/02/1971 and the same was certified by concerned authority/officer.
6. Thereafter an order-6 vide no. T.K. no. 51/12 chiloda(N) dated 22/09/1971 under the provision of sub clause (4) of Section 32 C of the act was made by the Mamlatdar KrushiPanch- Gandhinagar demanding payment of Rs. 2341/- with 4.5% interest in five yearly installments from the Ganotiya Budhaji Babaji, Somaji Nankaji and Vihaji Jenaji, Shankaji Jenaji, Keshaji Jenaji regarding the purchase price of the land and was recorded in the revenue record vide village form no. 6 with mutation Entry No. 1423 dated 30/3/1973 and the same was certified by concerned authority/officer.
7. That Thereafter, Somaji Nankaji died intestate in the year 1964 and according to Hindu Laws the names of his lineal legal heirs (1) Bachuji Somaji (2) Surajben W/o. Somaji Nankaji were entered upon in revenue records with respect to his share of land vide village Form-6 with mutation Entry No. 1716 dated 29/5/1986 which was certified by the concerned officer on 12/5/1987. Furthermore, the said Somaji Nankaji did not have any other heir(s) other than the heirs as said above.
8. That Thereafter, the said Budhaji Babaji Thakor died interstate on 18/10/1988 and his name was removed from revenue records since the names of his lineal legal heirs according to Hindu Laws



- (1) Bachuji Somaji (2) Surajben W/o. Somaji Nankaji (3) Vihaji Jenaji (4) Ramaji Shankaji (5) Keshaji Jenaji were already in the revenue records with respect to his share of land. The effect has been entered in revenue record of land vide village Form-6 with mutation Entry No. 1827 dated 22/2/1990 and the same was certified by concerned authority/officer. Furthermore, the said Budhaji Babaji Thakor did not have any other heir(s) other than the heirs as said above.
9. That thereafter, said Surajben W/o. Somaji Nankaji died intestate on 30/11/1993, and his name was removed from revenue records since the names of his lineal legal heirs according to Hindu Laws were already in the revenue records with respect to her share of land. The effect has been entered in revenue record of land vide village Form-6 with mutation Entry No. 1969 dated 7/4/1994 and the same was certified by concerned authority/officer on 9/6/1994. Furthermore, the said Surajben W/o. Somaji Nankaji did not have any other heir(s) other than the heirs as said above.
10. After that, as per the order no. Ganot Appeal/S.R. 8/99 of Prant Officer - Gandhinagar in the case of Appellant/Disputant Hareshbhai P. Patel as power of attorney holder of Lt. Vihaji Jenaji Thakor Vs. Respondent Mamlatdar and KrushiPanch - Gandhinagar, the appeal of the Appellant/Disputant was approved and the words making restrictions of Ganot Dhara sec. 43 for the said land were removed from the Resolution No. 51/12/8 Chiloda (Naroda) dated 22/9/1971 of Mamlatdar and KrushiPanch - Gandhinagar. And that detail was entered upon in the revenue record of the land vide village Form-6 with mutation Entry No. No.



2126 dated 22/4/1999 and the same was attested/certified by the concerned authority on 29/6/1999.

11. That Thereafter the said land bearing Block/Survey No. 51 Admeasuring 17200 Sq. mts. was sold and conveyed by (1) Vihaji Jenaji (2) Keshaji Jenaji (3) Bachuji Jenaji Thakor (4) Ramaji Shankaji Thakor all as themselves and as the manager of their HUF to Odhavajibhai Ramjibhai Savani on Date 18/5/1999 by way of Sale Deed which was presented in Office of Sub Registrar - Gandhinagar under serial No. 2561- 1999 and registered on the same day. And an entry to that effect was mutated in the revenue record vide village form-6 with mutation entry no. 2127 dated 21/5/1999 and the same was certified by the concerned officer on 29/6/1999.
12. That Thereafter, the paiki land area admeasuring 3027 sq. mts. out of total land area of 17200 sq. mts. of the land bearing Block/Survey No.51 was sold and conveyed by Odhavajibhai Ramjibhai Savani to Bachuji Somaji Thakor on Date 22/01/2004 by way of Sale Deed which was registered in Office of Sub Registrar - Gandhinagar and an entry to that effect was mutated in the revenue record vide village form-6 with mutation entry no. 2272 dated 21/2/2004 and the same was certified by the concerned officer on 22/09/2004.
13. Thereafter, said Bachuji Somaji died intestate on 25/6/2004 and the names of his lineal legal heirs according to Hindu Laws (1) Baldevji Bachuji (2) Babuji Bachuji (3) Hansaben Bachuji (4) Kantaben Bachuji (5) Keshiben Bachuji (6) Jashiben Bachuji (7) Gajaben w/o. Bachuji were entered in the revenue record with



respect to his share of the land vide village Form-6 with mutation Entry No. 2330 dated 25/9/2004 and the same was certified by concerned authority/officer on 10/12/2004. Furthermore, the said Bachuji Somaji did not have any other heir(s) other than the heirs as said above.

