



MEMON LAW HOUSE

Y.H.MEMON (Advocate)

T.Y.PATEL (Advocate)

Office :- 712, Span Trade Center, Opp. Kochrab Ashram, Paldi,
Ahmedabad. (M) 9898641730

Date:-25-04-2022

Title Report

To,

**Sairudram Devcon a partnership firm
Through its Authorized partner
Tarun Omprakash Dhariwal**

Add :- D-124, Shree Ghantakarn mahavir
market, Sarangpur, Ahmedabad.

Respected Sir,

Ref : Immovable property being a Scheme namely "AMRAPALI ELITE - 44"
constructed/ to be constructed, situate and lying on freehold non – Agricultural
land admeasuring about 1680 sq. mtrs of final plot no. 53 Paiki, Sub plot no. 5,
6 and 7 of town planning scheme no. 8, allotted in lieu of revenue survey no.
121-A, 121-C, 122-A, 122-B and 122-C, City Survey no. 1494, 1727 to 1737/2
situate and lying at Mouje : T.P.8 Asarwa (Dariyapur-Kazipur), Taluka :
Asarwa, in registration sub district of Ahmedbad – 6 (Naroda) and district of





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Ahmedabad – Gujarat (hereinafter referred to as “the said property” which is more particularly described in the SCHEDULE hereunder).

As per the instruction, I have examined the title of the above referred property and have caused to be taken searches of revenue and registration record for last 30 years through our search clerk and from that and from the information given to me and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the same to be true, correct and trust worthy and also believing the documents / copies / papers etc. furnished to be true and genuine, I hereby give my report on title as under : -

Name of the title Holder

1. Amrapali Co-Operative Housing Society Ltd.
2. Sairudram Devcon a partnership firm Through its
Authorized partner Tarun Omprakash Dhariwal

(Present owners and Developer)

1) Description of the property





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East :- F.P. 54

West :- 12.19 Mtrs T.P. Road.

North :- 6 Mtrs Road.

South :- F.P.90 and F.P. 53 Paiki S.p 8.



2) Documents studied :-

1. Copy of latest village form no. 7, 12, 6 & 8-A.



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2. Copy of latest property card bearing City Survey no. 1494, 1727 to 1737/2.
3. Copy of village form no. 2 bearing Non Agricultural use permission for residential purpose dated : 22-02-1968 vide order no. N. A .W/496/68 taken by Amrapali CHSL.
4. Copy of registration certificate no. GH/1691/1966 dated : 04/04/1966 of Amrapali CHSL.
5. Certified copy of registered Deceleration deed no. 12787/1966 dated : 24-11-1966 executed by Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal.
6. Certified copy of registered Sale deed no. 12788/1966 dated : 24-11-1966 executed by Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal In favor of Amrapali CHSL.
7. Copy of registration fee payment receipt and index – II of above sale deed.





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8. Certified copy of registered Deceleration deed no. 12788/1966 dated : 24-11-1966 executed by Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal In favor of Amrapali CHSL.
9. Copy of registration fee payment receipt and index – II of above sale deed.
10. Certified copy of registered Sale deed no. 639/1970 dated : 09-02-1970 executed by Jaswantlal Manilal In favor of Amrapali CHSL.
11. Copy of registration fee payment receipt and index – II of above sale deed.
12. Certified copy of registered Deceleration deed no. 657/1971 dated : 25-01-1971 executed by Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal In favor of Amrapali CHSL.
13. Copy of registration fee payment receipt and index – II of above sale deed.
14. Certified copy of registered sale deed no. 10310 dated : 31-07-1972 executed by Jaswantlal Manilal In favor of Amrapali CHSL.





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15. Certified copy of Re-Development Agreement no. 18624 dated : 14-09-2021 executed by Amrapali Co-Operative Housing Society Ltd through its chairmen and secretary with the consent of all the members of the society in favour of Sairudram Devcon a partnership firm Through its Authorized partner Tarun Omprakash Dhariwal.
16. Copy of registration fee payment receipt and index – II of above Re-Development Agreement .
17. Copy of Zoning Certificate issued by Ahmedabad Municipal Corporation dated : 25 - 05 -2021.
18. Copy of Part Plan of the said land issued by Ahmedabad Municipal Corporation dated : 25 - 05 -2021.
19. Copy of F - Form of the said land issued by Ahmedabad Municipal Corporation dated : 25 - 05 -2021.
20. Copy of construction permission granted by Ahmedabad Municipal Corporation vide case no. BLNTS / CZ / 240921 / CGDCRV / A5201 / R0 / M1 and Rajachitthi No : 05753 / 240921 / A5201 / R0 / M1.





