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Reg.No. G/894/2010

Date: 22.2.2021

TITLE CERTIFICATE AND REPORT

To,
Shri Pravin Talakshibhai Kotak
Having address at:
Iscon House, Opp. Associated Petrol Pump,
Off: C.G. Road,
Ahmedabad-380009.

Re: REPORT & OPINION ABOUT TITLE OF LAND BEARING BLOCK NO.46 (COMPRISING OF SURVEY NO.36/2 & SURVEY NO.37/1-2), TOTAL LAND ADMEASURING 3339 SQ. MTRS., KHATA NO.1606, NON AGRICULTURAL & OLD TENURE LAND, SITUATED WITHIN THE VILLAGE LIMITS OF MOUJE BOPAL, TALUKA: DASKROI, WITHIN THE REGISTRATION DISTRICT OF AHMEDABAD -9 (BOPAL), BEING FORMING PART OF SANCTIONED PRELIMINARY TOWN PLANNING SCHEME NO. 1 (BOPAL), BEING ALLOTTED FINAL PLOT NO. 40, ADMEASURING 2671 SQ. MTRS., OWNED BY SHRI PRAVINBHAI TALKASHIBHAI KOTAK.

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Pursuant to your instruction to investigate the title to the immovable property more particularly described in Para-[2] herein under written and herein after referred to as 'the subject

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land', I have carried out the searches from Mamlatdar, E-Dhara, Ahmedabad to find out the deeds/documents executed and registered in respect of the subject land. I have also approached the office of the concerned Sub-Registrar of assurances and have received the certificate/report/searches in respect of deeds/documents/evidences, registered with the office of the Sub-Registrar of assurances during last 30 years. I have also perused the documents/papers submitted by you and mentioned in Para-[3] herein under written. On the basis of searches conducted by me and verification of papers/documents/evidences submitted by you, I submit my opinion as under:-

[1] **NAME OF THE PRESENT OWNER:**

Pravinbhai Talakshibhai Kotak, Male, Aged adult, having address at: 'Kotak House', Opp. Ashok Vatika, B/h. Iscon Megha Mall, Ambli-Bopal Road, Ahmedabad, the PAN Number is ACPPK 2498 F. The Aadhaar Card Number is 9420 8172 8155.

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[2] DESCRIPTION OF THE PROEPRTY:-

Land bearing Block No.46 (comprising of Survey No.36/2 and Survey No.37/1-2), admeasuring in aggregate about 3339 sq. mtrs., Khata No.1606, non-agriculture & old tenure land (hereinafter referred as “subject land”), lying within the village limits of mouje Bopal, Taluka: Daskroi, within the Registration District of Ahmedabad-9 (Bopal), forming part of sanctioned Preliminary Town planning Scheme no. 1 (Bopal), being allotted Final Plot no. 40, admeasuring 2671 Sq. Mtrs, being owned and possessed by Shri Pravinbhai Talakshibhai Kotak.

[3] LIST OF DOCUMENTS PRODUCED BEFORE ME:

1. Copy of 7/12 revenue record abstracts from the year 1950 of the subject land till this date.
2. Copy of Mutation Entries No.825, 827, 2190, 2329, 2371, 2633, 3340, 4019, 4126, 4371, 4533, 5064, 5895,

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- 6619, 7571, 7237, 7574, 12848, 12888(pencil entry),
12891 (pencil entry), in Form No.6 of Revenue Record.
3. Copy of N.A. permission for residential bearing
No.TP.JMN/G/1 S.R./1614 dated 30.11.1993 issued by
the Taluka Development Officer, Daskroi.
4. Copy of Taluka Form No.2.
5. Copy of the Sale Deed bearing Registration No.2057
dated 20.2.2020, executed in favour of Pravinbhai
Talakshibhai Kotak by Parth Bopal Cooperative
Housing Society Ltd. through its Secretary Shri
Himanshu Vithalbhai Sehgal.
6. Copy of order dated 16.11.2019 passed by Collector of
Stamps, Office of Stamps Duty Valuation Department,
Vibhag-1, Ahmedabad.
7. Copy of Sale Deed bearing Registration No.200 dated
4.1.2007 executed in favour of Parth Bopal Cooperative
Housing Society Ltd. being a registered society.

