TITLE REPORT

MOUJE : HANSPURA

Revenue Survey No. 20

T.P. Scheme No. 75, F. P. No. 51

Sub Plot No. 1/2

DINESH B. PATEL

ADVOCATE

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Enrolment No. G/1220/2003

TITLE REPORT

To,

SATVED INFRA,

A Partnership Firm, through It's partner,

Hardik Dineshbhai Pethani

Address – Satved Infra, White Crest

T.P.No.75, F.P.No.51, Sub Plot No. 2,

Village : Hanspura, Taluka : Asarwa,

District : Ahmedabad.

SUBJECT : **IN THE MATTER OF INVESTIGATION OF TITLE** to the Non Agricultural Multipurpose Use Land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the A.M.C., situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda).

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As per your instructions to verify your title to the above referred land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar (I) Ahmedabad-1 (City), (II) Ahmedabad-6 (Naroda) and (III) Ahmedabad-13 (Kheti) with the available records in respect of all that Non Agricultural Multipurpose Use Land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the A.M.C., situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda), (Herein after referred as said land) is belonging to **SATVED INFRA, A Partnership Firm** and my opinion on Title Report as under :

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 21st July, 2021, declaring that, if any person have any kind of objection, interest, interruption, rights, titles, charges, lien about the above said land, thereafter title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances

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without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office of the Sub Registrar (I) Ahmedabad-1 (City), (II) Ahmedabad-6 (Naroda) and (III) Ahmedabad-13 (Kheti). I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 30.07.2021. The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

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TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or before in the year 1941-1942, the Revenue Block/Survey Nos. 27, 28, and 32 consecutively land admeasuring acre 03-01 guntha, land admeasuring acre 03-04 guntha and land admeasuring acre 03-01 guntha was originally belonging to Baloch Sultankhan Ramjankhan.

2. Thereafter, owners of the said land namely Baloch Sultankhan Ramjankhan has sold and conveyed said land bearing Revenue Block/Survey Nos. 27, 28, and 32 consecutively land admeasuring acre 03-01 guntha, land admeasuring acre 03-04 guntha and land admeasuring acre 03-01 guntha to Trikambhai Muljidas and Motibhai Chhababhai, by way of Registered Sale Deed which was duly registered with the office of Sub Registrar, Ahmedabad, dated 24.03.1943 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 422 dated 27.05.1943 and the said entry was duly certified by the concerned authority.

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3. Thereafter, owner of the said land namely Motibhai Chhababhai had raised a Loan an amount of Rs. 400.00/- (Rupees Four Hundred Only) for the purchase of buffalo on security of the said land bearing Revenue Block/Survey Nos. 27, 28 and 32 as per the vide Taluka order no. TAG and the said (Tagavi Taran) and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1015 dated 06.05.1958 and the said entry was duly certified by the concerned authority.

4. Thereafter, owner of the said land namely Motibhai Chhababhai has repaid the aforesaid loan amount and Tagavi Taran Mukt entry was entered in the revenue records of the said land bearing Revenue Block/ Survey Nos. 27, 28 and 32 as per the Taluka order no. TAGAVI.V.763 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1062 dated 01.07.1961 and the said entry was duly certified by the concerned authority.

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5. Thereafter, owners of the said land namely Trikambhai Muljidas and Motibhai Chhababhai have decided to share the said land bearing Revenue Block/Survey Nos. 27, 28, and 32 between their legal heirs and

brothers namely Trikambhai Muljidas, Motibhai Chhababhai, Maganbhai Chhababhai, Ambalal Motibhai and Jasubhai Motibhai were entered as a co-owners of the said land bearing Revenue Block/Survey Nos. 27, 28 and 32 consecutively land admeasuring acre 03-01 guntha, land admeasuring acre 03-04 guntha and land admeasuring acre 03-01 guntha and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1065 dated 16.08.1961 and the said entry was duly certified by the concern authority.

6. Thereafter, owners of the said land namely (1) Trikambhai Muljibhai, (2) Motibhai Chhababhai, (3) Maganbhai Chhababhai, (4) Ambalal Motibhai and (5) Jasubhai Motibhai have sold and conveyed the said land bearing Revenue Block/Survey Nos. 27, 28, and 32 to the (1) Navinchandra Kantilal, (2) Dhirajlal Kantilal, (3) Hasmukhbhai Rasiklal, (4) Dhaneshbhai Rasiklal (5) Bhikhubhai Nagindas and (6) Dineshbhai Nagindas by way of Registered Sale Deed which was duly registered with the office of Sub Registrar, Ahmedabad, dated 26.10.1961 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1073 dated 13.06.1962 and the said entry was duly certified by the concern authority.

