

Mangold - Block No, 702

Kamlesh C. Shah

B.Sc., LL.B
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Ghuma/702

Date : 27-08-2016

TO

M/s. Safal Gala Realities,
10th Floor, Safal Profitaire,
Corporate Road,
Prahladnagar, Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Ghuma (sim) bearing Final Plot No.160 of Draft Town Planning Scheme No.3 (Ghuma) admeasuring 3946 Sq.Mtrs. allotted in lieu of Block No.702 of Mouje : Ghuma of Taluka : Daskroi, Registration District Ahmedabad Sub-District Ahmedabad-9 (Bopal), belonging to you i.e. to say to M/s. Safal Gala Realities.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years [i.e. (i) searches of available records of Sub-Registrar Ahmedabad-1 (HQ) from year 1985 to 1993 (ii) searches of available records of Sub-Registrar Ahmedabad-3 (Memnagar) from year 1994 to 2011 and (iii) searches of available records of Sub-Registrar Ahmedabad-9 (Bopal) from year 2011 to 2016] in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the offices of the concerned Sub-Registrar Ahmedabad-1 (HQ) are not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the offices of the Sub-Registrar, Ahmedabad-3 (Memnagar) and Ahmedabad-9 (Bopal) are giving only the copies of their computerized records of Index No.2 from the year 1994 to 2016 and I have relied upon such searches taken and copies of records given, therefore complete search / inspection of the records (Index-II) of the



offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

(1) Prior to 1962-63, the land bearing old Survey No.548 of Mouje : Ghuma admeasuring Acre 1=25 Gunthas (6576 Sq.Mtrs.) was belonging to one Vadilal Somnath.

(1.1) Upon death of the said Vadilal Somnath in the year around 1963, this land was devolved in names of his legal heirs namely (1) Shardaben widow of Vadilal and his son (2) Ashokbhai Vadilal and two daughter (3) Urmilaben and (4) Savitaben by a mutation entry No.3620 dated 20-10-1983 which was certified on 03-04-1984. The said Bai Shardaben widow of Vadilal expired on 15-01-1992.

(1.1-1) Land Consolidation scheme was applied to this village in the year 1969 and under this scheme, this land bearing Survey No.548 was given Block No.702 admeasuring 6576 Sq.Mtrs. and the same was shown occupied by the abovenamed legal heirs of Late Vadilal Somnath, as mentioned above as is evidenced by mutation entry No.2901.

(1.2) The said Ashokbhai Vadilal and others had entered into agreement for sale of this land to Ganpatbhai Dahyabhai Patel on 07-10-1989 which agreement was registered at the office of the Sub-Registrar, Ahmedabad under serial No.19208.

(1.2-1) Thereafter, the said agreement holder Ganpatbhai Dahyabhai had filed a suit, being civil suit No.195/92 for specific performance of the Agreement wherein a compromise was arrived at on 22-02-1994, whereby



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the said owners Ashokbhai Vadilal and others agreed to execute sale deed in favour of Ganpatbhai Dahyabhai as per the terms of the agreement.

(1.2-2) Thereafter the said owners (1) Ashokbhai Vadilal (2) Urmilaben Vadilal and (3) Savitaben Vadilal, pursuant to the aforementioned agreement for sale and compromise reached in civil suit No.195/92, sold and transferred this land to Ganpatbhai Dahyabhai Patel by a sale deed dated 24-02-1994 which was registered with Sub-Registrar Ahmedabad under registration No.4374.

(1.2-3) On the basis of the aforesaid sale deed dated 24-02-1994, the name of the Purchaser Ganpatbhai Dahyabhai Patel was mutated as owner / occupier of this land by a mutation entry No.5172.

(1.2-4) Patel Mangaldas Somabhai, Kantibhai Somabhai and others had raised objection against certification of mutation entry No.5172. This matter was enquired by Mamlatdar, Dascroi in Case No.Takarari/95 and had over ruled the objection raised by above persons by his order dated 21-10-1995 and had certified the said entry No.5172.

