



Date : 20-11-24

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agriculture land bearing Block/Survey No.333/B, Khata No.1116 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/2 admeasuring 1922 Sq.Mtrs. of Village Ambli, Taluka Ghatlodia, District Ahmedabad

Owner: M/s. Sahastra Group, a partnership firm through its vahivatkarta partner Girishbhai Nagjibhai Savaliya

In pursuance to the request of Girishbhai Nagjibhai Savaliya, one of the partners of M/s. Sahastra Group and the owner of the land of Block/Survey No.333/B, Khata No.1116 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/2 admeasuring 1922 Sq.Mtrs. of Village Ambli, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of Block/Survey No.333/B, Khata No.1116 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/2 admeasuring 1922 Sq.Mtrs. is an non-agriculture land.

(2) Name of Jethabhai Shridharbhai was shown as ganotiya of the land of Old Revenue Survey Nos.182/1 admeasuring Acre 1-1 Guntha and Survey No.182/2 admeasuring Acre 1-14 Guntha as can be seen from Mutation Entry No.676 dtd.16-3-48.



(2)

(3) Jethabhai Shridharbhai died on dtd.8-6-53 and therefore by Mutation Entry No.791 dtd.11-10-53, names of Trikambhai Jethabhai Patel, Amratbhai Jethabhai Patel and Ganpatbhai Jethabhai Patel were entered in revenue record as successors of said deceased.

(4) Land of Revenue Survey No.182/2 has been sold by Bai Santok Motiram and others by oral agreement to Trikambhai Jethabhai Patel, Amratbhai Jethabhai Patel and Ganpatbhai Jethabhai Patel and Mutation Entry No.1074 dtd.5-5-58 was made in revenue record on the basis of said oral agreement.

(5) Consolidation scheme was declared in Village Ambli and general Mutation Entry No.1321 dtd.20-9-68 was made in the revenue record to that effect. As per said consolidation, land of Survey Nos.182/1 and 182/2 has been given Block No.333.

(6) Amratbhai Jethabhai died and therefore by Mutation Entry No.1466 dtd.10-6-79, names of Dahiben Amratbhai, Kanaiyalal Amratbhai, Ranjanben Amratbhai, Suryaben Amratbhai and Niruben Amratbhai were entered in revenue record as successors of said deceased.

(7) Trikamlal Jethabhai died on dtd.11-9-86 and therefore by Mutation Entry No.1659 dtd.20-11-86, names of Rohitbhai Trikamlal, Rameshbhai Trikamlal, Bharatbhai Trikamlal, Subhadraben Trikamlal and Jiviben widow of Trikamlal Jethalal were entered in revenue record as successors of said deceased.



(3)

(8) Names of Madhuben Ganpatbhai, Piyushbhai Ganpatbhai and Rajneshbhai Ganpatbhai were entered in revenue record as co-owners in the share of Ganpatbhai Jethabhai by Mutation Entry No.2239 dtd.9-2-96.

(9) Suryaben alias Sudhaben Amratbhai sold and transferred the said land of Block No.333 paiki 604.73 Sq.Mtrs. to Jigneshbhai Nagjibhai Hirpara on dtd.31-7-08 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.10105. Name of said purchaser Jigneshbhai Nagjibhai Hirpara was entered in revenue record by Mutation Entry No.4015 dtd.22-12-08 and said entry was certified by revenue authority on dtd.1-9-09.

(10) Mutation Entry No.4604 dtd.3-5-12 is the general entry related to re-constitution of taluka.

(11) Jiviben widow of Trikamlal Jethalal died on dtd.1-12-12 and her legal heirs are already on record, her name was deleted from revenue record by Mutation Entry No.4950 dtd.12-2-14.

(12) Bharatbhai Trikambhai died on dtd.12-9-12 and therefore his name was deleted from revenue record by Mutation Entry No.4957 dtd.15-2-14.

(13) Names of Chandrikaben Kanaiyalal, Bhumikaben Kanaiyalal, Ashaben Kanaiyalal and Kumash Kanaiyalal were entered in revenue record as co-owners in the share of Kanaiyalal Amrutlal by Mutation Entry No.5139 dtd.8-12-14, but said entry was not certified.