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7. Thereafter, order of the Settlement Commissioner and Director of Land Record Ahmedabad, vide its order no. KON/AHMEDABAD - 61, dated 27.05.1963 the said land were Consolidation Scheme was implemented in the said village Mouje Hanspura, Taluka Daskroi, District Ahmedabad and published in the Gujarat Government Gazette Volume-I page no. 1618 dated 06.06.1963 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No.1161 dated 15.10.1963 and the said entry was duly certified by the concern authority.

8. Thereafter, owner of the Survey No. 32 namely Navinchandra Kantilal having half share in the Well located in Survey No. 32 and also owner of the Survey No. 31 namely Naranbhai Punjabhai having half share in the Well located in Survey No. 32 and the entry to that effect was entered in the revenue records of the said land as per the Taluka Order No. R.T.S.1400 dated 14.07.1964 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1168 dated 13.10.1964 and said entry was duly certified by the concern authority.

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9. Thereafter, as per the order of the Settlement Commissioner and Director of Land Record Ahmedabad, vide its order no. KON/AHMEDABAD - 61, dated 27.05.1963 the said land were Consolidation Scheme was implemented in the said village Mouje Hanspura, Taluka Daskroi, District Ahmedabad and published in the Gujarat Government Gazette Volume-I page no. 1618 dated 06.06.1963 and said amalgamation scheme has been approved dated 21.05.1968 and the said scheme was implemented and the Revenue **Survey/Block Nos. 27, 28 and 32 were given a new Revenue Survey/Block No. 20** of the agriculture land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1202 dated 21.06.1968 and the said entry was duly certified by the concern authority.

10. Thereafter, co-owners of the said land namely Bhikhubhai Nagindas and Dineshbhai Nagindas were applied to entered their brothers namely Jayendrabhai Nagindas and Maheshbhai Nagindas as a co-owners in their own share of the said land bearing Revenue Block/Survey No. 20 and the entry to that effect was also

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entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1240 dated 15.03.1971 and the said entry was duly certified by the concern authority.

11. Thereafter, as per the Order of the Mamlatdar and Krushipunch Dascroi, vide its order Ganot case no. 19/96 dated 07.12.1996, the purchasers of the said land bearing Revenue Block/Survey No. 20 were violated Section 63 of the Tenancy Act. Therefore the said Sale was invalid as per the Section 84 (C) of the Tenancy Act and ordered to the said land to bring it back to its original position and also ordered if the said land was not bring it back to its original position within the stipulated time then ordered to take action to the entered in government without burden and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1537 dated 16.12.1996 and the said entry was cancelled by the concern authority.

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12. Thereafter, previous owners of the said land were filed a appeal before the Hon'ble Deputy Collector (J.Su.) Court, Ahmedabad, vide its Ganot/Appeal no. 8/97 dated 08.01.1997 and pursuant to them Hon'ble Deputy

Collector (J.Su.) Court, Ahmedabad had granted stay regarding implementation of execution of order of Mamlatdar and Krushipunch, Dascroi, (vide its order Ganot case no. 19/96 dated 04.12.1996) till the First Hearing and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1538 dated 09.01.1997 and the said entry was duly certified by the concern authority.

13. Thereafter, co-owner of said land namely Bhikhubhai Nagindas was died on 02.02.1995, without making any will hence as per Hindu law his legal heirs namely (1) Sarlaben Wd/o. Bhikhubhai Nagindas, (2) Raj Bhikhubhai, (3) Vipul Bhikhubhai, (4) Utkarsh Bhikhubhai and (5) Jainiben Bhikhubhai were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1609 dated 07.04.1999 and the said entry was duly certified by the concerned authority.

14. Thereafter, co-owner of said land namely Navinchandra Kantilal was died on 26.01.2004, without making any will hence as per Hindu law his legal heirs namely (1) Prakashiniben Wd/o. Navinchandra Kantilal, (2) Hemant Navinchandra, (3) Belaben Navinchandra,

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(4) Smitaben Navinchandra and (5) Preranaben Navinchandra were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1702 dated 20.08.2004 and the said entry was duly certified by the concerned authority.

15. Thereafter, rectification in errors and mistake in the revenue records was carried out as per the Order of Mamlatdar Saheb, Dascroi vide its Order bearing No. RTS / RECORD PROMULGATION / 14 / 08 dated 00.07.2008 for rectification in errors and mistakes which accrued at the time of Computerization of revenue records i.e. Village Form No. 7 and 12 and Village Form No. 6 of the said land and ordered to write the below details in the revenue records of the said land accordingly (1) Mutation entry no. 1537 and 1538 was entered as a co-owner and (2) owner of the Block no. 19 namely Naran Punja have ½ share in the Well and this effect was entered in a second right of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1888 dated 18.07.2008 and the said entry was duly certified by the concerned authority dated 12.09.2008.

