

Ref. No.: 8084

To,

"Kshipra Developers LLP" a partnership firm,

Having address at: B/003, Elanza Crest, Sidhubhavan Road, Bodakdev, Thaltej, Ahmedabad-380059.

TITLE REPORT



Re.:- Non-Agricultural Land bearing Final Plot No. 97, containing by admeasurements 3584 Sq. Mtrs. (allotted in lieu of Survey No. 514, (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs.) of Town Planning Scheme No.4 (Vejalpur), situate, lying and being at Moje Jodhpur, Taluka Vejalpur in the Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi) belonging to a partnership firm **"Kshipra Developers LLP"**.

As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

1. Originally, the land bearing Old Survey No. 1205, containing by total admeasurements 4654 Sq. Mtrs. of Vejalpur was independently owned, occupied and possessed by Kacharabhai Kakubhai in the year of 1956.
2. Thereafter, owner and occupier of the land, Kacharabhai Kakubhai died intestate on 18/08/1977 leaving behind him his legal heirs (1) Chanchalben wd/o Kacharabhai Kakubhai, (2) Prahladbhai Kacharabhai, (3) Govindbhai Kacharabhai, (4) Jayantilal Kacharabhai, (5) Kamuben Kacharabhai, (6) Leelaben Kacharabhai, (7) Jashiben Kacharabhai and (8) Ambalal Kacharabhai and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No.3480, dated 08/12/1977.
3. Thereafter, co-owners and co-occupiers of the land, (1) Kamuben Kacharabhai, (2) Leelaben Kacharabhai and (3) Jashiben Kacharabhai have released and relinquished their right and share persisting from the

land bearing Survey No. 1205 and their names have been deleted from the revenue record of the land and entry to that effect was recorded in the Mutation Register by Entry No.3489, dated 08/01/1978.

4. Thereafter, co-owner and co-occupier of the land, Prahladbhai Kacharabhai died intestate on 16/01/2008 leaving behind him his legal heirs (1) Ramaben wd/o Prahladbhai Kacharabhai, (2) Bhavnaben alias Bhanumatiben d/o Prahladbhai Kacharabhai w/o Mahendrabhai Patel, (3) Jyotsnaben d/o Prahladbhai Kacharabhai w/o Bharatbhai Patel, (4) Kalpanaben d/o Prahladbhai Kacharabhai w/o Jaiminbhai Parikh, (5) Suryakantbhai Prahladbhai and (6) Amitbhai Prahladbhai and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No.1553, dated 22/09/2009.
5. Thereafter, co-owners and co-occupiers of the land, (1) Bhavnaben alias Bhanumatiben d/o Prahladbhai Kacharabhai w/o Mahendrabhai Patel, (2) Jyotsnaben d/o Prahladbhai Kacharabhai w/o Bharatbhai Patel and (3) Kalpanaben d/o Prahladbhai Kacharabhai w/o Jaiminbhai Parikh have released and relinquished their right and share persisting from the land bearing Survey No. 514 (Old Survey No. 1205 of Vejalpur) and their joint names have been deleted from revenue record and entry to that effect was recorded in the Mutation Register by Entry No.1554, dated 22/09/2009.
6. Thereafter, co-owner and co-occupier of the land, Jayantilal Kacharabhai died intestate on 21/05/2016 leaving behind him his legal heirs (1) Shantaben wd/o Jayantilal Kacharabhai, (2) Kanubhai Jayantilal, (3) Bharatbhai Jayantilal, (4) Jashvantbhai Jayantilal, (5) Kiritbhai Jayantilal and (6) Indiraben Jayantilal and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 3314, dated 22/08/2016.
7. Thereafter, co-owner and co-occupier of the land, Govindbhai Kacharabhai died intestate on 06/12/2016 leaving behind him his legal heirs (1) Champaben wd/o Govindbhai Kacharabhai, (2) Hansaben d/o Govindbhai Kacharabhai w/o Chandrakantbhai, (3) Shaileshbhai Govindbhai, (4) Pareshbhai Govindbhai and (5) Harishbhai Govindbhai and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No.3555, dated 11/07/2017.



8. Thereafter, co-owner and co-occupier of the land, Shantaben wd/o Jayantilal Kacharabhai died intestate on 17/08/2017 and Jayantilal Kacharabhai also died on 21/05/2016 leaving behind them their legal heirs (1) Kanubhai Jayantilal, (2) Bharatbhai Jayantilal, (3) Jashvantbhai Jayantilal, (4) Kiritbhai Jayantilal and (5) Indiraben Jayantilal and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No.3619, dated 10/10/2017.
9. Thereafter, co-owner and co-occupier of the land, Champaben wd/o Govindbhai Kacharabhai died intestate leaving behind her legal heirs (1) Hansaben d/o Govindbhai Kacharabhai w/o Chandrakantbhai, (2) Shaileshbhai Govindbhai, (3) Pareshbhai Govindbhai and (4) Harishbhai Govindbhai and their names have been entered in the revenue record upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No.3649, dated 28/11/2017.
10. Thereafter, land bearing Survey No. 514 (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 merged into Town Planning Scheme No. 4 (Vejalpur) and allotted Final Plot No. 97, containing by admeasurements 3584 Sq. Mtrs. given to it.
11. Thereafter, co-owner and co-occupier of the land, Hansaben d/o Govindbhai Kacharabhai w/o Chandrakantbhai has released and relinquished her undivided $\frac{1}{4}$ share of 1163.50 Sq. Mtrs. of land bearing Survey No. 514 (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs. Paiki in favor of (1) Shaileshbhai Govindbhai, (2) Pareshbhai Govindbhai and (3) Harishbhai Govindbhai by released deed, registered before sub registrar office of Ahmedabad-13 (City) under Serial No. 1008, dated 16/05/2019 hence, her name has been deleted from the revenue record and entry to that effect was recorded in the Mutation Register by Entry No.4077, dated 21/05/2019.
12. Thereafter, co-owner and co-occupier of the land, Indiraben Jayantilal has released and relinquished her undivided $\frac{1}{4}$ share of 1163.50 Sq. Mtrs. of land bearing Survey No. 514 (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs. Paiki in favor of (1) Kanubhai Jayantilal, (2) Bharatbhai Jayantilal, (3) Jashvantbhai Jayantilal and (4) Kiritbhai Jayantilal by release deed, registered before sub registrar office of Ahmedabad-13 (City) under Serial No. 1009, dated 16/05/2019.



