

Ref. No. :

Date : 02 / 08 / 2022

To,
M/s. Sharva Infrastructure
Ahmedabad.



TITLE REPORT



Re.: Property being Multipurpose use Non Agriculture land bearing Final Plot No. 9 [as per Opinion of City Planning Department, Ahmedabad Municipal Corporation, dtd.29.11.2021] admeasuring about : 1754 sq. mtrs. (allotted in lieu of Block No. 387/1 admeasuring about : 2923 Sq. Mtrs.) of Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Apartments named as **"THE EMPYREAN"** in/upon the aforesaid land belonging to **M/s. Sharva Infrastructure**, a Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property").

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **M/s. Sharva Infrastructure**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Survey No. 272/2:-

Land bearing Old Survey No. 272/2 being Agriculture land was held by Revashankar Gaurishankar as owner-occupier & self-cultivator as per Revenue Records.

Thereafter the name of Ishwarlal Amrutlal was entered in the record of rights as Protected Tenant by an order of Concern Authority. (Reference : Revenue Entry No. 3374, dated 15.03.1948).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.

(Reference : Revenue Entry No. 3468, dated 16.07.1956).

Thereafter by an order of concerned authority name of Ishwarlal Amrutlal was deleted from the record of rights as Protected Tenant.

(Reference : Revenue Entry No. 3852, dated 10.07.1956).

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: 2 :

Thereafter Proceeding under the Tenancy Act was closed under the Provision of Section - 32 (G) by order of concerned authority, Tenancy Case No. 74, dtd.27.03.1962 as it was proved under the said proceedings that Ishwarlal Amrutlal and Revashankar Gaurishankar were not having relation of tenant and land owner. (Reference : Revenue Entry No. 4379, dated 23.09.1963).

Thereafter the said Land Owner Revashankar Gaurishankar died in around 1956-57 leaving behind him, his legal heir namely : Ishwarlal Amrutlal.
(Reference : Revenue Entry No. 4704, dated 04.02.1967).

Thereafter the said Land Owner Ishwarlal Amrutlal died on dtd.24.02.1968 leaving behind him, his legal heirs namely : Natvarlal Ishwarlal, Babubhai Ishwarlal, Savitaben Wd/o. Ishwarlal Amrutlal, Madhuben Ishwarlal, Kantaben Ishwarlal and Pushpaben Ishwarlal.
(Reference : Revenue Entry No. 4829, dated 16.04.1968).

Thereafter out of aforesaid land owners Savitaben Wd/o. Ishwarlal Amrutlal, Madhuben Ishwarlal, Kantaben Ishwarlal and Pushpaben Ishwarlal waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record.
(Reference : Revenue Entry No.4830 dated 16.04.1968).

Survey No. 272/3:-

Land bearing Old Survey No. 272/3 being Agriculture land was held by Manilal Amrutlal as owner-occupier & self-cultivator as per Revenue Records.

Thereafter the name of Ishwarlal Amrutlal was entered in the record of rights as Protected Tenant by an order of Concern Authority. (Reference : Revenue Entry No. 3374, dated 15.03.1948).

Thereafter the family partition took place between the Land Owner and his family members, accordingly the said land vested in Ishwarlal Amrutlal being the owner-occupier.
(Reference : Revenue Entry No. 3382, dated 07.07.1948).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.(Reference : Revenue Entry No. 3468, dated 16.07.1956).

Thereafter by an order of concerned authority name of Ishwarlal Amrutlal was deleted from the record of rights as Protected Tenant. (Reference : Revenue Entry No. 3852, dated 10.07.1956).

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: 3 :

Thereafter the said Land Owner Ishwarlal Amrutlal died on dtd.24.02.1968 leaving behind him, his legal heirs namely : Natvarlal Ishwarlal, Babubhai Ishwarlal, Savitaben Wd/o. Ishwarlal Amrutlal, Madhuben Ishwarlal, Kantaben Ishwarlal and Pushpaben Ishwarlal.
(Reference : Revenue Entry No. 4829, dated 16.04.1968).

Thereafter out of aforesaid land owners Savitaben Wd/o. Ishwarlal Amrutlal, Madhuben Ishwarlal, Kantaben Ishwarlal and Pushpaben Ishwarlal waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record.
(Reference : Revenue Entry No.4830 dated 16.04.1968).

Amalgamation :-

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No. 400 was allotted in lieu of Revenue Survey Nos. 272/2 & 272/3.
(Reference : Revenue Entry No.5220, dated 30.12.1976).

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No. 387 was allotted in lieu of Block No.400.
(Reference : Revenue Entry No. 6101, dated 15.04.1987).