(a) being aggrieved by the decision of the Mamlatdar, the said Mangaldas Somabhai and others preferred an appeal before the Dy. Collector Viramgam prant and in this appeal No.64/95-96 the Dy. Collector Viramgam Prant by his order dated 07-06-1996 cancelled the order dated 12-10-1995 of the Mamlatdar, Dascroi Taluka and ordered for cancellation of mutation entry No.5172. The effect of this order was recorded by a mutation entry No.5676. This entry remained pending for certification.



(b) being aggrieved by the decision of the Dy. Collector Viramgam prant, the said Ganpatbhai Dahyabhai preferred revision application being No.Rev. Application No.91/96 before the District Collector against the order of the Dy. Collector. The District Collector by his order dated 22-10-1996, allowed the revision application and cancelled the order of the Dy. Collector Viramgam prant and upheld the mutation entry No.5172 recording name of the said Ganpatbhai Dahyabhai as occupier, having purchased this land. This order is recorded in village records by a mutation entry No.5856 which has been certified and earlier entry No.5676 was not certified in view of the order of the District Collector.

(c) (i) Being aggrieved by the decision of the District Collector, the said Mangaldas Somabhai and others preferred revision application being case No.M.V.V./Hakap/Amad/16/97/Dasu before the Additional Secretary (Vivad) Ahmedabad.

(ii) It appears this apart the said Mangaldas Somabhai and others had filed civil suit No.190/04 against the original owners Ashokbhai Vadilal and others and the said Ganpatbhai Dahyabhai, wherein amicable compromise was reached which was presented before the Additional Secretary (Vivad) In view of this compromise the revision application was filed and the matter was closed by the Additional Secretary (Vivad) Ahmedabad.

(1.2-5)After the settlement and compromise the dispute raised by the said Mangaldas Somabhai and others, the said Mangaldas Somabhai, Kantibhai Somabhai and Shivekorben Somabhai had executed declaration signed on 01-08-2002 before Notary Shri R. M. Bhatt wherein they have accepted and upheld the ownership of the said Ashokbhai Vadilal and others and sale of



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this land by them to Shri Ganpatbhai Vadilal and have further admitted that they had no right title or interest in the subject land.

(1.2-6) This apart, the said Ganpatbhai Dahyabhai Patel as party of the first part, Shri Ashokbhai Vadilal and others as above as party of the second part and the said Mangaldas Somabhai, Kantibhai Somabhai and other as party of the of the third part, have entered into Tripartite Agreement of Understanding on 01-08-2002 signed before Public Notary Shri R. M. Bhatt wherein the said Mangaldas Somabhai and others have accepted and admitted exclusive ownership of the subject land of Ashokbhai Vadilal and others and ownership of Ganpatbhai Dahyabhai as Purchaser of this land and settlement of all disputes in regard to the subject land.

(1.2-7) Thus, the disputes raised by the said Mangaldas Somabhai and others claiming right in the subject land were settled at rest.

(2) The said Ganpatbhai Dahayabhai then, sold this land to (1) Rajubhai Harakhchand Gala (2) Sureshbhai ranchhodbhai Thakkar as his self acquired property by a sale deed dated 24-12-2009 which was registered in the office of the Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.12732.

(2.1) On the basis of the sale deed dated 24-12-2009, this land is devolved in the names of the Purchasers - Rajubhai Harakhchand Gala and Sureshbhai Ranchhodbhai Thakkar by a mutation entry No.8410 which was certified on 12-03-2010.

(3) This, land was recorded as a fragment by a mutation entry No.1704. however since this land happened to be irrigated land, the remark about 'this



land as 'Fragment' was at first deleted by mutation entry No.4432 and thereafter by mutation entry No.8380 as per the order No.Tukadakami/Dhupat/Vashi/5059/09 dated 30-10-2009 of Mamlatdar Daskroi.

(4) Draft Town Planning Scheme No.3 (Ghuma) of Ahmedabad Urban Development Authority (AUDA) has been proposed to be made applicable to this land of Block No.702 and as per the said draft Town Planning Scheme land admeasuring 3946 Sq.Mtrs. of Final Plot No.160 is allotted in lieu of said Block No.702.