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16. Thereafter, co-owner of said land namely Hasmukhbhai Rasiklal was died on 24.02.2007, without making any Will hence as per Hindu law his legal heirs namely (1) Kokilaben W/o. Hasmukhbhai, (2) Keyur Hasmukhbhai (3) Kamalben Keyurbhai and (4) Aditya Keyur were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1961 dated 01.06.2009 and the said entry was cancelled by the concerned authority dated 10.07.2009.

17. Thereafter, co-owner of said land namely Hasmukhbhai Rasiklal was died on 24.02.2007, without making any Will hence as per Hindu law his legal heirs namely (1) Kokilaben W/o. Hasmukhbhai (2) Keyur Hasmukhbhai (Died dated 15.03.2008), (3) Kamalben Wd/o. Keyurbhai and (4) Aditya Keyur were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1973 dated 20.08.2009 and the said entry was duly certified by the concerned authority dated 15.12.2009.

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18. Thereafter, co-owner of said land namely Bipinbhai Ranchhodbhai Desai was died on 09.10.2009 without making any will hence as per Hindu law his legal heirs namely (1) Jayshree Maheshbhai Shah, (2) Nirav Maheshbhai Shah and (3) Purav Maheshbhai Shah were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2171 dated 07.02.2011 and the said entry was cancelled by the concerned authority dated 29.07.2011.

19. Thereafter, co-owner of said land namely Maheshbhai Nagindas Shah was died on 09.10.2009 without making any Will hence as per Hindu law his legal heirs namely (1) Jayshree Maheshbhai Shah, (2) Niral Maheshbhai Shah and (3) Purav Maheshbhai Shah were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2172 dated 08.02.2011 and the said entry was duly certified by the concerned authority dated 29.07.2011.

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20. Thereafter, co-owner of said land namely Dhirajlal Kantilal was died on 25.09.2006 without making any Will hence as per Hindu law his legal heirs namely (1) Urmilaben Wd/o. Dhirajlal Kantilal, (2) Aashitbhai Dhirajlal (Son) and (3) Rupalben Dhirajlal (Daughter) were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2265 dated 26.12.2011 and the said entry was cancelled by the concerned authority dated 17.02.2012.

21. Thereafter, co-owner of said land namely Dhirajlal Kantilal was died on 25.09.2006 without making any Will hence as per Hindu law his legal heirs namely (1) Urmilaben Wd/o. Dhirajlal, (2) Aashitbhai Dhirajlal and (3) Rupalben Shirajlal Shah were entered in the revenue records of the said land and entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2276 dated 01.03.2012 and the said entry was duly certified by the concerned authority dated 01.06.2012.

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22. Thereafter, co-owner of said land namely Dineshbhai Nagindas was died on 25.01.2011 without making any Will hence as per Hindu law his legal heir namely

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(1) Maltiben Dineshbhai was entered in the revenue records of the said land and the entry to that effect was entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2280 dated 16.03.2012 and the said entry was cancelled by the concerned authority dated 25.04.2012.

23. Thereafter, as per order of Revenue Department of State Government, vide resolution no. PFR / 102011 / 275 / L / 1 dated 17.03.2012 district of Ahmedabad city and Taluka of Daskroi was reconstructed and Taluka of Ahmedabad was divided in two new Taluka namely Ahmedabad (east) and Ahmedabad (west) and therefore Mouje Hanspura village was entered in Ahmedabad city (east) and which was duly Mutated in Village Form No. 6 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2296 dated 03.05.2012 and the said entry was duly certified by the concern authority dated 05.05.2012.

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24. Thereafter, co-owner of said land namely Dineshbhai Nagindas was died on 25.01.2011 without making any Will hence as per Hindu law his legal heir namely

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(1) Maltiben Dineshbhai was entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2344 dated 17.10.2012 and the said entry was certified by the concerned authority dated 02.01.2013.