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8. Copy of allotment/sale letter dated 30.9.2007 issued in favour of Shri Pravinbhai Talakshibhai Kotak by Parth Bopal Cooperative Housing Society Ltd.
9. Copy of the Registration Certificate bearing Registration No.G-15026 of 2006, issued in favour of Parth Bopal Cooperative Housing Society Sahakari Mandali Ltd.
10. Copy of F Form of Town Planning Scheme No.1 Bopal (sanctioned Preliminary Scheme) issued by Ahmedabad Urban Development Authority.
11. Copy of Part Plan of Sanctioned Preliminary Town Planning Scheme No.1 (Bopal) of Final Plot No.40.
12. Copy of the Zoning Certificate dated 6.5.2019 issued by Ahmedabad Urban Development Authority (AUDA).
13. Copy of Development Agreement executed between Pravinbhai Talakshibhai Kotak and Saraswati ProCon, bearing Registration No.1175 dated 25.1.2021.
14. Copy of Development Permission dated 5.11.2020 issued in favour of Parth Bopal Cooperative Housing

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Society Ltd. by Ahmedabad Urban Development
Authority along with the approved plans (Rajachithi).

15. Copy of Sale Deed dated 11.1.1995 executed in favour
of Jayaben Ratibhai Sorathiya by the Trustees of
Radhakrishna Mandir Trust.

16. Copy of Title Report with Certificate dated 12.12.2006,
issued by Shantilal & Co. with respect to the subject
land.

17. Copy of Title Report issued by C.C. Gandhi & Co. dated
21.5.2009, issued in respect of the subject land.

18. Copies of the S.R.O. Search dated 16.7.2020, issued
by the Competent Authority.

19. Copy of No Objection Letter issued by the Cosmos
Cooperative Bank Ltd. 6.2.2021.

[4] **DEVOLUTION OF TITLE**

A. It transpires from the revenue records (7/12 abstracts),
that before the year 1951, the land bearing survey
No.36/2 admeasuring 0-9 Gunthas and land bearing

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Survey No.37/1-2 admeasuring 0-24 Gunthas, lying within the village limits of mouje Bopal, Taluka: Daskroi, within the District of Ahmedabad, appears to be owned by Radhakrishna Temple Trust being reflected in the occupier column of the revenue record (7/12 abstract) as Lalji Maharaj Mathurdas Sarangramji through its Managing Trustees (1) Chimanlal Manilal (2) Harishankar Prabhashankar (3) Ishwarbhai Ambaram (4) Ishwarabhai Shakarchand (5) Zinabhai Kalyandas (6) Chunilal Ambaram & (7) Bhikhabhai Kanubhai, since year 1951 on the subject land. In the other column rights name of Chunilal Hargovanbhai was reflected from the year 1951 as the protected tenant of the Subject Land.

B. Accordingly, from the perusal of the Revenue Records before the year 1950 (7/12 abstracts), it appears that the name of Lalji Maharaj through its Managing Trustee

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Mathurdas Sarangramji and other Trustee's name were reflected in the revenue record from 1951 and the name of the protected tenant viz. Shri Chunilal Hargovanbhai is reflected in the Village Form No.12 from the year 1951.

C. It further transpires from the revenue record that on 11.5.1950, Mahant Mathurdasji Sarangramji expired and therefore, the name of his heir viz. Jagjivandasji Mathurdasji came to be mutated in the revenue record vide entry No.789 dated 13.7.1950. Further, the name of Jagjivandasji Mathudasi was also mutated in the revenue record as the Managing Trustee of Lalji Maharaj vide Entry No.825 dated 22.7.1951. The above findings are based upon the noting made in the Mutation Entry No.789 & 825 dated 13.7.1950 & 21.7.1951 respectively.

