

Ref.No.TR./F.No.7556/22

TITLE REPORT



To,

Samir Apartment Owner's Association

Ahmedabad

Dear Sir,

Non-Agricultural Land admeasuring 1263 sq. mt. of Final Plot No.115 [Old Survey No.82+83 Paiki Sub Plot No. 193+194+195] of Town Planning Scheme No.21 situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar].

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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 07.06.2022 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in its file to be true and genuine, we hereby opine our report on title as under :-

OLD SURVEY NO.82+83 Paiki SUB PLOT NO. 193+194+195

Prior to 1980 the land admeasuring 1441 sq. yards of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 belonged to Amrutlal Keshavlal, Sumanlal Keshavlal, Manubhai Mohanlal, Dwarkadas Baldevbhai and others.



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Advocate & Notary

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Thereafter Amrutlal Keshvalal sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the office of Sub Registrar under serial No.8605 dated 23.05.80. Entry to that effect was entered in revenue record by entry No.3352 dated 13.06.80 which was certified on 06.11.80.

Thereafter Sumanlal Keshvalal sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the office of Sub Registrar under serial No.8606 dated 23.05.80. Entry to that effect was entered in revenue record by entry No.3353 dated 13.06.80 which was certified on 06.11.80.

Thereafter Manubhai Mohanlal sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the office of Sub Registrar under serial No.8607 dated 23.05.80. Entry to that effect was entered in



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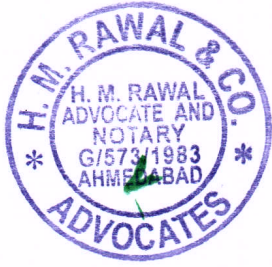
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revenue record by entry No.3354 dated 13.06.80 which was certified on 06.11.80.

Thereafter Manubhai Mohanlal sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the office of Sub Registrar under serial No.8608 dated 23.05.80. Entry to that effect was entered in revenue record by entry No.3355 dated 13.06.80 which was certified on 06.11.80.

Thereafter Dwarkadas Baldevbhai sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the office of Sub Registrar under serial No.8609 dated 23.05.80. Entry to that effect was entered in revenue record by entry No.3356 dated 13.06.80 which was certified on 06.11.80.

Thereafter Dwarkadas Baldevbhai sold and conveyed agricultural land admeasuring 252.50 sq. yards. out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 to Samir Apartment Owner's Association for a consideration of Rs.30,805 [Rupees Thirty Thousand Eight Hundred and Five only] by Sale Deed which is registered in the



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office of Sub Registrar under serial No.8609 dated 23.05.80. Entry to that effect was entered in revenue record by entry No.3357 dated 13.06.80 which was certified on 06.11.80.

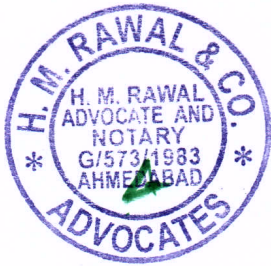
Thereafter, Samir Apartment Owner's Association a Non-Trading Corporation bearing registration number N.T.C.G 306 and incorporated under the Bombay Non-Trading Corporation Act 1959 on 15.04.1980 commenced the construction of residential apartments.

Ahmedabad Municipal Corporation granted the commencement certificate to Samir Apartment Owner's Association bearing case number B/21/411 and Rajachitthi number 64 on 20.08.80.

Thereafter, the construction of the residential apartments was completed and Ahmedabad Municipal Corporation granted Building Use Permission on date 31.01.84.

On verification we have found that the said Land was converted for Non-Agricultural use by presiding Deputy Collector (NA) by order no. NA/U2.Vastrapur/6493 dated 23.06.1989.

Thereafter, on account of violation of Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948, the Mamlatdar and Krishi Panch City Taluka Ahmedabad by order A.L.C case number 11/95 dated 31.03.87 ordered the forfeiture of land admeasuring 12 gunthas (approximately 1214.04 sq. mt.) out of Final Plot No.115 of Old Survey No.82+83 Paiki Sub Plot No. 193+194+195 which is included in Town Planning Scheme No.21 in the favor of Government. Entry to that effect was entered in revenue record by entry No.4212 dated 16.03.92.



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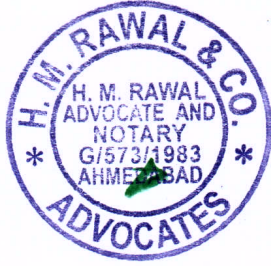
Thereafter, Samir Apartment Owner's Association filed an appeal before Deputy Collector (Land Records), Ahmedabad bearing No.Ganot Appeal/Case No.182/97 and the said authority cancelled the order of Mamlatdar and Krishi Panch. Entry to that effect was entered in revenue record by entry No.4639 dated 01.07.2000 which was certified on 18.08.2000.