14. Thereafter, said Baldevji Bachuji died intestate on 14/2/2005 and the names of his lineal legal heirs according to Hindu Laws (1) Rameshji Baldevji (2) Jayshriben Baldevji (3) Chambaben W/o. Baldevji were entered in the revenue record with respect to his share of the land vide village Form-6 with mutation Entry No. 2408 dated 13/1/2006 and the same was certified by concerned authority/officer on 22/3/2006. Furthermore, the said Baldevji Bachuji did not have any other heir(s) other than the heirs as said above.
15. That Thereafter, the paiki land area admeasuring 3027 sq. mts. out of total land area of 17200 sq. mts. of the land bearing Block/Survey No. 51 was sold and conveyed by all (1) Babuji Bachuji Thakor (2) Gajiben W/o. Bachuji Somaji (3) Hansaben Bachuji (4) Kantaben Bachuji (5) Keshiben Bachuji (6) Jashiben Bachuji (7) Rameshji Bachuji (8) Champaben W/o. Baldevji Bachuji to Odhavjibhai Ramjibhai Savani on Date 12/12/2005 by way of Sale Deed which was registered in Office of Sub Registrar - Gandhinagar under serial No. 9024 on the same day. And an entry to that effect was mutated in the revenue record vide village form-6 with mutation entry no. 2409 dated 13/1/2006 and the same was certified by the concerned officer on 12/4/2006.



16. That Thereafter, Prant Officer - Gandhinagar vide order no. RTS/Appeal/SR no. 307/06 dated 12/06/2006 ordered a temporary injunction to stay approval/certification of mutation entry no. 1827 of village form-6 and temporary status quo of revenue records till the first hearing of the matter. The entry to that effect was made in the revenue record vide village form-6 entry No. 2611 on 10/1/2007 which was certified by the concerned authority on 23/4/2007.

17. That Thereafter, the Civil Judge (JD) of the Court -Gandhinagar in Regular Civil Suit No. 44/06, partially approved Aank-5 application of Plaintiff Bhajiji Mangaji Thakor with no any decision whether the possession of the property belongs to the plaintiff or to the Defendant and ordered status quo with respect to land in question for any type of sale, Gift, mortgage or transfer till the final disposal of the Case. The entry to that effect was made in the revenue record vide village form-6 entry No. 2629 on 22/1/2007 which was certified by the concerned authority on 23/4/2007.



Further that Revenue Entry No.2629 regarding which we have examined and obtained certificate copies of the Civil Suit and Found and examined the details that the Additional Senior Civil Judge ordered below on Exhibit -1 of Regular Civil Suit No.44 /2006 that the withdrawal / compromise pursis by filled by the plaintiff based on that pursis this Regular Civil Suit No.44/2006 withdraw on dated 12/08/2007.

18. That Thereafter, Prant Officer - Gandhinagar vide order no. PO/LAND/Vashi.6808/07 in RTS/Appeal/SR/307/06 dated 12/06/2006 made a correction that the temporary injunction to

stay approval/certification of mutation entry no. 1827 of village form-6 and temporary status quo of revenue records as mentioned in earlier order was not related to the land of bearing Block/Survey No. 51. The entry to that effect was made in the revenue record vide village form-6 entry No. 2646 on 2/4/2007 which was certified by the concerned authority on 24/5/2007.

19. That Thereafter, on the application made by Odhavjibhai Ramjibhai Savani and after depositing a premium amount of Rs. 8,60,000/- by him as per challan with the government and after verification of it by the Treasury Officer - Gandhinagar on 17/11/2008 and completing required procedures under the prevailing laws, the District Collector - Gandhinagar passed an order to convert said land from new tenure (restricted type) to old Tenure for the sale for Agriculture purpose vide order No. CB/Ganot/Vashi 7729 to 7734 dated 29/11/2008. The mutation entry to that effect was made in the revenue record vide village form-6 entry No. 2942 dated 5/12/2008 and the same was certified by the concerned authority on 24/4/2009.

20. Further thereafter the names of Odhavjibhai Ramjibhai Savani's direct legal heirs (1) Vimlaben wife of Odhavjibhai Ramjibhai Savani (2) Upendrabhai Odhavjibhai Savani (3) Yogitaben Odhavjibhai Savani (4) Bhavesh Odhavjibhai Savani (5) Dharmesh Odhavjibhai Savani entered as Entitlement in Survivability in the revenue records of land and that effect was made in the revenue record vide village form-6 entry No. 3093 dated 2/6/2009 entered by the concerned officer certified dated 15/10/2009.