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D. It further transpires from the record that thereafter, on 3.6.1963, Entry No.2190 came to be mutated in the revenue record, recording that the Ld. Mamlatdar in the Case No.4-7, 14, 66, 29, 40, 46, 49 of village Bopal in the Order passed on 11.3.1963 records the fact that in light of the exemption certificate available under section-88 B of the Gujarat Agricultural & Tenancy Act, 1948, the inquiry initiated under the Gujarat Agricultural & Tenancy Act, 1948 is closed by the order of the court dated 23.1.1963 with respect to the lands shown in the margin, which includes the subject lands. The said Entry came to be certified on 12.9.1963. The findings are based upon the noting made under Mutation Entry no.2190 dated 3.6.1963.

E. It further transpires from the record that thereafter, the Ld. Settlement Commissioner, Director of Land Records, passed an order of consolidation of lands dated 3.6.1963 which came to be published in the

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official gazette. The said fact came to be recorded in the revenue record vide Mutation Entry No.2329 dated 20.4.1969. It appears that accordingly, Survey No.36/2 and Survey No.37/1-2, total aggregating in about 3339 sq. mtrs was consolidated and given Block No.46. The Entry No.2329 available on the official website of the revenue record is illegible. However, the 7/12 abstracts reflects this position and therefore, the findings are based upon the copy of 7/12 abstracts which indicate that Block No.46 comprises of Survey No.36/2 and Survey No.37/1-2 of village mouje village Bopal, Taluka: Daskroi, District: Ahmedabad.

F. It further transpires that thereafter, the Ld. Mamlatdar & ALT passed an order dated 31.3.1971 directing to delete the names of the protected tenants viz. Ramanbhai Chunilal and others who are not cultivating the land on or before 15.11.1969 and land being a Temple Gharkhed, the name of the tenant be deleted

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from the other rights column. Accordingly on 5.4.1971, the Entry No.2371 came to be mutated in the revenue record for land bearing Survey No.36/2 and 37/1-2. Accordingly, the name of the tenants appears to have been deleted from the other rights column of the revenue record. The said entry came to be certified on 13.9.1971. The findings are based upon noting made in the Mutation Entry No.2371 dated 5.4.1971.

G. It transpires that thereafter, the Ld. Charity Commissioner, passed an order directing to delete the names of the existing Trustees viz. (1) Chimanlal Manilal (2) Harishankar Prabhashankar (3) Ishwarbhai Ambaram (4) Ishwarabhai Shakarchand (5) Zinabhai Kalyandas (6) Chunilal Ambaram & (7) Bhikhabhai Kanubhai. The said names were directed to be replaced with new Trustees as stated in the schedule viz. (1) Chimanlal Manilal (2) Gunvantbhai Haribhai (3) Khodabhai Chaturbhai (4) Ambaram Manilal (5)

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Tribhuvan Ambaram (6) Ishwarbhai Lallubhai & (7) Manilal Joitaram. The said fact came to be mutated in the revenue record vide Mutation Entry no.2633 dated 19.12.1980 and the same came to be certified on 13.3.1981. The findings are based upon noting the Mutation Entry No.2633 dated 19.12.1980.

H. It further transpires from the record that by mistake, the name of Mathurdas Sarangramji's name has been entered into the records of the Block Numbers which are stated in the margin column and for which, the order of rectification has been passed by the competent authority on 8.9.1987. Accordingly, Entry No.3340 dated 13.11.1987 came to be mutated in the revenue record and the name of Mathurdas Sarangram came to be deleted from the Block Numbers as reflected in the margin column. The said entry came to be certified on 12.2.1988. The findings are based upon the noting stated in the Mutation Entry No.3340 dated 13.11.1987.

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I. It further transpires from the record that on 20.9.1990, Mahant Shri Mahavirdas, Shri Vaishnav Vedanti Guru Ramdaslalji and others resigned as the Managing Trustee and the said resignation came to be accepted by the general body on 24.9.1990. Accordingly, since they are no more, the Chairman or the Trustee of the Trust, their names were directed to be removed from the revenue record being the Trustee of the Trust as per the order passed by the Charity Commissioner dated 30.3.1991 as well as the resolution passed by the Trust and based upon it, the names of the said persons were came to be deleted from the revenue record. The said fact came to be mutated in the revenue record vide Entry no.4019 dated 27.6.1991. The said entry came to be certified in the revenue record, however, the date of certification is not legible. The findings are based upon the noting made in the Mutation Entry No.4019 dated 27.6.1991.