(5) Thereafter Non-Agriculture use permission for the said land of Final Plot No.160 of Draft Town Planning Scheme No.3 (Ghuma) admeasuring 3946 Sq.Mtrs. (allotted in lieu of Block No.702) was granted by District Collector, Ahmedabad vide his Order No.CB/CTS-1/NA/Ghuma/S.No./S.No.702/SR-1405/2015 dated 29-09-2015 and the details thereof were recorded in revenue record vide mutation entry No.10158 dated 01-01-2016, which was certified on 23-03-2016.

(6) Thereafter, the aforesaid Sureshbhai Ranchhodbhai Thakkar sold his undivided one-half share admeasuring 1973 Sq.Mtrs. out of total admeasuring 3946 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 05-02-2016 which was registered in the office of the Sub-Registrar Ahmedabad-9 (Bopal) under registration No.714. On the basis of the sale deed dated 05-02-2016, the land of admeasuring 1973 Sq.Mtrs. is devolved in the name of M/s. Gala Safal Developers by a mutation entry No.10194 dated 17-02-2016 which was certified on 03-05-2016.

(7) Thereafter, on 26-02-2016, the said Rajubhai Harakhchand Gala, who was also one of the partners of aforementioned the land of his share, being one-half undivided share in land i.e. 1973 Sq.Mtrs. out of the said Block



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No.702 partnership firm viz. M/s. Gala Safal Developers, brought in the said Firm, as his capital in the Firm vide / under a Supplementary Deed of Partnership dated 26-02-2016, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal) on 26-02-2016 under Serial No.1137. On the basis of the aforesaid registered Deed of Partnership, the name of said M/s. Gala Safal Developers had been entered in to revenue records as owner / occupier of 1973 Sq.Mtrs. of land of Block No.702 Paiki, vide mutation entry No.10221 dated 04-03-2016, which was certified on 06-05-2016.

(7.1) Thus, in view of the transaction mentioned in para-6 and 7, the total Non-Agricultural land of Final Plot No.160 of Draft Town Planning Scheme No.3 (Ghuma) admeasuring 3946 Sq.Mtrs. (as per revenue records 6576 Sq.Mtrs. of Block No.759) was devolved in the name of M/s. Gala Safal Developers.

(8) Thereafter, the Gala Safal Developers who was / is also one of the partners of a partnership firm namely M/s. Safal Gala Realities (i.e. You M/s. Safal Gala Realities) brought land admeasuring 3946 Sq.Mtrs. (as per revenue records 6576 Sq.Mtrs. of Block No.702) in the said Firm, its his capital in the Firm vide / under a Deed of Reconstitution of Partnership dated 04-07-2016, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal) on 21-07-2016 under Serial No.5072. On the basis of the aforesaid registered Deed of Reconstitution of Partnership, your name i.e. the name of M/s. Safal Gala Realities had been entered in to revenue records as owner / occupier of 3946 Sq.Mtrs. (as per revenue records 6576 Sq.Mtrs. of Block No.702), vide mutation entry No.10391 dated 06-08-2016, which is yet to be certified. Since then, You M/s. Safal Gala Realities is seized and possessed of the said land admeasuring 3946 Sq.Mtrs.



(9) The subject land under investigation was not within the purview of the Urban Agglomeration of Ahmedabad under The Erstwhile The Urban Land (Ceiling and Regulation) Act-1976, which stand repealed in the State of Gujarat from 30th March, 1999.

(10) Nothing Objectionable is found in the searches of the revenue and sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(11) A Public Notice inviting claims or objections, if any, from persons having any right or interest in the said land was published in local 'Sandesh' Daily News Paper on 08-09-2009 inviting claims / objections against, the then holder of this land i.e. the owners – (1) Rajubhai Harakhchand Gala and (2) Sureshbhai Ranchhodbhai Thakkar – your immediate predecessor-in-title, and no objection was received from any one within the prescribed time or thereafter till this date. You have also informed me that you have not done any act or omitted to do any act by which your title to the land become defective.