25. Thereafter, co-owner of said land namely Navinchandra Kantilal was died on 26.01.2004, hence as per Hindu law his legal heirs namely (1) Prakashiniben Wd/o. Navinchandra Kantilal (2) Hemant Navinchandra, (3) Belaben Navinchandra (4) Smitaben Navinchandra (5) Preranaben Navinchandra name were entered in the revenue records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1702 dated 20.08.2004 but Navinchandra Kantilal was executed a Notarized Will dated 02.09.2003 and according to said Will after demise of Navinchandra Kantilal on 26.01.2004, the said land came to be possessed to Hemantbhai Navinchandra as a co-owner of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2387 dated 25.04.2013 and the said entry was cancelled by the concerned authority dated 18.06.2013.

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26. Thereafter, co-owner of said land namely Navinchandra Kantilal was died on 26.01.2004, hence as per Hindu law his legal heirs namely (1) Prakashiniben Wd/o. Navinchandra Kantilal (2) Hemant Navinchandra, (3) Belaben Navinchandra (4) Smitaben Navinchandra and (5) Preranaben Navinchandra name were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1702 dated 20.08.2004 but Navinchandra Kantilal was executed a Notarized Will dated 02.09.2003 and according to said Will after demise of Navinchandra Kantilal on 26.01.2004, the said land came to be possessed to Hemantbhai Navinchandra as a co-owner of the said land and name were entered in the revenue records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2482 dated 21.01.2014 and the said entry was duly certified by the concerned authority dated 22.04.2014.

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27. Thereafter, as per the rectification order of the City Mamlatdar (Asarwa), Ahmedabad, vide its order no. CITY / ASARWA / SU. HU. / S. R. NO. 16 / 2014

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dated 31.05.2014 to entered the name Shree Hemant Navinchandra Shah in the Village Form No. 7 and 12 of the bearing Revenue Block/Survey No. 20 situate, lying and being at Mouje Hanspura of Taluka City (Asarwa) and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2501 dated 23.06.2014 and the said entry was duly certified by the concerned authority dated 20.08.2014.

28. Thereafter, co-owner of said land namely Sarlaben Wd/o. Bhikhubhai Nagindas was died on 20.04.2001, hence her name was removed from the revenue records of the said land bearing Revenue Block/ Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2630 dated 16.04.2016 and the said entry was duly certified by the concerned authority dated 29.06.2016.

29. Thereafter, co-owner of said land namely Vipul Bhikhubhai was died on 01.03.2008 and also Shailyben Vipulbhai (wife) was died on 25.03.2000 without making any will hence as per Hindu law his legal heir namely (1) Sukun Vipulbhai (son) and (2) Krutiben Vipulbhai (Daughter) were entered in the revenue records of

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the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2631 dated 16.04.2016 and the said entry was duly certified by the concerned authority dated 29.06.2016.

30. Thereafter, the aforesaid subject land bearing Revenue Block/Survey No. 20 land admeasuring 36,422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya - Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters.

31. Thereafter, co-owner of the said land namely Jayendrabhai Nagindas Shah was executed a gift deed of his own share (land admeasuring 455.25 square meters) of the said land bearing Revenue Block/Survey No. 20 admeasuring 36,422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21,853 square meters out of which Jayendrabhai Nagindas Shah having ½ own share i.e. land admeasuring 3035 square meters out of which ¼ Share i.e. admeasuring 758.75 square meters old tenure land, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final

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Plot No. 51 land admeasuring 1821 square meters out of which land admeasuring 455.25 square meters in favour of namely Ashaben Jayendrabhai Shah by way of Registered Gift Deed which was duly registered with the office of Sub Registrar Ahmedabad - 6 (Naroda) vide serial no. 410 dated 24.03.2017 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2741 dated 01.04.2017 and the said entry was duly certified by the concern authority dated 12.06.2017.

32. Thereafter, co-owner of the said land namely Jayendrabhai Nagindas Shah was executed a gift deed of his own share (land admeasuring 455.25 square meters) of the said land bearing Revenue Block/Survey No. 20 admeasuring 36,422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Jayendrabhai Nagindas Shah having ½ own share i.e. land admeasuring 3035 square meters out of which ¼ Share i.e. admeasuring 758.75 square meters old tenure land, which was included in Town Planning

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Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 1821 square meters out of which land admeasuring 455.25 square meters in favour of namely Abhishekbhai Jayendrabhai Shah by way of Registered Gift Deed which was duly registered with the office of Sub Registrar Ahmedabad - 6 (Naroda) vide serial no. 409 dated 24.03.2017 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2742 dated 01.04.2017 and the said entry was duly certified by the concern authority dated 12.06.2017.