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J. It further transpires from the record that the Ld. Charity Commissioner, passed an order appointing new Trustees of the Radhakrishna Temple Trust by replacing the existing Trustees pursuant to the application and the Trust Resolution and accordingly, the names of (1) Gunvantrai Harishankar (2) Tribhuvan Ambaram (3) Ishwarbhai Lallubhai (4) Manilal Joitaram (5) Khodabhai Ambaram came to be recognized as the new Trustees. The effect of the order passed by the Ld. Charity Commissioner came to be mutated in the revenue record vide Entry No.4126 dated 10.9.1992. The said entry came to be certified on 6.3.1993. The findings are based upon the noting made in the Mutation Entry No.4126 dated 10.9.1992.

K. It further appears that the owners of the subject land viz. the Trustees of the Radhakrishna Temple Trust applied for N.A. permission of the subject land on

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20.9.1993. The Taluka Development Officer vide his order bearing No.TP.JMN/G/1 S.R.11/1614 dated 30.11.1993 was pleased to grant the N.A. permission for residential use for the area admeasuring 3137 sq. mtrs under section-65 and 67 of the Land Revenue Code on the condition that has been mentioned in the said N.A. permission. The findings are based upon the perusal of the N.A. permission for residential use order dated 30.11.1993. The undersigned has also perused Taluka Form No.2 which reflects that at Item No.238, the Block No.46 is mentioned which certifies that the N.A. permission for residential was granted to the Radhakrishna Temple Trust (Lalji Maharaj nu Mandir) through its Managing Trustee Manilal and others.

L. It further appears that the Radhakrishna Temple Trust made an application before the Charity Commissioner seeking permission for sale of the subject land being Block No.46. It appears that the Charity Commissioner,

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Ahmedabad by order dated 12.10.1994, bearing No.36/48/93/1350/94 granted permission for sale of the said land. The said order passed by the Charity Commissioner is not provided to me, however, the said fact is recorded in the title report issued by Shantilal & Co. dated 12.12.2006 as well as in the title report issued by C.C. Gandhi & Co. dated 21.5.2009. The findings are based upon the perusal of the title reports issued by the above stated advocates on 12.12.2006 & 21.5.2009 respectively.

M. It further transpires from the record that Radhakrishna Temple Trust by its Trustees by two separate Sale Deeds dated 11.11.1995, based upon the permission granted by the Charity Commissioner, dated 12.10.1994, executed Sale Deed in favour of one Shri Jayaben Ratibhai, which came to be registered with the Sub-Registrar of Memnagar (Ahmedabad-3). The said fact came to be mutated in the revenue record vide

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Entry No.4371 dated 19.2.1995. The said entry came to be certified on 6.4.1995. I have perused the Sale Deeds executed in favour of Jayaben Ratibhai. The same are found to be properly stamped and duly registered and accordingly, a valid title appears to have been passed in favour of Jayaben Ratibhai.

N. It further transpires from the record that the said Jayaben Ratibhai through her power of attorney holder Shri Rajubhai Rameshbhai Bava executed Sale Deed dated 13.11.1995 and thereby, sold and conveyed the said land to Rakeshbhai Ganpatbha Prajapati, which came to be registered with the Sub-Registrar of Memnagar (Ahmedabad-3) under Sr. No.4760 on the same day. The Entry to that effect was entered into the Mutation Register by Entry No.4533 dated 29.12.1995. The said entry came to be certified on 12.3.1996. The copy of the Sale Deed bearing Registration No.4760 dated 13.11.1995 is not provided to me. The findings

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are based upon the noting made in the Mutation Entry
No.4533 dated 29.12.1995.