Thereafter, as per order No.RTS/Sudharo/Shatiyadi/SR-790/08 dated 15.09.08 the revenue record for the said land was corrected as mentioned below:

1. Mention Kheti Sivay (i.e Non-Agricultural/335)
2. Correct Aakar as 315.80 and cancel previous Aakar
3. Cancel Entry No.3116 from Village Form No.7.

Ahmedabad Municipal Corporation granted Commencement Letter for the construction of Residential Units on the said land by Rajachitthi No. 04909/260221/A4620/R0/M1 dated-16.06.2021

Thereafter Samir Apartment Owner's Association through its Chairman Mr. Majmudar Snehal Rameshrai and Secretary Mr. Joshi Vijaykumar Jayantilal entered into Redevelopment Agreement with Shivanta Associates, a Partnership Firm through its Partner Mr. Hardik Raval which is registered in the office of Sub-Registrar under serial No.1610 dtd.08.02.2022. This Redevelopment Agreement is executed to demolish existing 21 residential flats on the said land. As per the condition of Development Agreement, the present 21 Allottee members of the Society will be given new flats. Out of which two flats are combined and given one unit. Hence, the Present 21 Allottees will be



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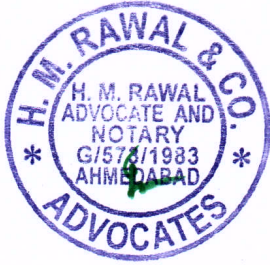
allotted 20 flats and remaining 14 flats will be sold and conveyed as per the instruction of developer in favour of new purchaser by Society.

Thereafter Samir Apartment Owner's Association and Shivanta Associates, a Partnership Firm decided to put up a residential project in the name of **“SAMIR APARTMENT”**.

As a part of our Title Investigation we have issued public advertisement in “Gujarat Samachar” on dated 29.05.2022 inviting objections against the said land. In response to the said advertisement, we have not received any objection within the stipulated time limit.

Thus, the said Non-Agricultural Land of Final Plot No.115 [Old Survey No.82+83 and Sub Plot No. 193+194+195] of Town Planning Scheme No.21 situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] occupied and possessed by Samir Apartment Owner's Association a Non-Trading Corporation in the revenue records and all other government and semi-government records.

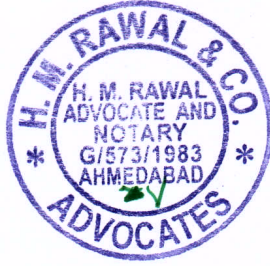
The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.



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In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners and also to settle any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to 9 and opine that the titles of the said Non-Agricultural Land of Final Plot No.115 admeasuring 1263 sq. mt. [Old Survey No.82+83 Paiki Sub Plot No. 193+194+195] of Town Planning Scheme No.21 situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration



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District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents, revenue record.
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.
5. Rights of existing members to effect legally and properly on the said land
6. Rights of Shivanta Associates, a Partnership Firm as per Re-development Agreement which is registered in the office of Sub-Registrar under serial No.1610 dtd.08.02.2022.

DATED THIS 8TH DAY OF JUNE 2022.

Place: Ahmedabad.

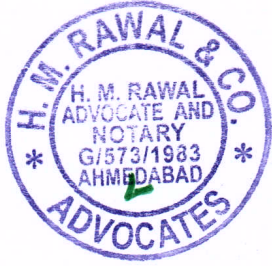
Hitesh M. Rawal

[Handwritten Signature]
Advocate

(H. M. Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that sometimes search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover, conditional Computerized Search issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search the



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above Title Opinion Report is issued. Copies of [1] Search Receipt No.202200200015161 dated 06.06.2022 and Search Report for the period 1990-1994-1 page [2] Search Receipt No.202200100018484 dated 07.06.2022 and Search Report for the period 1994-2022-1 page are annexed herewith for your perusal and record

2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said land.
3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished to him and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોક નં-82+83 ટીપી-21 એફપી-115 એસપી-193+194+195

Search in : વસ્ત્રાપુર /ASTRAPUR

પહોંચ નંબર ૨૦૨૨૦૦૧૦૦૦૧૮૪૮૪ અરજી નંબર ૮૦૭૫ અરજી વર્ષ ૨૦૨૨
તારીખ ૭ માહે જુન સને ૨૦૨૨

રજુ કરનારનું નામ વિક્રમ એમ દંતાણી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1994 2022

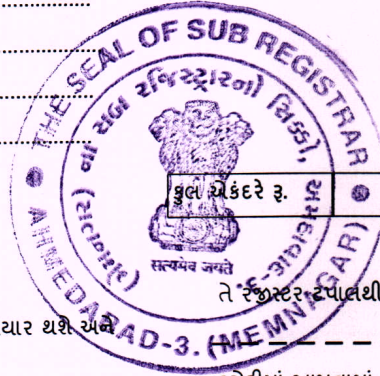
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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



