

Ref. No. :

Date : 13 / 03 / 2025

To,  
**Om Realty**, a Partnership Firm,  
Ahmedabad.



**TITLE REPORT**



Re:- Property being Non Agricultural land bearing Final Plot No. 236 [as per the Opinion of Town Planning Officer, Nagar Niyojak-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad dtd.21.08.2024] admeasuring about : 1984 Sq. Mtrs. [to the benefit of land bearing Amalgamated Survey No. 1365/01 admeasuring about : 3307 Sq. Mtrs.] of Town Planning Scheme No. 55 (Ognaj), situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Units named as “**THE SIGNATURE**” in/upon the aforesaid land belonging to **Om Realty**, a Partnership Firm being the absolute Owner-Occupier.

(Hereinafter referred to as the said “Property”)

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents, papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **Om Realty**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

The Land bearing Survey No. 1365 was held by Dahyabhai Girdharbhai being the Karta of his Hindu undivided family being owner-occupier as per Revenue Records.

The name of Dahyabhai Girdharbhai was entered in the revenue record being the owner-occupier of the said land.

(Reference : Revenue Entry No. 142, dated 28.10.1956).

Thereafter the family partition took place between the Land Owner and his family members, accordingly the said land vested in Dahyabhai Girdharbhai being the owner-occupier.

(Reference : Revenue Entry No. 421, dated 24.01.1958).

Thereafter the land owner availed loan from the Gujarat State Co-operative Land Mortgage Bank



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Ltd., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No. 1188, dated 04.09.1965).

Thereafter the land owner availed loan from the Gujarat State Co-operative Land Mortgage Bank Ltd., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No. 1189, dated 04.09.1965 the said entry was approved only for the said Survey Number).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.

(Reference : Revenue Entry No. 1251, dated 24.11.1966).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Vikas Bank released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 2763, dated 04.09.1987).

Thereafter the land owner availed loan from the Ognaj Seva Sahkari Mandali Ltd., accordingly the Mandali created charge / lien on the said property.

(Reference : Revenue Entry No. 2800, dated 12.01.1988).

Thereafter the land owner Dahyabhai Girdharbhai died on dtd.29.04.1988 leaving behind him, his heirs namely : Ichhaben Wd/o. Dahyabhai Girdharbhai, Dashrathbhai Dahyanbhai, Manjulaben Dahyabhai, Kanchanben Dahyabhai, Indravadan Dahyabhai and Renukaben Dahyabhai.

(Reference : Revenue Entry No. 2836, dated 12.07.1988).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Gujarat State Co-operative Land Mortgage Bank Ltd. released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 3646, dated 02.12.1993).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Ognaj Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 3787, dated 06.05.1994).





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Thereafter out of aforesaid land owners Manjulaben Dahyabhai, Kanchanben Dahyabhai and Renukaben Dahyabhai waived their rights in favour of Indravadan Dahyabhai, Dashrathbhai Dahyabhai and Inchhaben Wd/o. Dahyabhai Girdharbhai, accordingly their names were deleted from the revenue record.

(Reference : Revenue Entry No. 3878, dated 08.08.1994).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Ognaj Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 4013, dated 23.12.1994).

Thereafter the land owner Dashrathbhai Dahyabhai died on dtd.06.04.2002 leaving behind him, his heirs namely : Ranjanben Wd/o. Dashrathbhai Dahyabhai, Kamleshbhai Dashrathbhai, Maheshbhai Dashrathbhai, Chetanbhai Dashrathbhai and Sanjaybhai Dashrathbhai.

(Reference : Revenue Entry No. 5635, dated 27.02.2003).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Ognaj Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide Order No. PFR/102011/275/L/1, dated 17.03.2012. (Ref.: Revenue Entry No.10083, dated 03.05.2012).

Thereafter the land owner Ichhaben Wd/o. Dahyabhai Girdharbhai died on dtd.28.06.2010, accordingly her name was deleted from the revenue record.

(Reference : Revenue Entry No. 13775, dated 01.02.2020 but the said entry was rejected due to technical reason).

As the land owner Ichhaben Wd/o. Dahyabhai Girdharbhai died on dtd.28.06.2010 her share in the said property vested in her heirs namely : Manjulaben Dahyabhai, Kanchanben Dahyabhai, Indravadan Dahyabhai and Renukaben Dahyabhai as well Ranjanben Wd/o. Dashrathbhai Dahyabhai died on dtd.02.03.2022 leaving behind heirs namely : Kamleshbhai Dashrathbhai, Maheshbhai Dashrathbhai, Chetanbhai Dashrathbhai, Sanjaybhai Dashrathbhai.

(Reference : Revenue Entry No. 15193, dated 18.05.2022).