O. It further transpires from the record that said Rakeshbhai Ganpatbhai by agreement dated 10.6.1999, agreed to sell land bearing Block No.46 (part), admeasuring 1669.50 sq. mtrs to one Shri Dineshkmar Ramkumar as a promoter of Shri Niketan Cooperative Housing Society (proposed) which was registered with the Sub-Registrar of Memnagar (Ahmedabad-3) under Sr. No.1521 on the same day. Then the said Rakeshbhai Ganpatbhai Prajapati by cancellation agreement dated 25.6.2002, cancelled the said agreement, which was registered with the Sub-Registrar of Memnagar (Ahmedabad-3), under Sr. No.1744 on the same day. The findings are based upon the data available from the Sub-Registrar Office, provided under the Search carried out.

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P. It further transpires from the record that said Rakeshbhai Ganpatbhai Prajapati by an agreement dated 10.6.1999, agreed to sell the said land bearing Block No.46 (part), admeasuring about 1669.50 sq. mtrs to Rakeshbhai Ganpatbhai Prajapati as a promoter of Monika Park Cooperative Housing Society (proposed), which was registered with the Sub-Registrar of Memnagar (Ahmedabad-3) under sr. No.1522 on the same day. Then the said Rakeshbhai Ganpatbhai Prajapati by cancellation agreement dated 25.6.2002 cancelled the said agreement, which was registered with the Sub-Registrar of Memnagar (Ahmedabad-3) under Sr. No.1745 on the same day. The findings are based upon the data available and provided from the Sub-Registrar Office.

Q. It further transpires from the record that the said Rakeshbhai Ganpatbhai Prajapati obtained loan from the Suvikas Peoples Cooperative Bank Ltd. and

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mortgaged the subject land to the said bank by executing mortgage deed dated 23.7.2002 which came to be registered with the Sub-Registrar of Memnagar (Ahemdabad-3) under Sr. No.2088. The said fact came to be mutated in the Mutation Register by Entry No.5064 dated 3.4.1998. The said entry came to be certified on 4.5.1998. The findings are based upon the noting made in the Mutation Entry No.5064 dated 3.4.1998.

R. It further transpires from the record that the said Rakeshbhai Ganpatbhai Prajapati repaid the loan amount and the Suvikas Peoples Cooperative Bank Ltd. executed a release deed dated 19.8.2004, which came to be registered with the Sub-Registrar of Memnagar (Ahmedabad-3) under Sr. No.4743 and the said Suvikas Peoples Cooperative Bank Ltd. issued No Due Certificate dated 19.8.2004. It further appears from the record that the said fact was applied for mutation in

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the Mutation Register vide entry no.5895 dated 1.4.2005, however, the entry was not certified in the revenue record. The findings are based upon the noting made in the Mutation Entry No.5895 dated 1.4.2005

S. It further transpires from the record that the said Rakeshbhai Ganpatbhai by a Sale Deed dated 4.1.2007 sold and conveyed the said land to Parth Bopal Cooperative Housing Society Ltd., being a Registered Society bearing registration no. G-15026, which came to be registered with Sub-Registrar, Ahmedabad-3, (Memnagar) under Sr. No.200 on the same day. The said fact came to be mutated in the Mutation Register vide Entry No.6619, dated 19.1.2007. The undersigned has perused the copy of the Sale Deed bearing registration No.200 dated 4.1.2007. The same appears to be properly stamped and registered and accordingly, the proper title was conveyed in favour

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of Parth Bopal Cooperative Housing Society Ltd. The said Mutation Entry came to be certified on 26.5.2007.

T. It further transpires from the record that the Parth Bopal Cooperative Housing Society Ltd. applied for removal of the 'Bojo' Entry (Charge), in light of the fact that the amount is already repaid and the No Due certificate is issued in the year 2002. The Entry came to be mutated in the revenue record vide entry no.7571 dated 2.7.2007 and 7574 dated 7.9.2009. However, the said entries were not certified on the pretext that the No Due Certificate is of the year 2002 and after fresh certificate is received from the Bank, the said entry will be certified and the 'bojo' entry will be deleted. The findings are based upon the noting made in the Mutation Entry No.7571 & 7574 respectively.

U. It further transpires that the Ld. Mamlatdar passed an order bearing No.RTS/record promulgation/74/09 dated

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21.1.2009 rectifying the defects in the record and accordingly rectification order was passed. It further appears that so far as Block No.46 is concerned, it mentions that Block No.46 should refer to Survey No.36/2, Survey No.37/1/2. The findings are based upon the noting made in the Mutation Entry No.7237 dated 16.2.2009. The same appears to be a pencil entry and is still not certified.