Thereafter the said Natvarlal Ishwarlal and Babubhai Ishwarlal in their individual capacity as well being the Karta and Manager of their H.U.F., sold and conveyed the said land bearing Block No. 387 to Vadilal Maganbhai, Savitaben Vadilal, Rajesh Vadilal and Jayesh Vadilal by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 12752, dtd.25.05.1992.
(Reference : Revenue Entry No. 6569, dated 30.07.1992).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Shilaj Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department Vide No. Pa.Fa.Ra./102011/275/L/1, dtd.17.03.2012.
(Reference.: Revenue Entry No.11767, dated 03.05.2012).

The land bearing Survey No. 387 admeasuring about : 3136 Sq. Mtrs., included in Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej) and allotted Final Plot No. 9, admeasuring about : 1754 sq. mtrs.

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: 4 :

Thereafter above referred owner-occupiers applied to convert the said land from Agriculture Land into Non Agriculture Land and District Collector, Ahmedabad converted the said land into Non Agriculture Land for Multipurpose Use by his / her order No.: 1151/07/17/053/2021, dtd.11.05.2021.

(Reference : Revenue Entry No. 14912, dated 11.05.2021).

Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, vide K.J.P./S.R./597 Puravni Patrak No. 212 dtd.24.05.2021. And in pursuance of the said Durasti the said land bearing Block No.387 was divided into two (02) parts i.e. (1) Block No. 387/1 admeasuring about : 2923 sq. mtrs. And (2) Block No.387/2 admeasuring about : 213 sq. mtrs.

(Reference : Revenue Entry No. 14921, dated 24.05.2021).

As per the opinion of Ahmedabad Municipal Corporation, City Planning Department, dtd.29.11.2021, the land bearing Block No. 387/Paiki admeasuring about : 2923 Sq. Mtrs., included in Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej) and allotted Final Plot No. 9, admeasuring about : 1754 sq. mtrs.

Thereafter the said Vadilal Maganbhai, Savitaben Vadilal, Rajesh Vadilal and Jayesh Vadilal sold and conveyed the said property i.e. Multipurpose use Non Agriculture land bearing Final Plot No. 9 [as per Opinion of City Planning Department, Ahmedabad Municipal Corporation, dtd.29.11.2021] admeasuring about : 1754 sq. mtrs. (allotted in lieu of Block No. 387/1 admeasuring about : 2923 Sq. Mtrs.) of Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to **M/s. Sharva Infrastructure**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 09 (Bopal) vide Sr. No. 17161, dtd.17.12.2021.

(Reference : Revenue Entry No. 15309, dated 24.12.2021).

General:-

And by that the said property i.e. Multipurpose use Non Agriculture land bearing Final Plot No. 9 [as per Opinion of City Planning Department, Ahmedabad Municipal Corporation, dtd.29.11.2021] admeasuring about : 1754 sq. mtrs. (allotted in lieu of Block No. 387/1 admeasuring about : 2923 Sq. Mtrs.) of Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) came to **M/s. Sharva Infrastructure**, a Partnership Firm as the absolute ownership and possession.

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: 5 :

Thereafter the **M/s. Sharva Infrastructure**, a Partnership Firm, decided to construct a scheme of Residential Apartments in the aforesaid land. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. **BHNTS/NWZ/070422 /CGDCRV/A5959/R0/M1 dtd.20.07.2022**. Accordingly Commencement Letter (Vikas Parvangi) vide its No. **06581/070422/A5959/R0/M1**, has also been issued in the same concern.
(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

Accordingly the **M/s. Sharva Infrastructure**, a Partnership Firm have projected scheme of Residential Apartment in the name of "**THE EMPYREAN**" in pursuance of the aforesaid plans and it the building is under-construction.

And since then the said property i.e. Multipurpose use Non Agriculture land bearing Final Plot No. 9 [as per Opinion of City Planning Department, Ahmedabad Municipal Corporation, dtd.29.11.2021] admeasuring about : 1754 sq. mtrs. (allotted in lieu of Block No. 387/1 admeasuring about : 2923 Sq. Mtrs.) of Town Planning Scheme No. 53/A (Shilaj-Hebatput-Thaltej), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Apartments named as "**THE EMPYREAN**" in/upon the aforesaid land belonging to **M/s. Sharva Infrastructu**, a Partnership Firm being the absolute Owner-Occupier.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1991 to 2021 (2022- running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.22.12.2021 and in pursuance the said public notices, I have received not objection from anybody for the said property.

As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from charges and dues.

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: 6 :

I may state that the title of **M/s. Sharva Infrastructure**, a Partnership Firm with respect to the above mentioned said property is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BHNTS/NWZ/070422/CGDCRV/A5959/R0/M1 dtd.20.07.2022.**
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 02nd DAY OF AUGUST, 2022




Maulik D. Modi

Advocate
(Enrollment No. G / 997 / 2002)

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

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