અંકે રૂપિયા ચાર સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

DIPAKKUMAR MOHANBHAI MAKWANA

સબ રજીસ્ટ્રાર

અમદાવાદ-૩ મેમનગર

અંકે રૂ. : 400.00

20220606267982892

સબ રજીસ્ટ્રાર, અમદાવાદ-૩ મેમનગર

મિલકત પરના બોજા અંગેનું પત્રક

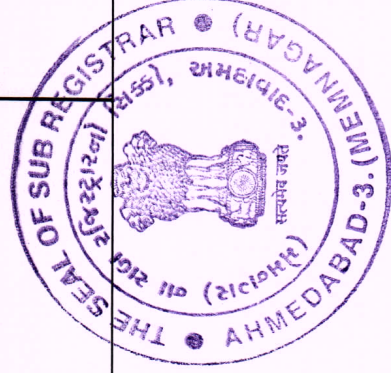
Search in : વિક્રમ એમ દંતાણી અરજી નંબર : 9075 ગામ નું નામ : VASTRAPUR

મિલકતનું વર્ણન : સર્વે/બ્લોક નં-82+83 ટીપી-21 એફપી-115 એસપી-193+194+195

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-3 Memnagar મા -29 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિકાસ કરાર	(જુના સર્વે-82+83 પેક્ટી સબપ્લોટ-193+194+195 ટીપી-21 શ.પ્લોટ-115 ક્ષેત્રફળ-1263 ચો.મી બીનખેતી ખુલ્લી જમીન			Samir Apartment Owners Association Through Its Chairman Mr. Majmundar Snehal Rameshrai Secretary - Mr. Joshi Vijaykumar Jayantilal	SHIVANTA ASSOCIATES a Partnership Firm through its Partner Mr Hardik N Raval	08-02-2022	1610	
રૂ.0.00						08-02-2022		



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-3 Memnagar

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોક નં-82+83, ટીપી-21, એફપી-115

Search in : વસ્ત્રાપુર / VASTRAPUR

પહોંચ નંબર ૨૦૨૨૦૦૨૦૦૦૧૫૧૬૧ અરજી નંબર ૧૧૭૭૩ અરજી વર્ષ ૨૦૨૨
તારીખ ૬ માહે જુન સને ૨૦૨૨

રજુ કરનારનું નામ વિક્રમ એમ દંતાણી CR

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

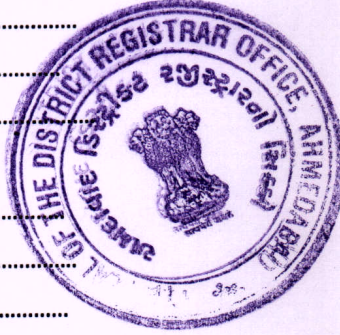
શોધ અગર તપાસણી.....Year: 1990 1994

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૬૦.૦૦

કુલ એકંદરે રૂ.

૬૦.૦૦

અંકે રૂપીયા સાઈડ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

MUKURKUMAR K PANDYA

સબ રજીસ્ટ્રાર

અમદાવાદ-૧ City

અંકે રૂ. : 60.00

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સબ રજીસ્ટ્રાર, અમદાવાદ-૧ City

શોધની તારીખ :- ૦૬/૦૬/૨૦૨૨

સર્વેરીપોર્ટ

શોધના વર્ષો :- ૧૯૯૦ ૨૦૨૧

૧૯૮૮	—	૧૯૯૦	૧૯૯૧	૧૯૯૨
૧૯૯૩	ફાલ્ગુ	૧૯૯૪	૧૯૯૫	૧૯૯૬
૧૯૯૮	Com.	૧૯૯૯	૨૦૦૦	૨૦૦૧
૨૦૦૩	Com.	૨૦૦૪	૨૦૦૫	૨૦૦૬
૨૦૦૮	Com.	૨૦૦૯	૨૦૧૦	૨૦૧૧
૨૦૧૩	Com.	૨૦૧૪	૨૦૧૫	૨૦૧૬
૨૦૧૮	Com.	૨૦૧૯	૨૦૨૦	૨૦૨૧
નોંધ:- સમગ્ર નાં યોગડાં જો - તે પરિસ્થિતિ નાં				

તપાસેલ છે

મોજે ગામ :- ૧૨૩૧૩૨ તાલુકો :- બેચનાપુર જિલ્લો :- અમરેલી

સર્વે/બ્લોક નંબર ૮૨+૮૩ ટી.પી. નંબર ૨૨ ફા. પ્લોટ નંબર ૧૭૫

સબપ્લોટ નંબર — ફ્લેટ/ટિનામેન્ટ નંબર —