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Thereafter the said Indravadan Dahyabhai Patel, Kamleshbhai Dashrathbhai Patel, Sanjaybhai Dashrathbhai Patel, Maheshbhai Dashrathbhai Patel, Chetanbhai Dashrathbhai Patel, Manjulaben D/o. Dahyabhai Patel W/o. Bhailalbhai Patel, Kanchanben D/o. Dahyabhai W/o. Rameshbhai and Renukaben D/o. Dahyabhai Patel W/o. Rameshbhai Patel sold and conveyed the said land bearing Final Plot No. 236 Paiki admeasuring : 1856 Sq. Mtrs. to Sanjaykumar Manilal, Vishnubhai Naranbhai, Jayantibhai Naranbhai and Rameshbhai Naranbhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 13 (City-Kheti) vide Sr. No. 2943 dtd.15.10.2022.

(Reference : Revenue Entry No. 15522, dated 15.10.2022).

Thereafter out of aforesaid land owners Manjulaben D/o. Dahyabhai Patel W/o. Bhailal Patel, Kanchanben D/o. Dahyabhai Patel W/o. Rameshbhai and Renukaben D/o. Dahyabhai W/o. Bharatkumar Patel waived their undivided share of the said land in favour of Indravadan Dahyabhai Patel with confirmation of Kamleshbhai Dashrathbhai Patel, Sanjaybhai Dashrathbhai Patel, Maheshbhai Dashrathbhai Patel and Chetanbhai Dashrathbhai Patel by way of executing Release Deed registered in the office of Sub Registrar Ahmedabad – 13 (City-Kheti), vide Sr. No. 2947, dtd.15.10.2022.

(Reference : Revenue Entry No. 15706, dated 27.01.2023).

Thereafter Takrari Case No. 44/2023 filed before Hon'ble City Deputy Collector (West), Ahmedabad, against the approval of Revenue Entry No.15706/2023 but Takrai Case was rejected and Revenue Entry No. 15706/2023 was held approved.

Remark :- The aforesaid Takrari Case was initiated due to objection raised by Manjuben, Kanchanben and Renukaben with dispute related to non-receipt of consideration in lieu of Release Deed but as the Release Deed was without consideration Mamlatdar rejected the objection after hearing both parties. Thereafter till now the said Manjulaben, Kanchanben, Renukaben and / or any one on their behalf have not raised any dispute in the same concern as well they have filed any litigation in the same concern as per the information provided by the property holder till date.

Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, vide K.J.P./S.R.460/2023 dtd.28.02.2023. And in pursuance of the said Durasti the

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said land bearing Survey No. 1365 was divided into two parts i.e. (1) Survey No. 1365/01 admeasuring about : 3094 Sq. Mtrs. and (2) Survey No. 1365/02 admeasuring about : 4595 Sq. Mtrs.

(Reference : Revenue Entry No. 15817, dated 04.03.2023).

Thereafter the names of Manjulaben D/o. Dahyabhai Patel W/o. Bhailalbhair Patel, Kanchanben D/o. Dahyabhai Patel W/o. Rameshbhai and Renukaben D/o. Dahyabhai Patel W/o. Bharatkumar Patel were continue in the revenue record by mistake after release their rights pursuant to Release Deed, accordingly their names were deleted from the revenue record by an order of concerned authority dtd.06.07.2023.

(Reference : Revenue Entry No. 16275, dated 06.07.2023).

The land bearing Survey No. 1365 Part admeasuring about : 3094 Sq. Mtrs. was earlier, included in Town Planning Scheme No. 55 and allotted Final Plot No. 236 admeasuring about 1856 Sq. Mtrs. and Ahmedabad Municipal Corporation issued Form "F" in the same concern.

And the then land owners namely Indravadan Dahyabhai Patel, Kamleshbhai Dshrathbhai Patel, Sanjaybhai Dashrathbhai Patel, Maheshbhai Dashrathbhai Patel, Chetanbhai Dashrathbhai Patel, Manjulaben D/o. Dahyabhai Patel W/o. Bhailalbhair Patel, Kanchanben D/o. Dahyabhai Patel W/o. Rameshbhai Patel and Renukaben D/o. Dahyabhai Patel W/o. Bharatkumar Patel sold and conveyed the said land bearing Final Plot No. 236 admeasuring : 1856 Sq. Mtrs. to Sanjaykumar Manilal, Vishnubhai Naranbhai, Jayantibhai Naranbhai and Rameshbhai Naranbhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 13 (City Kheti) vide Sr. No. 2943, dtd.15.10.2022.

But before execution of the aforesaid Sale Deed, Town Planning Officer, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad issued revised "F" form under abstract "th" by which the, the original Plot Area was revised to 3307 Sq. Mtrs. instead of 3094 Sq. Mtrs. as well Final Plot area of Final Plot No. 236 was also revised to 1984 Sq. Mtrs. instead of 1856 Sq. Mtrs. after T. P. deduction.

Meanwhile after execution of the aforesaid Sale Deed K.J.P. Durasti was also undertaken and as per K.J.P. Durasti, the Portion of the land admeasuring : 3094 Sq. Mtrs. was given New Survey



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No. 1365/01 and rest of the land admeasuring : 4595 Sq. Mtrs. was given New Survey No. 1365/02.