21. Thereafter the Collector - Gandhinagar passed an order No. CB/Ganot/SR70/08/Vashi/5687 to 5692/2009 dated 18/11/2009 for conversion of said land of Block/Survey No. 51 into old tenure Non-Agriculture Residential Purpose And its effect was made in revenue record vide entry No. 3184 dated 25/11/2009 and the same was approved/certified by the concerned officer on 20/03/2010.
22. Moreover then, the said order No. CB/Ganot/SR70/08/Vashi/5687 to 5692/2009 of collector, Gandhinagar dated 18/11/2009 for conversion of said land of Block/Survey No. 51 into old tenure Non-Agriculture Residential Purpose was entered upon in the revenue record of the said land vide entry No. 3232 dated 25/1/2010 and the same was approved by the concerned officer on 19/03/2010.
23. Thereafter the said land was given permission of Non-Agriculture for Residential Purpose (NA use permission) vide order No. CB/Land /B.khe/S.R.81/Vashi 2220 to 2235/2010 dated 18/02/2010 by the Collector- Gandhinagar. The effect of it with village form-6 vide entry No. 3354 dated 12/4/2010 was entered in revenue record and the same was certified by the concerned officer on 23/7/2010.
24. Thereafter, after depositing the premium amount of Rs. 2,08,000/- to the Government, the Collector - Gandhinagar passed an order No. 1136/09/03/071/2023 converting 360 sq. mts. area of the said land into old tenure Non Agriculture Commercial Purpose and the mutation entry to that effect was made in the revenue record



vide village form-6 entry No. 6289 dated 29/03/2023 and the same was certified by the concerned authority on 11/04/2023.

25. Thereafter the said 360 sq. mts. area of the said land was given permission of Non-Agriculture for Commercial Purpose (NA use permission) vide order No. 1156/06/03/071/2023 dated 29/03/2023 by the Collector- Gandhinagar. The effect of it with village form-6 vide entry No. 6290 dated 29/03/2023 was entered in revenue record and the same was certified by the concerned officer on 11/04/2023. And that after total 17200 sq. mts. area of the Block/Survey No. 51 was split into two Village form no. 7 as (1) Block/Survey No. 51/paiki-1 having land area of said 360 sq. mts., account No. 35, Akar Rs. 234.00 paise and (2) Block/Survey No. 51 having remaining land area of 16840 sq. mts., account No. 35, Akar Rs. 13.00 paise. Hence now, both together make the total area of 17200 sq. mts.

26. That Meanwhile, As per the proposal of Town Planning Scheme no. 241 (Nana Chiloda), Two Final Plots No. 50/1 admeasuring about 7024 sq.mts. and 50/2 admeasuring about 3296 sq.mts. have been allotted in lieu of 17200 sq.mts. land area of Block/Survey No. 51 (At present, total 17200 sq. mts. area of the Block/Survey No. 51 has been splitted into two Village form no. 7 as (1) Block/Survey No. 51/paiki-1 having land area of 360 sq. mts. and (2) Block/Survey No. 51 having remaining land area of 16840 sq. mts. Hence, both together make the total area of 17200 sq. mts.) of Moje village Nana Chiloda. Further, Ahmedabad Municipal Corporation (AMC) has approved the plan of subdivision of Final Plots No. 50/1 admeasuring about 7024 sq.mts. into two plots; namely Sub Plots No. 1 admeasuring about 3867 and 2



admeasuring about 3157 sq.mts. Vide Development Permission/Rajachitthi No. 001LD22230520 dated: 11/02/2023.

27. That Meanwhile, Ahmedabad Municipal Corporation (AMC) has granted the Development Permission and approved plans on (1) Date: 23/03/2023 vide Raja Chitthi No. 07639/040323/A7051/R0/M1 in Case No. BLNTS/NZ/040323/CGDCRV/ A7051/R0/M1 and Raja Chitthi No. 07640/040323/A7052/R0/M1 in Case No. BLNTS/NZ/040323/CGDCRV/A7052/R0/M1 for construction on the Land of said Sub Plot No. 2 having area about 3157 Sq. mts. of the Final Plot no. 50/1 and (2) Date: 13/04/2023 vide Raja Chitthi No.08012/270323/A7225/R0/M1 in Case No. BLNTS/NZ/270323/ CGDCRV/A7225/R0/M1 and Raja Chitthi No. 08013/270323/A7226 /R0/M1 in Case No. BLNTS/NZ/270323/CGDCRV/A7226/R0/M1 for construction on the Land of said Sub Plot No. 1 having area about 3867 Sq. mts. of the Final Plot no. 50/1.
28. That Meanwhile, Ahmedabad Municipal Corporation (AMC) has also granted the Development Permission and approved plans on Date: 03/04/2023 vide Raja Chitthi No. 07786/160323/A7129/R0/M1 in Case No. BHNTS/NZ/160323/CGDCRV/A7129/R0/M1 and Raja Chitthi No. 07787/160323/A7130/R0/M1 in Case No. BHNTS/NZ/160323/CGDCRV /A7130/R0/M1 for construction on the Land of said Final Plot No. 50/2 having area about 3296 Sq. mts.
29. That Meanwhile, the land of said Sub Plot No. 1 having area about 3867 Sq. mts. and the Land of said Sub Plot No. 2 having area about 3157 Sq. mts. of the Final Plot no. 50/1 total admeasuring