V. It further appears from the record that the subject land came to be part of Town Planning Scheme No.1, Bopal wherein, in the preliminary Town Planning Scheme, the subject land being Block No.46 (old tenure) was given O.P. No.40 admeasuring 3339 sq. mtrs and in lieu of the same, Final Plot No.40 admeasuring 2671 sq. mtrs came to be allotted to the predecessor in title viz. Parth Bopal Cooperative Housing Society Ltd. Accordingly by virtue of the provisions of the Gujarat Town Planning & Urban Development Act, 1976, Parth Bopal

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Cooperative Housing Society Ltd. became the owner and occupier of Final Plot No.40 admeasuring 2671 sq. mtrs as shown in the F Form and part plan issued by the Ahmedabad Urban Development Authority. It appears that the said scheme came to be sanctioned by the government notification No.GH/V/84 of 2019/TPS-112016-2485-L dated 10.6.2019. Accordingly, the said preliminary town planning scheme No.1 Bopal has become the part of the Act, u/s.65 of the Act (3) of the Act, 1976. It appears that the said fact came to be mutated in the revenue record vide Entry No.1284 dated 16.12.2020. The said entry came to be certified on 27.1.2021.

W.It further appears that the Cosmos Cooperative Bank Ltd. (Erstwhile Cooperative Bank of Ahmedabad) addressed a letter to the Circle Inspector dated 6.2.2021, giving its No Objection to remove the charge of Cooperative Bank from the immovable property

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being the subject land. Based upon the said letter dated 6.2.2021, it appears that again an application came to be moved by the Parth Bopal Cooperative Housing Society Ltd. requesting to release the charge from the subject land. The said entry came to be mutated vide entry no.12888. The same is a pencil entry and is in the due process of certification by the revenue authorities.

X. It further appears from the record that on 5.11.2020, the Parth Bopal Cooperative Housing Society Ltd. has been granted development permission on Final Plot no.40 as allotted in the Sanctioned Preliminary Town Planning Scheme, on the terms and conditions as stated in the said development permission dated 5.11.2020. The plans as approved by the authority are also attached with the said development permission. The findings are based upon the perusal of the development permission and the plans which are attached with the said development permission.

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Y. The said Parth Bopal Cooperative Housing Society Ltd. through its Authorized Secretary executed a Sale Deed dated 20.2.2020 in favour of Pravinbhai Talakshibhai Kotak (present owner) and thereby, sold and conveyed the subject land, which came to be registered with the Sub-Registrar of S.R.O.-9 Bopal under Sr. No.2057 on the same day. I have perused the copy of the sale deed along with the registration receipt and copy of the Index-II. It appears from the perusal of the said document that the Sale Deed is properly registered and duly stamped as per the provisions of the law.

Z. It further appears that the Entry to the effect that the subject land has been sold to Shri Pravinbhai Talakshibhai Kotak on 20.2.2020 by Registered Sale Deed dated 20.2.2020, bearing registration No.2057 came to be mutated in the revenue record vide Mutation Entry No.12891 dated 19.1.2021. The same is



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a pencil entry and is in the process of being certified.

The findings are based upon the noting made in the Mutation Entry No.12891 dated 19.1.2021 (pencil entry).

AA. It further appears from the documents made available that Shri Pravinbhai Talakshibhai Kotak has executed a Development Agreement with Saraswati ProCon for the subject land as per the terms and conditions stated in the said development agreement. It appears that the development agreement has been executed for the construction of residential flats + commercial shops in the project to be named as "AADITYA ONE". It further appears that the said development agreement came to be executed on 25.1.2021 and came to be registered with the Sub-Registrar, Ahmedabad-9, Bopal under Sr. No.1175 on the same day. I have perused the copy of the development agreement bearing registration No.1175 dated 25.1.2021 and it appears that the same

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is duly stamped and properly registered by paying proper registration fees in accordance with the provisions of law.