(12) In view of the above and from the available searches taken / available as aforesaid and on perusal of the copies of papers and documents and revenue records submitted before me and from the information given to me, I am of the view and opinion that your titles i.e. is to say, titles of M/s. Safal Gala Realities upon the said non-agricultural land admeasuring 3946 Sq.Mtrs. of Final Plot No.160 of Town Planning Scheme No.3 (Ghuma) of Mouje : Ghuma of Daskroi Taluka in the Registration District Ahmedabad Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written are clear and marketable and free from any encumbrances or charges and are also free from reasonable doubts subject however to :



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- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations (if any) in the draft Town Planning Scheme No.3 (Ghuma).
- (c) Mutation Entry No.10391 being certified.
- (d) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Village : Ghuma, Taluka : Daskroi bearing Final Plot No.160 of draft Town Planning Scheme No.3 (Ghuma) admeasuring 3946 Sq.Mtrs. allotted in lieu of Block No.702 (admeasuring 6576 Sq.Mtrs. as per revenue records) of Mouje : Ghuma of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the said land of Final Plot No.160 is bounded as follows :-

On or towards East by : 24 Mtr. T. P. S. Road
On or towards West by : Final Plot No.202
On or towards North by : 24 Mtr. T. P. S. Road
On or towards South by : Final Plot No.198