33. Thereafter, co-owner of the said land namely Jayendrabhai Nagindas Shah was executed a gift deed of his own share (land admeasuring 455.25 square meters) of the said land bearing Revenue Block/Survey No. 20 admeasuring 36,422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Jayendrabhai Nagindas Shah having ½ own share i.e. land admeasuring 3035 square meters out of which ¼ Share i.e. admeasuring 758.75 square meters old tenure land, which was included in Town Planning

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Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 1821 square meters out of which land admeasuring 455.25 square meters in favour of namely Sajniben D/o. Jayendrabhai Shah and W/o. Rajanbhai Harsiddhbhai Shah by way of Registered Gift Deed which was duly registered with the office of Sub Registrar Ahmedabad - 6 (Naroda), vide serial no. 408 dated 24.03.2017 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2743 dated 01.04.2017 and the said entry was duly certified by the concern authority dated 12.06.2017.

34. Thereafter, the District Collector Ahmedabad, vide its order no. CB / CTS-1 / NA / S.R.128 / 17, dated 24.07.2017 had granted an Non Agriculture Permission to the said land bearing Revenue Block/ Survey No. 20, which was included in Town Planning Scheme No. 75 and allotted Final Plot No. 51 land admeasuring 21853 square meters for the residential purpose and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2792 dated 29.07.2017 and the said entry was duly certified by the concern authority dated 27.10.2017.

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35. Thereafter, co-owner of said land namely Hasmukhbhai Rasiklal was died on 24.02.2007 and he was executed a Will on 10.10.2006, hence as per the said Will namely Keyur Hasmukhbhai Shah, Kanubhai Rasiklal Shah, Surekha Mahendrabhai Shah, Dhaneshbhai Rasiklal Shah and Bhupendrabhai Rasiklal Shah - HUF were entered in the revenue records of the said land bearing Revenue Block/Survey No. 20 and also Keyur Hasmukhbhai Shah was died dated 15.03.2008 and during his lifetime he was also executed a Will dated 02.03.2008, hence as per said Will Kamalben Keyurbhai Shah (Wd/o. Keyurbhai Hasmukhbhai Shah) was entered in the revenue records of the said land bearing Revenue Block/Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2828 dated 26.12.2017 and the said entry was duly certified by the concerned authority dated 19.03.2018.

36. Thereafter, co-owner of the said land namely Dhaneshbhai Rasiklal were executed a gift deed of his own share (land admeasuring 3641 square meters) of the said land bearing Revenue Block/Survey No. 20 admeasuring 36,422 square meters, which was included

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in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Dhaneshbhai Rasiklal having 16.66 percent his own share i.e. land admeasuring 3641 square meters land of the final Plot no. 51 (land admeasuring 6068 square meters of the Revenue Block/Survey No. 20) in favour of Nira Kiran Shah (Undivided 1.11% share i.e. 242.60 sq.meters), Smruti Vikram Sanghvi (Undivided 1.11% share i.e. 242.60 sq.meters), Rupa Jagdip Javeri (Undivided 1.11% share i.e. 242.60 sq.meters), Kamal Keyur Shah (Undivided 3.33% share i.e. 728.10 sq.meters) Mona Akshay Mehta (Undivided 3.33% share i.e. 728.10 sq.meters), Anju Bhupen Shah (Undivided 1.11% share i.e. 242.60 sq.meters), Apurva Bhupendra Shah (Undivided 1.11% share i.e. 242.60 sq.meters), Aparna Rohan Shah (Undivided 1.11% share i.e. 242.60 sq.meters), Rekha Dhanesh Shah (Undivided 1.12% share i.e. 244.00 Sq.meters), Ami Premal Vora (Undivided 1.11% share i.e. 242.60 sq.meters) and Reshma Snehal Jhaveri (Undivided 1.11% share i.e. 242.60 sq.meters) by way of Registered Gift Deed which was duly registered with the office of Sub Registrar Ahmedabad - 6 (Naroda) vide serial no. 18389 dated 11.12.2017 and the entry

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to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2829 dated 02.01.2018 and the said entry was duly certified by the concern authority dated 19.03.2018.

37. Thereafter, co-owner of said land namely Kanubhai Rasiklal Shah (Account no. 30) was died on 29.04.2010 (Death Certificate No. 741315747) without making any will hence as per Hindu law his legal heirs namely (1) Ramaben Wd/o. Kanubhai Rasiklal, (2) Niraben D/o. Kanubhai Rasiklal and W/o. Kiranbhai Shah (3) Nitaben Alias Smutiben D/o. Kanubhai Rasiklal and W/o. Vikrambhai Sanghvi and (4) Rupaben D/o. Kanubhai Rasiklal and W/o. Jagdishbhai Javeri were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2991 dated 25.07.2018 and the said entry was duly certified by the concerned authority dated 11.10.2018.