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21. Copy of plan passed by Ahmedabad Municipal Corporation.
22. Public notice dated : 19-03-2021 and 26-07-2021 Published in "Divya Bhaskar" News Paper.

3) **Tracking of title since the year 1950 till 2022.**

In pursuant to your instructions to investigate the title of the said land, I have arranged for necessary searches to be taken down since the years 1990 to 2022 in the available records of sub registrar and also perused documents/paper produced before us. On the basis of the said searches, documents/papers information and declaration produced by owner of the said property, we give our report as under :-

4) **History of S.P. No. 5,6 and 7 of F.P. No : 53 paiki of T. P. Scheme No. 8.**

1. The said property land's belong to Maneklal Jethabhai Sheth, Bhulabhai Jesingbhai and Amrutlal Kalidas and partition was





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registered between the owners vide partition deed before sub registrar
Ahmedabad vide Serial no. 801 dated : 11-02-1928.

2. As per the partition deed survey No. 122-A Land was given to
Maneklal Jethabhai Sheth, Survey No. 121-A, 121-C and 122-C land
was given to Bhulabhai Jesingbhai, Survey No. 122-B land was given
to Amrutlal Kalidas.
3. Thereafter, Maneklal Jethabhai Sheth and Bulabhai Jesingbhai Sold
their land bearing survey no. 122-A, 121-A, 121-C and 122-C to
Amrutlal Kalidas vide Registered sale deed no. 805 dated : 11-02-
1928.
4. Thereafter, the said land was sold to Jasvantlal Manilal vide Register
sale deed no. 3639 dated : 18-07-1932.





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5. Thereafter, Jasvantlal manilal and his son Dineshkumar Jasvantlal Mortgage the said land to New India Insurance Co. Ltd. vide Mortgage Deed no. 3371 dated : 21-06-1951.
6. Thereafter, New India Insurance Co. Ltd. Filed Civil Suit Case No. 416 of 1953 in Bombay High court for Recovery of the money of Mortgage and Bombay High court Decreed the said case and ordered of selling the said land vide public auction through Commissioner for taking accounts.
7. Thereafter, New India Insurance Co. Ltd. was Nationalized in life Insurance Corporation of India in the year 1956 vide life Insurance Act.
8. With the Permission of Commissioner for taking accounts the said land was sold to Jasvantlal manilal and Agreement to sale was Register in the name of Jasvantlal manilal by life Insurance





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Corporation of India and Permission to sale this said land was given by Bombay High Court on dated : 31-07-1959.

9. Thereafter, the said land Paiki Sub Plot No. 6 and 7 was sold to Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal vide Registered Sale deed No. 4351 dated : 27-05-1963.
10. Thereafter, Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal Conveyed one Agreement to sale to Kantilal Maganlal Bhatt and Narhari Manilal Pandya Dated : 26-01-1966.
11. Thereafter, Kantilal Maganlal Bhatt and Narhari Manilal Pandya Conveyed Agreement to sale dated : 05-02-1966 favour of Amrapali Co.Op. Hou. Soc. Ltd. Registered with Gujarat Co.Op. Soc. Act - 1961 vide Registration no. Gh-1691 Dated : 04-04-1966.
12. Thereafter, Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal Conveyed Registered Sale deed no. 12788/1966 dated : 25-





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11-1966 and Registered Declaration no. 12787/1966 dated : 25-11-1966 to Amrapali Co.Op. Hou. Soc. Ltd. and the agreement to sale holder Kantilal Maganlal Bhatt and Narhari Manilal Pandya also signed in the above the registered documents as confirming parties.

13. Thereafter, the said land paiki 157.19 Sq. Mtrs. land was purchased from Jasvantlal manilal as vendor/first party, life Insurance Corporation of India as Second party Popatlal Valjibhai, Ratilal Popatlal and Amratlal Valjibhai as first confirming party/Third part Nagardas Bechardas Panchal and Shankarlal Bechardas Panchal as Second confirming party/Fourth part by Amrapali Co.Op. Hou. Soc. Ltd. vide registered sale deed no. 639/1970 dated : 20-01-1970 and registered declaration no.657/1971 dated : 25-01-1971.