(4)

(14) Ganpatbhai Jethabhai died on dtd.3-3-19 and therefore by Mutation Entry No.6069 dtd.27-3-19, names of Madhuben Ganpatbhai Patel, Chandrikaben alias Yogitaben Ganpatbhai Patel, Piyushbhai Ganpatbhai Patel and Rajneshbhai Ganpatbhai Patel were entered in revenue record as successors of said deceased.

(15) Office of DILR carried out the durasti of the said land of Block No.333 and Mutation Entry No.6253 dtd.4-1-20 was made in revenue record on the basis of said durasti. Thereby land of Block No.333 was sub-divided into three parts, Block No.333/A admeasuring 3204 Sq.Mtrs. was shown in the name of Dahiben widow of Amrutbhai Jethabhai, Kanailal Amrutlal, Ranjanben Amrutbhai, Niruben Amrutbhai and Jigneshbhai Nagjibhai Hirpara, while land of Block No.333/B admeasuring 3204 Sq.Mtrs. was shown in the name of Madhuben Ganpatbhai, Piyushbhai Ganpatbhai, Rajneshbhai Ganpatbhai and Chandrikaben alias Yogitaben Ganpatbhai, while land of Block No.333/K admeasuring 3203 Sq.Mtrs. was shown in the name of Rameshbhai Trikamlal and Subhadraben Trikamlal. Village Form No.7 & 12 are prepared separately as per the above durasti.

(16) Madhuben Ganpatbhai and Chandrikaben alias Yogitaben Ganpatbhai released their rights from the said land of Block No.333/B in favour of Piyushbhai Ganpatbhai and Rajneshbhai Ganpatbhai by registered release deed on dtd.25-8-20 and same was registered with Sub-Registrar, Ahmedabad at Sr. No.981 and



(5)

Mutation Entry No.6353 dtd.24-9-20 was made in revenue record on the basis of said release deed.

(17) Collector, Ahmedabad granted N.A. permission to the land of Block No.333/B, T.P. Scheme No.52, Final Plot No.63/2 admeasuring 1922 Sq.Mtrs. as per his order No.1402/07/17/056/2023 on dtd.20-2-23 and Mutation Entry No.6933 dtd.20-2-23 was made in revenue record on the basis of said N.A. order.

(18) Piyushbhai Ganpatbhai and Rajneshbhai Ganpatbhai sold and transferred the said land of Block No.333/B, T.P.S. No.52, F.P. No.63/2 admeasuring 1922 Sq.Mtrs. to M/s. Sahastra Group, a partnership firm through its vahivatkarta partner Girishbhai Nagjibhai Savaliya on dtd.4-11-23 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.18515. Name of said purchaser M/s. Sahastra Group, a partnership firm through its vahivatkarta partner Girishbhai Nagjibhai Savaliya was entered in revenue record by Mutation Entry No.7180 dtd.10-11-23. Said entry was certified by revenue authority on dtd.7-2-24.

(19) Dispute of legal heirs of Naniben Motiram is baseless and suit filed by them is meritless. They have not filed any objections to us. Hence, said dispute/suit is no defect to the titles of the said land.

(20) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.4-5-24 and I have not received any objection and/or claim in response thereto.



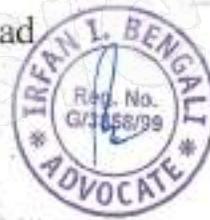
(6)

(21) Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.23-5-24 and for a perid of last one year on dtd.20-11-24. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(22) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad

Date : 20-11-24



Irfan L. Bengali  
B.Sc., LL.B., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the property being non-agriculture land bearing Block/Survey No.333/B, Khata No.1116 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/2 admeasuring 1922 Sq.Mtrs. of Village Ambli, Taluka Ghatlodia, District Ahmedabad.