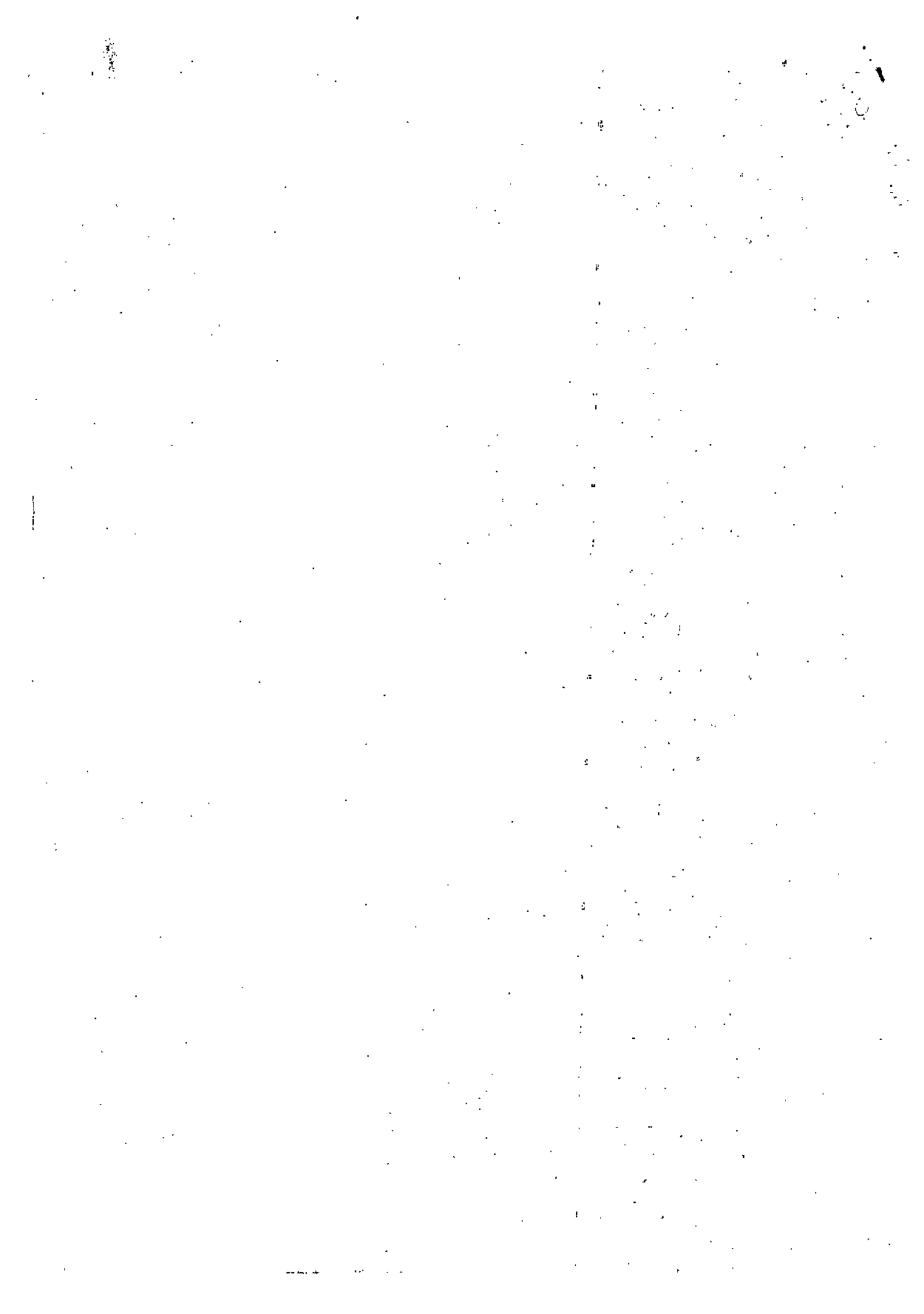
Date : 27-08-2016
Ahmedabad

Yours faithfully,



(KAMLESH C. SHAH)
ADVOCATE.





Marigold Block No :- 759

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Ref.No.KC/Ghuma/759

Date : 27-08-2016

TO

M/s. Safal Gala Realities,
Tenth Floor, Safal Profitaire,
Corporate Road, Prahladnagar,
Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Ghuma, Taluka : Daskroi, Dist. Ahmedabad, forming part of Mouje : Ghuma, Taluka : Daskroi, Registration District Ahmedabad Sub-District Ahmedabad-9 (Bopal) bearing Final Plot No.202 of Draft Town Planning Scheme No.3 (Ghuma) admeasuring 8438 Sq.Mtrs. of belonging to you i.e. to say to M/s. Safal Gala Realities.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years [i.e. (i) searches of available records of Sub-Registrar Ahmedabad-1 (HQ) from year 1985 to 1993 (ii) searches of available records of Sub-Registrar Ahmedabad-3 (Memnagar) from year 1994 to 2011 and (iii) searches of available records of Sub-Registrar Ahmedabad-9 (Bopal) from year 2011 to 2016] in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the offices of the concerned Sub-Registrar Ahmedabad-1 (HQ) are not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the offices of the Sub-Registrar, Ahmedabad-3 (Memnagar) and Ahmedabad-9 (Bopal) are giving only the copies of their computerized records of Index No.2 from the year 1994 to 2016 and I have relied upon such searches taken and copies of records given, therefore complete search / inspection of the records (Index-II) of the offices of the



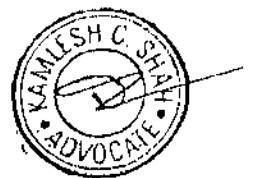
concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

(1) Prior to 1965-66, the land bearing Survey No.605/1 and 605/2 of Mouje : Ghuma admeasuring Acre 03-19 Gunthas (14063 Sq.Mtrs.) was belonging to one Maganlal Motibhai.

(1.1) Land Consolidation scheme was applied to this village in the year 1969 and under this scheme, this land bearing Survey No.605/1 and 605/2 was given Block No.759 admeasuring 14063 Sq.Mtrs. and the same was shown occupied by the abovenamed Maganlal Motibhai, as mentioned above as is evidenced by mutation entry No.2901.

(2) It appears from the contents of mutation entry No.3148, that the abovenamed Maganlal Motibhai died in the year around 1966 and upon his death, the said land came to be jointly owned and possessed by his legal heirs namely (1) Chimanlal Maganlal and (2) Ambaben Maganlal as is evidenced by aforementioned mutation entry No.3148, dated 29-05-1978 which was certified on 26-12-1979.