14. Thereafter, the said land Paiki sub plot no. 5 was purchased by Amrapali Co.Op. Hou. Soc. Ltd. vide registered sale deed no. 10310 /1972 dated : 31-07-1972.





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15. Thereafter, Non Agricultural use permission for residential purpose dated : 22-02-1968 vide order no. N.A.W/496/68 was taken by Amrapali CHSL (Copy of village form no. 2).
16. Thereafter, The said society enrolled members and developed the scheme named "Amrapali Apartments" (Also known as Amrapali Flats) after getting approval of the plans from the statutory authorities and after collecting Share money from 24 members individually (Title of 24 members individually are subject to verification) and allotted different premises and The Share certificate of Rs.50/- Each were allotted in lieu of the premises vide share no. 1 to 120 of share certificate no. 1 to 24.
17. Thereafter, In order to redevelop the said land Amrapali Co-Operative Housing Society Ltd through its chairmen and secretary with the consent of all the members of the society gave development





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rights to Sairudram Devcon a partnership firm Through its
Authorized partner Tarun Omprakash Dhariwal by development
agreement registered with the office of sub registrar Ahmedabad – 6
(Naroda) vide Regd. no. 18624/2021 dated : 14-09-2021.

- (A) That for better investigation of title to the said land in question I
had issued a public notice in the Gujarati Daily Newspaper “
DIVYA BHASKAR” on 19-03-2021 and also issued a public
notice in the Gujarati Daily Newspaper “ DIVYA BHASKAR” on
26-07-2021 inviting objections if any from the public at large for
issuing title Clearance Certificate in relation thereto and in
response to the said public notice i am not in receipt of any
objection carrying weightage in prescribed time limit.
- (B) That thereafter i had taken search of the record of the said land
being maintained by the sub – registrar of (1) Ahmedabad – 1





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(city) dated : 13-04-2022 (2) Ahmedabad – 6 (Naroda) dated : 16 -
03-2022 from year 1994 to 2022 through my search clerk.

(C) That on the basis of all above fact and the papers furnished by you meaning it trustworthy I hereby opine that title of the said land belongs to i.e. Amrapali Co-Operative Housing Society Ltd and its members as owner and Sairudram Devcon a partnership firm Through its Authorized partner Tarun Omprakash Dhariwal as a developer and the same is Clear, marketable and free from any encumbrances subject to...

1. Fulfillment of the provision of the Bombay Tenancy and Agricultural Lands act, the Bombay fragmentation and consolidation of Holdings act, town planning act, stamp act, Registration or any other act, rule/notification, gazette etc. whichever may apply.





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2. Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land/property and any concerned case and any other permission related to including N.A. order.
3. Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.

THE SCHEDULE ABOVE REFERRED TO

Immovable property being a Scheme namely "AMRAPALI ELITE - 44" constructed/ to be constructed, situate and lying on freehold non - Agricultural land admeasuring about 1680 sq. mtrs of final plot no. 53 Paiki, Sub plot no. 5, 6 and 7 of town planning scheme no. 8, allotted in lieu of revenue survey no. 121-A, 121-C, 122-A, 122-B and 122-C, City Survey no. 1494, 1727 to 1737/2 situate and lying at Mouje : T.P.8 Asarwa (Dariyapur-Kazipur), Taluka : Asarwa, in registration sub-district of Ahmedbad - 6 (Naroda) and district of Ahmedabad - Gujarat bounded as under...





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On or towards East : F.P. 54.
On or towards West : 12.19 Mtrs T.P. Road.
On or towards North : 6 Mtrs Road.
On or towards South : F.P.90 and F.P. 53 Paiki S.p 8.

Place : Ahmedabad
Date : 25-04-2022

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(Advocate)
SANAD NO. G/2913/2010

Note of caution and disclaimer :-

1. That the computerized record of sub registrar is not well prepared/maintained/recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our/ my error.





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2. The Record of the Sub – Registrar and some Past Revenue record is illegible or destroyed or not visible for some years.
3. in case.... is any deed(s)/ writing (s) etc. executed through power of attorney holder then consent deed is required to be taken from the person(s) who had given power of attorney i.e. from original owner.
4. That I had not been informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as i had not inquired for the same. so, if any suit litigation if pending before any judicial court quasi judicial authorities, tribunals etc. then this title is subject to final outcome of pending suits litigations etc.
5. I have issued this report only to you and no other shall rely on this without my written permission.