Place: Ahmedabad

Date : 20-11-24



Irfan L. Bengali  
B.Sc., LL.B., Advocate



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Date : 20-11-24

### TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agriculture land bearing Block/Survey No.333/A, Khata No.1115 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/1 admeasuring 1922 Sq.Mtrs. of Village Ambli, Taluka Ghatlodia, District Ahmedabad

Owner: M/s. Sahastra Group, a partnership firm through its vahivatकर्ता partner Girishbhai Nagjibhai Savaliya

In pursuance to the request of Girishbhai Nagjibhai Savaliya, one of the partners of M/s. Sahastra Group and the owner of the land of Block/Survey No.333/A, Khata No.1115 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/1 admeasuring 1922 Sq.Mtrs. of Village Ambli, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of Block/Survey No.333/A, Khata No.1115 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/1 admeasuring 1922 Sq.Mtrs. is an non-agriculture land.

(2) Name of Jethabhai Shridharbhai was shown as ganotiya of the land of Old Revenue Survey Nos.182/1 admeasuring Acre 1-1 Guntha and Survey No.182/2 admeasuring Acre 1-14 Guntha as can be seen from Mutation Entry No.676 dtd.16-3-48.



(2)

(3) Jethabhai Shridharbhai died on dtd.8-6-53 and therefore by Mutation Entry No.791 dtd.11-10-53, names of Trikambhai Jethabhai Patel, Amratbhai Jethabhai Patel and Ganpatbhai Jethabhai Patel were entered in revenue record as successors of said deceased.

(4) Land of Revenue Survey No.182/2 has been sold by Bai Santok Motiram and others by oral agreement to Trikambhai Jethabhai Patel, Amratbhai Jethabhai Patel and Ganpatbhai Jethabhai Patel and Mutation Entry No.1074 dtd.5-5-58 was made in revenue record on the basis of said oral agreement.

(5) Consolidation scheme was declared in Village Ambli and general Mutation Entry No.1321 dtd.20-9-68 was made in the revenue record to that effect. As per said consolidation, land of Survey Nos.182/1 and 182/2 has been given Block No.333.

(6) Amratbhai Jethabhai died and therefore by Mutation Entry No.1466 dtd.10-6-79, names of Dahiben Amratbhai, Kanaiyalal Amratbhai, Ranjanben Amratbhai, Suryaben Amratbhai and Niruben Amratbhai were entered in revenue record as successors of said deceased.

(7) Trikamlal Jethabhai died on dtd.11-9-86 and therefore by Mutation Entry No.1659 dtd.20-11-86, names of Rohitbhai Trikamlal, Rameshbhai Trikamlal, Bharatbhai Trikamlal, Subhadraben Trikamlal and Jiviben widow of Trikamlal Jethalal were entered in revenue record as successors of said deceased.



(3)

(8) Names of Madhuben Ganpatbhai, Piyushbhai Ganpatbhai and Rajneshbhai Ganpatbhai were entered in revenue record as co-owners in the share of Ganpatbhai Jethabhai by Mutation Entry No.2239 dtd.9-2-96.

(9) Suryaben alias Sudhaben Amratbhai sold and transferred the said land of Block No.333 paiki 604.73 Sq.Mtrs. to Jigneshbhai Nagjibhai Hirpara on dtd.31-7-08 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.10105. Name of said purchaser Jigneshbhai Nagjibhai Hirpara was entered in revenue record by Mutation Entry No.4015 dtd.22-12-08 and said entry was certified by revenue authority on dtd.1-9-09.

(10) Mutation Entry No.4604 dtd.3-5-12 is the general entry related to re-constitution of taluka.

(11) Jiviben widow of Trikamlal Jethalal died on dtd.1-12-12 and her legal heirs are already on record, her name was deleted from revenue record by Mutation Entry No.4950 dtd.12-2-14.

(12) Bharatbhai Trikambhai died on dtd.12-9-12 and therefore his name was deleted from revenue record by Mutation Entry No.4957 dtd.15-2-14.

(13) Names of Chandrikaben Kanaiyalal, Bhumikaben Kanaiyalal, Ashaben Kanaiyalal and Kumash Kanaiyalal were entered in revenue record as co-owners in the share of Kanaiyalal Amrutlal by Mutation Entry No.5139 dtd.8-12-14, but same entry was not certified.



(4)

(14) Ganpatbhai Jethabhai died on dtd.3-3-19 and therefore by Mutation Entry No.6069 dtd.27-3-19, names of Madhuben Ganpatbhai Patel, Chandrikaben alias Yogitaben Ganpatbhai Patel, Piyushbhai Ganpatbhai Patel and Rajneshbhai Ganpatbhai Patel were entered in revenue record as successors of said deceased.