(3) Thereafter the said (1) Chimanlal Maganlal and (2) Ambaben Maganlal sold and conveyed the land of Block No.759 in favour of one Gandaji Kakuji by and under a Sale Deed dated 02-06-1988, which was registered at the office of the Sub-Registrar, Ahmedabad under Serial No.9990. On the basis of this Sale Deed dated 02-06-1988, this land was devolved in name of the Purchaser – Gandaji Kakuji, vide mutation entry No.3983, dated 09-06-1988, which was certified on 16-07-1988.



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(4) It appears from the contents of mutation entry No.4114 that, the abovenamed Gandaji Kakuji died on 18-03-1989 and upon his death, the said land came to be owned and possessed by his only legal heir namely, Bachuji Gandaji as is evidenced by aforementioned mutation entry No.4114, dated 28-04-1989 which was certified on 20-07-1989.

(5) Thereafter the said owner / occupier Bachuji Gandaji applied for non-agriculture residential use permission for this land and the District Development Officer, District Panchayat Ahmedabad District, Ahmedabad, granted non-agriculture use permission for the entire land admeasuring 14063 Sq.Mtrs. of said Block No.959 by his Order No.Masal/BKHP/S.R.53/Vashi-864 to 869/07 dated 17-11-2006 for residential purpose and said N.A. permission as I am informed, presently subsists and the land is assessed as N.A. land. The resultant mutation of the said order, was done in revenue records by a mutation entry No.7602, dated 15-05-2007 which was certified on 17-07-2007.

(6) Thereafter, the said Bachuji Gandaji sold and conveyed the said Non-Agriculture land of Block No.759 in favour of Nirmal Anand Co. Operative Housing Society Limited by and under a Sale Deed dated 24-07-2007, which was registered at the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under Serial No.7771. On the basis of this Sale Deed dated 24-07-2007, this land was devolved in the name of the Purchaser – Nirmal Anand Co. Operative Housing Society Limited, vide mutation entry No.7951, dated 25-04-2008, which was certified on 20-08-2008.

(7) Thereafter pursuant to Resolution No.6, passed by the said Nirmal Anand Co. Operative Housing Society Limited In it's Annual General Meeting held on 30-06-2007 for sale of it's land, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Nadhan/1008/K-3/5825 dated



06-10-2007 granted permission interalia for sale of this land of Block No.759 of Mouje : Ghuma admeasuring 14063 Sq.Mtrs. on the terms and conditions mentioned therein.

(7.1) It appears from available sub-registry records that, on 28-07-2008 the said Society had executed one Agreement for Sale in favour of (1) M/s. Gala Builders and (2) Udaybhai H. Vora which was registered at the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) on 28-11-2008 under Serial No.13373. However thereafter on 28-07-2008 the said Agreement for Sale is cancelled by and under deed of cancellation dated 24-08-2016 duly registered at the office of the Sub-Registrar, Ahmedabad-9 (Bopal) on 24-08-2016 under Serial No.5891.

(8) Thereafter the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed the said land of Block No.759 and some other lands of Mouje : Ghuma, in favour of M/s. Gala Safal Developers (Partnership Firm) by and under a Sale Deed dated 05-09-2009, which was registered at the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under Serial No.8174. On the basis of this Sale Deed dated 05-09-2009, this land was devolved in the name of the Purchaser – M/s. Gala Safal Developers, vide mutation entry No.8322, dated 08-09-2009, which was certified on 19-12-2009.

(9) Thereafter, at the request of M/s. Gala Safal Developers, the Mamlatdar, Daskroi Taluka, Ahmedabad District, had by his order No.RTS/Akatriti/Ghuma/Vashi.2930/11 dated 06-08-2011 and District Inspector of Land Records (DILR) by his Dursti Patrak No.60 vide its No.DRR/Durasti/11, amalgamated the said land of Block No.759 and other lands being Block Nos. 748, 749, 751 to 754, 755-B of Mouje : Ghuma into one amalgamated block, bearing Block No.748+749+751 to 754+755/B+759 admeasuring 65620.00 Sq.Mtrs. On the basis of the aforesaid orders these



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lands were amalgamated and a detailed note regarding the same was recorded in the revenue records vide mutation entry No.9164, dated 03-01-2012 which was certified on 31-03-2012. It may also be noted that, on the basis of said mutation entry No.9164 a new Record of Rights i.e. Village Form No.7/12 for this new amalgamated Block No.748+749+751 to 754+755/B+759 (65620.00 Sq.Mtrs.) is prepared by the revenue authority.