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38. Thereafter, co-owner of said land namely Kanubhai Rasiklal was died on 29.04.2010 and he was executed a Will on 18.02.2010, hence as per Hindu law his legal heirs namely Ramaben Wd/o. Kanubhai Rasiklal,

Niraben D/o. Kanubhai Rasiklal and W/o. Kiranbhai Shah, Nitaben Alias Smutiben D/o. Kanubhai Rasiklal and W/o. Vikrambhai Sanghvi and Rupaben D/o. Kanubhai Rasiklal and W/o. Jagdishbhai Javeri were deleted in the revenue records of the said land bearing Revenue Block/Survey No. 20 and Nitaben Alias Smutiben W/o. Kanubhai Rasiklal and D/o. Vikrambhai Sanghvi and Rupaben D/o. Kanubhai Rasiklal and W/o. Jagdishbhai Javeri name were entered in the revenue records of the said land bearing Revenue Block/Survey No. 20 as per the said Will and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2994 dated 31.07.2018 and the said entry was duly certified by the concerned authority dated 25.10.2018.

39. Thereafter, co-owner of the said land namely Rupal D/o. Dhirajlal and W/o. Sachinbhai waived and relinquished her rights in favour of his mother namely Urmilaben Dhirajlal Shah and his brother namely Aashit Dhirajlal Shah as per the Notarized deed of Release of Rights and therefore name of Rupal D/o. Dhirajlal and W/o. Sachinbhai was removed from the revenue records of the said land bearing Revenue Block/Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form

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No. 6 under Mutation Entry No. 3076 dated 14.12.2018 and the said entry was duly certified by the concerned authority dated 04.02.2019.

40. Thereafter, as per the rectification order of the City Mamlatdar, Asarwa, vide its order no. RTS/SUDHARA HUKAM/S.R.47/2018, dated 26.10.2018 and ordered to delete the name Shirajlal Father of Rupalben and entered the name Rupalben Dhirajlal in the revenue records of the said land bearing Revenue Block/Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3079 dated 17.12.2018 and the said entry was duly certified by the concerned authority dated 06.02.2019.

41. Thereafter, as per the rectification order of the City Mamlatdar, Asarwa, vide its order no. RTS/SUDHARA HUKAM/S.R.1/2019, dated 29.03.2019 and ordered to delete the name Rupalben Dhirajlal from the revenue records of the said land bearing Revenue Block/Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3136 dated 03.04.2019 and the said entry was duly certified by the concerned authority dated 31.05.2019.

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42. Thereafter, the District Collector Ahmedabad, vide its order no. CB / NA / AHMEDABAD / hanspura / 20 / 1010498 / 2019, dated 20.06.2019 had granted an Non Agriculture Permission to the said land bearing Revenue Block/Survey No. 20, which was included in Town Planning Scheme No. 75 and allotted Final Plot No. 51 land admeasuring 21853 square meters for the Multipurpose use and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3182 dated 15.07.2019 and the said entry was duly certified by the concern authority dated 27.09.2019.

43. Thereafter, the legal heirs of Hasmukhbhai Rasiklal & Dhaneshbhai Rasiklal and Bhikhubhai Nagindas & Dineshbhai Nagindas and Navinchandra Kantilal & Dhirajlal Kantilal with mutual consent, agreed and decided orally, to partition the said land bearing Revenue Block/Survey No. 20, which was included in Town Planning Scheme No. 75 and allotted Final Plot No. 51 land admeasuring 21853 square meters in three equal part i.e. Part "A" land admeasuring 7284.34 square meters, Part "B" land admeasuring 7284.33 square meters, and Part "C" land admeasuring 7284.33 square meters. It is clarify that after the partition of the

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said land the portion of land i.e. **Part "A"** has been given and allotted to the legal heirs of Hasmukhbhai Rasiklal and Dhaneshbhai Rasiklal and **Part "B"** has been given and allotted to the legal heirs of Bhikhubhai Nagindas and Dineshbhai Nagindas and **Part "C"** has been given and allotted to the legal heirs of Navinchandra Kantilal and Dhirajlal Kantilal. Thereafter, all the legal heirs, owners and possession holders of the said land applied to the Ahmedabad Municipal Corporation for the Sub Plots of Final Plot No. 51 land admeasuring 21853 square meters in Two Sub Plots and as per order of Ahmedabad Municipal Corporation dated 24.06.2019 by issuing its Rajachitthi No. 02052 / 280519 / A2371 / M1, in which Ahmedabad Municipal Corporation has allotted Sub Plot No. 1 land admeasuring 10033.41 square meters and Sub Plot No. 2 land admeasuring 11819.59 square meters.