BB. From the above stated chronology, it transpires that initially the land belongs to the Radhakrishna Temple Trust and the same was sold to one Shri Jayaben Ratibhai by the said Trust. The said Jayaben Ratibhai sold the subject land in favour of Rakeshbhai Ganpatbhai Prajapati who further sold the subject land to Parth Bopal Cooperative Housing Society Ltd. Thereafter, Parth Bopal Cooperative Housing Society Ltd. has executed a Sale Deed in favour of Pravinbhai Talakshibhai Kotak who is now the owner and occupier of the subject land and can be said to be the owner of the subject land free from all encumbrances.

[5] **SUB-REGISTRAR SEARCH AND OTHER RECORD**

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[A] A Search of the records of the Offices of the Sub-Registrar of Assurance, Ahmedabad-9, Bopal has been undertaken for a period of 30 years from 1991 to 2021 and no new entries found in the said Search except what has been stated hereinabove.

[B] That the manual/computerized record is not well prepared and maintained by the State Government Agencies and hence, may be erroneous, resulting into my error.

[6] **CHARGES/MORTGAGES/ENCUMBRANCES ON THE PROPERTY.**

- (i) During searches of the Sub-Registrar records, I have not found any charge creating document registered with the Office of the Sub-Registrar of Assurance except what has been stated hereinabove. I have not found any adverse remarks/documents during S.R.O. search.

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- (ii) I have not found any reservation or notices under the development plan applicable to the area where the land is located. I have also perused the zoning certificate dated 6.5.2019, wherein, it has been stated that the subject land is in the residential-II-R2 zone and forming part of Town Planning Scheme No.1 (Bopal).

[7] **PUBLIC NOTICE**

I was not been asked to issue public notice in the newspaper inviting right/claim/objections from the third parties in respect of subject land and hence, this certificate/report is subject to right/claim/objection, if any. Further, from the perusal of the title report issued by Shantilal & Co. dated 12.12.2006, it appears that before issuing the said title report, a public notice in Gujarat Samachar newspaper dated 14.7.2006 inviting

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any claim, rights or encumbrances if any, was called for, however, but, no objection or claim appears to have been received in response thereof.

[8] **DOCUMENTS TO BE OBTAINED/COMPLIANCES TO BE MADE BEFORE EFFECTING SELL/TRANSFER.**

- (i) Usual declaration be obtained in respect of the title of the said plot from Parth Bopal Cooperative Housing Society Ltd.
- (ii) No Due cum No Objection Certificate be obtained from the Parth Bopal Cooperative Housing Society Ltd. in respect of the subject land prior to sale/mortgage.
- (iii) Payment of land revenue to be complied with.
- (iv) Any other Act, Law, Rules, if any application.
- (v) The terms and conditions as mentioned in the development permission dated 5.11.2020 granted

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by the Ahmedabad Urban Development Authority
is required to be complied with.

- (vi) The terms and conditions of the Non Agriculture
Use permission granted by the Taluka
Development Officer dated 30.11.1993 be
complied with.

[9] **OPINION**

In view of and subject to what is stated hereinabove
and based on that, I am of the opinion that the title of
the subject land being Block No.46 (comprising of
Survey No.36/2 and Survey No.37/1-2), admeasuring
3339 sq. mtrs being non-agricultural (old tenure) land,
situated and lying within the village limits of Bopal,
Taluka: Daskroi, within the Registration Sub-District
Ahmedabad-9, Bopal and District: Ahmedabad, being
forming part of Sanctioned Preliminary Town Planning
Scheme No.1 (Bopal), being allotted Final Plot No.40

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admeasuring 2671 sq. mtrs belongs to and owned by
Shri Pravinbhai Talakshibhai Kotak and the said subject
land appears to be clear, marketable and free from all
encumbrances and subject to what has been stated
hereinabove.


[SIGNATURE]

Note:

- 1 The present report and certification is based on the perusal of the revenue records as maintained by the government agency and any erroneous or improperly maintained record may cause an error to be perpetrated in the examination.
- 2 As per the information provided to me and available at present, no civil or criminal litigations are pending with respect to the subject land.