(10) Prior to above mentioned amalgamation, a draft Town Planning Scheme No.3 (Ghuma) was applied to the lands of Mouje : Ghuma and the aforesaid land of Block No.759 is covered under the said draft Town Planning Scheme No.3 (Ghuma). Under the said draft T. P. Scheme No.3 (Ghuma) the land admeasuring 8438 Sq.Mtrs. of Final Plot No.202 is given in lieu of the said land of Block No.759 and Form-'F' in respect thereof is also prepared and issued by AUDA. Thus, the said N.A. land admeasuring 8438 Sq.Mtrs. of Final Plot No.202 is given in lieu of the land (14063 Sq.Mtrs.) of original Block No.759 of Mouje : Ghuma, which is now a part / portion of aforementioned amalgamated Block No.748+749+751 to 754+755/B+759.

(11) The said M/s. Gala Safal Developers, who was/is also one of the partners of a partnership firm namely M/s. Safal Gala Realities (in short 'Firm') brought the said land admeasuring 8438 Sq.Mtrs. of Final Plot No.202 in the said Firm, as its capital in the Firm vide / under a Deed of Reconstitution of Partnership dated 04-07-2016, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal) on 21-07-2016 under Serial No.5072. On the basis of the aforesaid registered Deed of Reconstitution of Partnership, the name of said M/s. Safal Gala Realities has been entered in to revenue records as owner / occupier of said 8438 Sq.Mtrs., vide mutation entry No.10391 dated 06-08-2016, which is yet to be certified. Since then, You M/s. Safal Gala Realities is seized and possessed of the said land admeasuring 8438 Sq.Mtrs.



[being land of Final Plot No.202 of draft T. P. Scheme No.3 (Ghuma)]. I am also informed by you that the actual, peaceful and vacant possession of the said 8438 Sq.Mtrs. of land of said Final Plot No.202 is with you only.

(12) Nothing objectionable is found in the searches of the available sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(13) As per your say and instructions, Public Notice is dispensed with.

(14) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your titles i.e. to say titles of M/s. Safal Gala Realities, as mentioned above over the non-agricultural land admeasuring 8438 Sq.Mtrs. of Final Plot No.202 of Town Planning Scheme No.3 (Ghuma) of Mouje : Ghuma of Daskroi Taluka in the Registration District Ahmedabad Sub-District of Ahmedabad-9 (Bopal) are clear and marketable and free from any encumbrances or charges and are also free from reasonable doubts subject however to :

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations (if any) in the draft Town Planning Scheme No.3 (Ghuma).
- (c) Mutation Entry No.10391 which is pending for certification, should be certified.
- (d) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.



Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Ghuma/759

Date : 27-08-2016

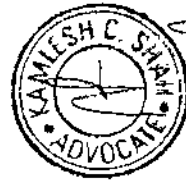
THE SCHEDULE ABOVE REFERRED TO
(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Village : Ghuma, Taluka : Daskroi bearing Final Plot No.202 of draft Town Planning Scheme No.3 (Ghuma) admeasuring 8438 Sq.Mtrs. allotted in lieu of original Block No.759 of Mouje : Ghuma of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the said land of Final Plot No.202 is bounded as follows :-

On or towards East by : Final Plot No.160
On or towards West by : forming Part of Final Plot No.334
On or towards North by : 24 Mtr. T. P. S. Road
On or towards South by : forming part of Final Plot No.334

Date : 27-08-2016
Ahmedabad.

Yours faithfully,




(KAMLESH C. SHAH)
ADVOCATE.