44. Thereafter, as per the Sub Plots allotted by the Ahmedabad Municipal Corporation dated 24.06.2019, the Sub Plot No. 1 having land admeasuring 10033.41 square meters including land admeasuring 5016.78 square meters of the Part "A" and land admeasuring 5016.63 square meters of the Part "B" AND the Sub Plot No. 2 having land admeasuring 11819.59 square meters

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including land admeasuring 2267.56 square meters of the Part "A", land admeasuring 2267.67 square meters of the Part "B" and land admeasuring 7284.33 square meters of the Part "C".

45. Thereafter, co-owners of the said land namely Dhaneshbhai Rasiklal Shah, Raj Bhikhubhai, Utkarsh Bhikhubhai through his POA Holder Raj Bhikhubhai, Jeniben Bhikhubhai through her POA Holder Raj Bhikhubhai, Jayshree Maheshbhai Shah through her POA Holder Niral Maheshbhai Shah, Niral Maheshbhai Shah, Purav Maheshbhai Shah, Maltiben Dineshbhai, Sukun Vipulbhai through his POA Holder Krutiben Vipulbhai, Krutiben Vipulbhai, Aashaben Jayendrabhai Shah through her POA Holder Jayendrabhai Nagindas, Abhishekbhai Jayendrabhai Shah, Sajniben D/o. Jayendrabhai Shah and W/o. Rajanbhai Harsiddhbhai Shah through her POA Holder Jayendrabhai Nagindas, Surekha Mahendrabhai Shah through her POA Mona Akshay Mehta, Jayendrabhai Nagindas, Bhupendrabhai Rasiklal Shah (H.U.F.), Kamalben Keyurbhai Shah (Wd/o. Keyurbhai Hasmukhbhai Shah), Nira Kiran Shah through her POA Holder Rupa Jagdip Javeri, Smuti Vikram Sanghvi through her POA Holder Rupaben Kanubhai W/o. Jagdip Javeri, Rupa Jagdip Javeri, Kamal Keyur Shah, Mona Akshay Mehta, Anju Bhupen

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Shah through her POA Holder Bhupendra Rasiklal, Aprurv Bhupendra Shah through his POA Holder Bhupendra Rasiklal, Arpana Rohan Shah through her POA Holder Bhupendra Rasiklal, Rekha Dhanesh Shah through her POA Holder Dhaneshbhai Rasiklal Shah, Ami Premal Vora through her POA Holder Dhaneshbhai Rasiklal Shah, Reshma Snehal Zaveri through her POA Holder Dhaneshbhai Rasiklal Shah, Nitaben Alias Smutiben D/o. Kanubhai Rasiklal and W/o. Vikrambhai Sanghvi through her POA Holder Rupaben D/o. Kanubhai Rasiklal and W/o. Jagdipbhai Javeri and Rupaben D/o. Kanubhai Rasiklal and W/o. Jagdipbhai Javeri with Confirming Party namely Hemant Navinchandra Shah and Vishvnath Infrastructure, a Partnership Firm through its partners namely (1) Shaileshkumar Parsottamdas Kathiriya and (2) Vipulbhai Kachrabhai Gajera have sold and conveyed said land bearing Revenue Block/Survey No. 20 land admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters as per the plan approved by the Ahmedabad Municipal Corporation to **SHREEDHAR REALITY, A Partnership Firm** by way

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of Registered Sale Deed which was duly registered with the office of Sub Registrar Ahmedabad - 06 (Naroda), vide serial no. 19198 dated 04.10.2019 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3228 dated 10.10.2019 and the said entry was duly certified by the concern authority dated 20.12.2019.

46. Thereafter, the aforesaid subject land bearing Revenue Block/Survey No. 20 land admeasuring 36,422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya - Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters, as per plan approved by the Ahmedabad Municipal Corporation was belonging to **SHREEDHAR REALITY, A PARTNERSHIP FIRM**.

47. Thereafter, co-owner of land bearing Revenue Block/Survey No. 20 namely Urmilaben Dhirajlal was died on 19.04.2019 hence as per Hindu law her legal heir namely (1) Rupal Dhirajlal Shah and (2) Aashit Dhirajlal Shah were entered in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book

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viz. Village Form No. 6 under Mutation Entry No. 3327 dated 09.09.2020 and the said entry was duly certified by the concerned authority dated 16.10.2020.