7024 Sq. mts. was sold and conveyed by (1) Odhavjibhai Ramjibhai Savani (2) Vimlaben Odhavjibhai Savani (3) Upendrabhai Odhavjibhai Savani (4) Yogitaben Odhavjibhai Savani (5) Bhavesh Odhavjibhai Savani and (6) Dharmesh Odhavjibhai Savani to Omnium Developers -a Partnership Firm, by way of Sale Deed which have been registered in Office of Sub Registrar - Gandhinagar under serial No. 31653 and 11184 respectively. And the entries to that effect were mutated in the revenue record vide village form-6 with mutation entry no. 6322 dated 03/07/2023 and entry no. 6323 dated 03/07/2023 respectively. The same were certified by the concerned officer on date 19/08/2023 and 19/08/2023 respectively.



PUBLIC NOTICE & OBJECTION:

That in response to our public notice published in daily News paper "DIVYA BHASKAR" dated in the name of (1) Omnium Developers -a partnership Firm; (2) Odhavjibhai Ramjibhai Savani (3) Vimlaben Odhavjibhai Savani (4) Upendrabhai Odhavjibhai Savani (5) Yogitaben Odhavjibhai Savani (6) Bhavesh Odhavjibhai Savani (7) Dharmesh Odhavjibhai Savani, we have not received any objection.

Final:

In the view of what is stated above, we are of the opinion that the titles of above referred Registration District Gandhinagar, Sub District Gandhinagar, Taluka Gandhinagar Mouje Village Chiloda (Naroda), Block/Revenue Survey No. 51 admeasuring 17200 Sq. mts., (At present, total 17200 sq. mts. area of the Block/Survey No. 51 has been split into two Village form no. 7 as (1) Block/Survey No. 51/paiki-1 having land area of 360 sq. mts., account No. 35, Akar Rs. 234.00 paise and (2)

Block/Survey No. 51 having remaining land area of 16840 sq. mts., account No. 35, Akar Ra. 13.00 paise. Hence, both together make the total area of 17200 sq. mts.) and in lieu of that land of 17200 Sq. mts. of Block/Revenue Survey No. 51, two Final Plot No. 50/1 admeasuring 7024 Sq. mts. (further after the Final Plot No.50/1 has been subdivided into two subplots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.) and Final Plot No. 50/2 admeasuring 3296 Sq. mts. totally admeasuring about 10320 Sq. mts. have been allotted in Draft town Planning Scheme No. 241 (Nana Chiloda) lying and being at Mouje Chiloda (Naroda) Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar, of which the Final Plot No. 50/1 admeasuring 7024 Sq. mts. (Final Plot No.50/1 has been subdivided into two subplots; Sub Plot No. 1 admeasuring 3867 Sq. mts. and Sub Plot No. 2 admeasuring 3157 Sq. mts. totally admeasuring about 7024 Sq. mts.) belonging to **Omnium Developers** and Final Plot No. 50/2 admeasuring 3296 Sq. mts. belonging to [1]**Odhavjibhai Ramjibhai Savani** [2] **Vimlaben Odhavjibhai Savani** [3] **Upendrabhai Odhavjibhai Savani** [5] **Yogitaben Odhavjibhai Savani** [6] **Bhavesh Odhavjibhai Savani** [7] **Dharmesh Odhavjibhai Savani** are clear and marketable and free from any reasonable doubts and without any encumbrance.

Subject to:

- [1] Usual Declaration cum indemnity bond being made at the time of Sale/Mortgage of said land.
- [2] Fulfillment of conditions laid down in N.A.
- [3] Provisions of the Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being



sanctioned by AMC and provisions of Town Planning Scheme
No.241 (Chiloda) Gandhinagar.

Place: Ahmedabad

Date: 25/08/2023



M.V. Raval
ATTORNEY AT LAW

Note of caution and disclaimer:

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the manual registration record of the year 1980 to 1991 of the 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 in our error.
- [3] Please ascertain that the Government authorities have not put any restrictions in making construction on said land because of any historical monument/religious /place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said land and there are no pending litigations or injunction /status quo granted therein respect of the said land.