However, her name was not deleted but running in revenue record of the land and entry to that effect was recorded in the Mutation Register by Entry No.4078, dated 21/05/2019.

13. Thereafter, Names of (1) Ilaben Ambalal, (2) Amitaben Ambalal, (3) Shakuben Ambalal, (4) Rajendrabhai Ambalal and (5) Kaushikbhai Ambalal have been entered in the revenue record of the land with the Name of Ambalal Kacharabhai and entry to that effect was recorded in the Mutation Register by Entry No.4304, dated 11/10/2019.
14. Thereafter, co-owners and co-occupiers of the land, (1) Ilaben d/o Ambalal Kacharabhai w/o Devashishbhai Patel and (2) Amitaben Ambalal have released and relinquished their undivided share of 388 Sq. Mtrs. of land bearing Survey No. 514 (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs. Paiki in favor of (1) Ambalal Kacharabhai, (2) Shakuben Ambalal, (3) Rajendrabhai Ambalal and (4) Kaushikbhai Ambalal by released deed, registered before sub registrar office of Ahmedabad-13 (City) under Serial No. 2751, dated 23/12/2019 and their names have been deleted from the revenue record of the land and entry to that effect was recorded in the Mutation Register by Entry No.4385, dated 02/01/2020.
15. Thereafter, District Collector, Ahmedabad has granted Non Agricultural use permission to the land bearing Final Plot No. 97, containing by admeasurements 3584 Sq. Mtrs. for Multipurpose vide order no. 940/07/19/046/2021, dated 15/04/2021 and entry to that effect was recorded in the Mutation Register by Entry No.4726, dated 15/04/2021.
16. Thereafter, co-owner and co-occupier of the land, Ramaben wd/o Prahladbhai Kacharabhai died intestate on 21/03/2022 hence, her name has been deleted from the revenue record of the land and entry to that effect was recorded in the Mutation Register by Entry No.5240, dated 21/10/2022.
17. Thereafter, Ahmedabad Municipal Corporation has sanctioned layout and building plans for constructions for Residential purpose on the Multipurpose Non Agricultural land bearing Final Plot No. 97, containing by admeasurements 3584 Sq. Mtrs. (allotted in lieu of Survey No. 514, (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs.) of Town Planning Scheme No.4 (Vejalpur) and issued Commencement Letter under Case No. BHNTS/SWZ/250323/CGDCRV/



A7213/R0/M1 & Rajachitthi No. 08092/250323/A7213/R0/M1 for Block A+B, dated 13/04/2023.

18. Thereafter, owners and occupiers of the land, (1) Ambalal Kacharabhai Patel, (2) Suryakantbhai Prahladbhai Patel, (3) Amitbhai Prahladbhai Patel, (4) Kanubhai Jayantilal Patel, (5) Bharatbhai Jayantilal Patel, (6) Jasvantbhai Jayantilal Patel, (7) Kiritbhai Jayantilal Patel, (8) Shaileshbhai Govindbhai Patel, (9) Pareshbhai Govindbhai Patel, (10) Harishbhai Govindbhai Patel, (11) Indiraben Jayantilal Patel, (12) Shakuben Ambalal Patel, (13) Rajendrabhai Ambalal Patel and (14) Kaushikbhai Ambalal Patel, amongst above male person as self and karta and manager of his HUF have sold and conveyed the Multipurpose Non Agricultural land bearing **Final Plot No. 97**, containing by admeasurements 3584 Sq. Mtrs. (allotted in lieu of Survey No. 514, (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs.) of Town Planning Scheme No.4 (Vejalpur) to **"Kshipra Developers LLP"** a partnership firm by Sale Deed, registered before sub registrar office of Ahmedabad-4 (Paldi) under Serial No. 6209, dated 12/04/2023 and entry to that effect was recorded in the Mutation Register by Entry No.5368, dated 20/04/2023.

19. I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **04/06/2023** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

I have examined the titles of the land belonging to a partnership firm **"Kshipra Developers"** and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our Search Clerk to the Multipurpose **Non-Agricultural** Land bearing **Final Plot No. 97**, containing by admeasurements 3584 Sq. Mtrs. (allotted in lieu of Survey No. 514, (Old Survey No. 1205 of Vejalpur), containing by total admeasurements 4654 Sq. Mtrs.) of Town Planning Scheme No.4 (Vejalpur), situate, lying and being at Moje Jodhpur, Taluka Vejalpur in the Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi) and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner that, no transfer/agreement was made in respect of the said land



during the period for which the record is clear and available which would make the title defective. I hereby opine that the same shall be clear and marketable and free from reasonable doubts and without encumbrances **subject to:**

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in N.A. Order and approved plans.
- [3] Confirmation legal heirs of previous owners being obtained (in accordance Sale Deed No.6209, dated 12/04/2023).
- [4] Provisions of Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [5] Verification of all original documents.

DATED THIS 15TH DAY OF JUNE, 2023



(Sharad N. Darji)
Advocate

Note:

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2023) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance report.