48. Thereafter, co-owner of land bearing Revenue Block/ Survey No. 20 namely Urmilaben Dhirajlal was died on 19.04.2019 and she was executed a Will on 21.02.2018, hence as per said will her legal heirs namely Aashit Dhirajlal Shah was entered in the revenue records of the land bearing Revenue Block/Survey No. 20 and Rupal Dhirajlal Shah name was deleted in the revenue records of the land bearing Revenue Block/Survey No. 20 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3328 dated 09.09.2020 and the said entry was duly certified by the concerned authority dated 16.10.2020.

49. Thereafter, SHREEDHAR REALITY, A Partnership Firm was applied to the Ahmedabad Municipal Corporation for the Sub Plots of Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters in Two Sub Plots and as per order of Ahmedabad Municipal Corporation dated 19.09.2020 by issuing its Rajachitthi No. 03739 / 160920 / A3911 / M1, in which Ahmedabad Municipal Corporation has allotted Sub Plot No. 1/1

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having land admeasuring 5021.50 square meters and Sub Plot No. 1/2 having land admeasuring 5011.91 square meters.

50. Thereafter, owner of the said land namely SHREEDHAR REALITY, A Partnership Firm has sold and conveyed said land bearing Revenue Block/Survey No. 20 land admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/1 having western side land admeasuring 5021.50 square meters as per the plan approved by the Ahmedabad Municipal Corporation to MAHIL INFRA, A Partnership Firm by way of Registered Sale Deed which was duly registered with the office of Sub Registrar Ahmedabad - 06 (Naroda), vide serial no. 12873 dated 12.10.2020 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3339 dated 14.10.2019 and the said entry was duly certified by the concern authority dated 23.11.2020.

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51. Thereafter, owner of the said land namely SHREEDHAR REALITY, A Partnership Firm has sold and conveyed said land bearing Revenue Block/Survey No. 20

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admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted a Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which southern side land admeasuring 2508.36 square meters, as per the plan approved by the Ahmedabad Municipal Corporation to SHREE BALAJI INFRATECH, A Partnership Firm through its authorized partner Shri Kaushikkumar Jamanbhai Kansagara by way of Registered Sale Deed which was duly registered with the office of Sub Registrar Ahmedabad - 06 (Naroda), vide serial no. 13999 dated 14.07.2021 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3461 dated 17.07.2021 and the said entry was duly certified by the concern authority dated 21.08.2021.

52. Thereafter, owner of the said land namely SHREEDHAR REALITY, A Partnership Firm has sold and conveyed said land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included

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in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the Ahmedabad Municipal Corporation to **SATVED INFRA, A Partnership Firm** through its authorized partner Hardik Dineshbhai Pethani by way of Registered Sale Deed which was duly registered with the office of Sub Registrar Ahmedabad - 06 (Naroda), vide serial no. 14004 dated 14.07.2021 and the entry to that effect was entered in the revenue records of the said land and the said entry was entered into revenue records vide Mutation entry no. 3462 dated 17.07.2021 and the said entry was duly certified by the concern authority dated 21.08.2021.

53. Further the land in question is not affected by the provisions of the Urban Land Ceiling and Regulation Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

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From the available revenue records, I found that as per the aforesaid Registered Sale Deed the **SATVED INFRA, A Partnership Firm** has become an absolute owner and possession holder of the above referred Non Agricultural Multipurpose Use Land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the A.M.C., situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.

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SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold Non Agricultural Multipurpose Use Land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the A.M.C., situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda) belonging to **SATVED INFRA, A Partnership Firm** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

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3. Compliance and Fulfillment of all terms and conditions mentioned in the orders issued by the revenue authorities and all other competent authorities have passed order regarding the above referred subject land.
4. Right of way is being Established.
5. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
6. Provision of The Gujarat Land Revenue Rules - 1972 and Provision of The Gujarat Land Revenue Code - 1879.
7. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
8. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.
9. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and/or legal necessity.
10. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights mutated as per law and minor family member's undivided right sale or transfer and also all any other sale or transfer transaction with respect of the above referred subject land should be done as per law.

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Freehold Non Agricultural Multipurpose Use Land bearing Revenue Block/Survey No. 20 admeasuring 36422 square meters, which was included in Town Planning Scheme No. 75 (Muthiya-Hanspura) and allotted Final Plot No. 51 land admeasuring 21853 square meters out of which Sub Plot No. 1 having land admeasuring 10033.41 square meters out of which Sub Plot No. 1/2 land admeasuring 5011.91 square meters out of which Northern side land admeasuring 2503.55 square meters as per the plan approved by the A.M.C., situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda) and bounded as per the Revenue Records.

DATED THIS 1ST SEPTEMBER OF 2021, AHMEDABAD.

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