(15) Office of DILR carried out the durasti of the said land of Block No.333 and Mutation Entry No.6253 dtd.4-1-20 was made in revenue record on the basis of said durasti. Thereby land of Block No.333 was sub-divided into three parts, Block No.333/A admeasuring 3204 Sq.Mtrs. was shown in the name of Dahiben widow of Amrutbhai Jethabhai, Kanailal Amrutlal, Ranjanben Amrutbhai, Niruben Amrutbhai and Jigneshbhai Nagjibhai Hirpara, while land of Block No.333/B admeasuring 3204 Sq.Mtrs. was shown in the name of Madhuben Ganpatbhai, Piyushbhai Ganpatbhai, Rajneshbhai Ganpatbhai and Chandrikaben alias Yogitaben Ganpatbhai, while land of Block No.333/K admeasuring 3203 Sq.Mtrs. was shown in the name of Rameshbhai Trikamlal and Subhadraben Trikamlal. Village Form No.7 & 12 are prepared separately as per the above durasti.



(16) Niruben Amrutbhai died on dtd.9-5-22 and therefore by Mutation Entry No.7011 dtd.21-4-23, name of Jayeshbhai Gopalbhai Patel was entered in revenue record as successor of said deceased.

(5)

(17) Jayeshbhai Gopalbhai released his rights from the said land of Block No.333/A in favour of Kanaiyalal alias Kanubhai Amrutbhai Patel by registered release deed on dtd.8-5-23 and same was registered with Sub-Registrar, Ahmedabad at Sr. No.1644 and Mutation Entry No.7058 dtd.22-5-23 was made in revenue record on the basis of said release deed.

(18) Dahiben widow of Amrutbhai Jethabhai and Ranjanben D/o Amrutbhai Patel and wife of Narsinhbhai Patel released their rights from the said land of Block No.333/A in favour of Kanaiyalal alias Kanubhai Amrutbhai Patel by registered release deed on dtd.8-5-23 and same was registered with Sub-Registrar, Ahmedabad at Sr. No.1643 and Mutation Entry No.7059 dtd.22-5-23 was made in revenue record on the basis of said release deed.

(19) Collector, Ahmedabad granted N.A. permission to the land of Block No.333/A, T.P.S. No.52, F.P.No.63/1 admeasuring 1922 Sq.Mtrs. as per his order No.9644/07/17/056/2023 on dtd.6-9-23 and Mutation Entry No.7139 dtd.6-9-23 was made in revenue record on the basis of said N.A. order.

(20) Kanaiyalal alias Kanubhai Amrutbhai Patel and Jignesh Nagjibhai Hirpara sold and transferred the said land of Block No.333/A, T.P.S. No.52, F.P. No.63/1 admeasuring 1922 Sq.Mtrs. to M/s. Sahastra Group, a partnership firm through its vahivatkarta partner Girishbhai Nagjibhai Savaliya on dtd.8-11-23 by



(6)

registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.18888. Name of said purchaser M/s. Sahastra Group, a partnership firm through its vahivatkarta partner Girishbhai Nagjibhai Savaliya was entered in revenue record by Mutation Entry No.7181 dtd.10-11-23. Said entry was certified by revenue authority on dtd.7-2-24.

(21) Dispute of legal heirs of Naniben Motiram is baseless and suit filed by them is meritless. They have not filed any objections to us. Hence, said dispute/suit is no defect to the titles of the said land.

(22) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.4-5-24 and I have not received any objection and/or claim in response thereto.

(23) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.23-5-24 and for a period of last one year on dtd.20-11-24. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(24) Looking to the transactions which took place, search of available sub-registry record as well as



(7)

available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad

Date : 20-11-24



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DESCRIPTION OF THE PROPERTY

All that piece and parcel of the property being non-agriculture land bearing Block/Survey No.333/A, Khata No.1115 admeasuring 3204 Sq.Mtrs., T.P. Scheme No.52, Final Plot No.63/1 admeasuring 1922 Sq.Mtrs. of Village Ambli, Taluka Ghatlodia, District Ahmedabad.

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