As per the information related from Abstract "th" Sale Deed of difference land of Original Plot and Final Plot became necessary therefore as per the mutual decision of the parties concerned, Indravadan Dahyabhai Patel, Kamleshbhai Dashrathbhai Patel, Sanjaybhai Dashrathbhai Patel, Maheshbhai Dashrathbhai Patel and Chetanbhai Dashrathbhai Patel sold and conveyed rest of the land of Final Plot No. 236 admeasuring : 128 Sq. Mtrs. (Survey Number land admeasuring : 213 Sq. Mtrs.) to Sanjaykumar Manilal, Vishnubhai Naranbhai, Jayantibhai Naranbhai and Rameshbhai Naranbhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 13 (City Kheti) vide Sr. No. 2928, dtd.26.10.2023.  
(Reference : Revenue Entry No. 16528, dated 26.10.2023).

Thereafter the D.I.L.R. conducted HISSA DURASTI in pursuance of the aforesaid order of Concerned Authority, vide K.J.P./S.R.388/2024 dtd.22.01.2024. And in pursuance of the said Durasti the said land bearing Survey No. 1365/02 was divided into two parts i.e. (1) Survey No. 1365/02/01 admeasuring about : 213 Sq. Mtrs. and (2) Survey No. 1365/02/02 admeasuring about : 4382 Sq. Mtrs.  
(Reference : Revenue Entry No. 16652, dated 24.01.2024).

The said Survey No. 1365/01 is New Amalgamated Survey Number as per Amalgamation Order of Mamlatdar, Ghatlodiya, dtd.15.05.2024 bearing No. City/Ghatlodiya/Jamin/ Amalgamation/ Ognaj/1365/S.R.1/2024. By this Order of Amalgamation Survey No. 1365/01 & 1365/02/01 were amalgamated and given New Amalgamated Survey No. 1365/01.

(Reference : Revenue Entry No. 16801, dated 17.05.2024).

(Reference : Revenue Entry No. 16828, dated 06.06.2024).

As per Opinion dtd.21.08.2024 of Town Planning Officer, Town Planner-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad, the land bearing Final Plot No. 236 admeasuring : 1984 Sq. Mtrs. has been allotted in lieu of Survey Number land admeasuring : 3307 Sq. Mtrs.

Thereafter above referred owner-occupiers applied to convert the said land bearing Final Plot No. 236 admeasuring : 1984 Sq. Mtrs. from Agricultural Land into Non Agricultural Land and



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Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land by his / her order No.: 3914/07/17/050/2024, dtd.31.08.2024.

(Reference : Revenue Entry No. 16979, dated 31.08.2024).

Thereafter the said Sanjaykumar Manilal Patel, Vishnubhai Naranbhai Patel, Jayantibhai Naranbhai Patel and Rameshbhai Naranbhai Patel sold and conveyed the said land to **Om Realty**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 8 (Sola) vide Sr. No. 20768, dtd.18.10.2024.

(Reference : Revenue Entry No. 17066, dated 28.10.2024).

And by that said property i.e. Property being Non Agricultural land bearing Final Plot No. 236 [as per the Opinion of Town Planning Officer, Nagar Niyojak-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad dtd.21.08.2024] admeasuring about : 1984 Sq. Mtrs. [to the benefit of land bearing Amalgamated Survey No. 1365/01 admeasuring about : 3307 Sq. Mtrs.] of Town Planning Scheme No. 55 (Ognaj), situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) vested in **Om Realty**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **Om Realty**, a Partnership Firm decided to construct a scheme of Residential Units in the aforesaid land in the name of “**THE SIGNATURE**”. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. **BLNTS/NWZ/030125 /CGDCRV/A8895/R0/M1 dtd.17.02.2025**. Accordingly Commencement Letter (Rajachitthi) vide its No. **06476/030125/A8895/R0/M1 dtd.17.02.2025**, has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

And since then the said Property i.e. Property being Non Agricultural land bearing Final Plot No. 236 [as per the Opinion of Town Planning Officer, Nagar Niyojak-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad dtd.21.08.2024] admeasuring about : 1984 Sq. Mtrs. [to the benefit of land bearing Amalgamated Survey No. 1365/01 admeasuring about : 3307 Sq. Mtrs.] of Town Planning Scheme No. 55 (Ognaj), situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed



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scheme of Residential Units named as **"THE SIGNATURE"** in/upon the aforesaid land belonging to **Om Realty**, a Partnership Firm being the absolute Owner-Occupier.

I have taken search relating to the said property. I have taken search for the period from 1994 to 2024 (2025-running) relating to the said property. I have searched the Concerned Sub-Registrar for the said period.

As a part of investigation of title, I have published a public notice in daily newspaper "Gujarat Samachar" dtd.21.12.2023 in the name of previous land owner regarding the said property, and in pursuance the said public notice, I have not received any objection from anybody for the said property.

As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from charges and dues.

I may state that the title of **Om Realty**, a Partnership Firm with respective to the above mentioned said Property is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BLNTS/NWZ/030125/CGDCRV/A8895/R0/M1, dtd.17.02.2025.**
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 13<sup>TH</sup> DAY OF MARCH, 2025



**Maulik D. Modi**

**Advocate**

(Enrollment No. G / 997 / 2002)

(P.T.O.)

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*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. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. 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 said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

