



SEARCH REPORT ON TITLE

File No. 23327

To,

SHANU DEVELOPERS a Partnership Firm,
AHMEDABAD.

Re:- In the matter of Title Investigation regarding all that piece or parcel of **Non Agriculture land bearing Block No. 314 admeasuring 3845 sq. mtrs & Block No. 315 admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner dated-03/09/2021] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) situated at Mouje Lambha, Taluka Vatva, District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) and belonging to SHANU DEVELOPERS a Partnership Firm.**



As per your instruction, we have caused necessary searches (partly manual and partly computerized) of available Revenue Records and Sub-Registry Records for a period of last about thirty years through our search clerk and perused and verified documents of title deeds produced before us by the aforesaid party believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the aforesaid party that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under :-



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[A] History of Block No. 314 :-

1. The land bearing Revenue Survey No. 486 admeasuring about 3845 sq. mtrs belongs to (1) Bhikhabhai Khushaldas, (2) Surajben Wd/o Khushalbai madhabhai for herself and natural guarding of Minor Dashrathbai Khushalbai and (3) Minor Pramukhbhai Khushalbai entered in the names of revenue record.
2. Then the land bearing Revenue Survey No. 486 admeasuring about 3845 sq. mtrs covered under consolidation scheme and allotted Block No.314 admeasuring 3845 sq. mtrs in lieu of said survey number as per consolidation order (1) Bhikhabhai Khushalbai and (2) Surajben Wd/o Khushalbai Madhabhai owned and possessed. The entry to that effect was also entered in the revenue records vide mutation entry No.2309 dated-11/12/1973 which was duly certified by the concerned Revenue Authority.
3. Thereafter by order of Deputy Secretary, Revenue Department, The Gujarat Government, Urban Land Ceiling Act-1976 under section 20 the said land and other lands were exempted from different zone and given as per rules of agriculture land. The entry to that effect was also entered in the revenue records vide mutation entry No.2566 dated-06/02/1982 which was duly certified by the concerned Revenue Authority.
4. Thereafter Mamlatdar Dascroi vide its order no. Sudhara Hukam/RTS/Record Promulgation/65/08, dated-22/08/2008 vide entry no. 2054 to be added. The entry to that effect was also entered in the revenue records vide mutation entry No.3701 dated-27/09/2008 which was duly certified by the concerned Revenue Authority.
5. Thereafter the Mamlatdar and Kruchipanch, Dascroi vide its order no. D.E./Lambha/176 dated-31/03/1971 stated that Rs. 669.25 ps. and interest of Rs. 1265/- total Rs. 1935 as purchase price of the said land and the said amount was deposited and subsequently (1) Bhikhabhai Khushalbai and (2) Surajben Wd/o Khushalbai Madhabhai was given the said land as new tenure under section-43 of the tenancy act. The entry to that effect was also entered in the revenue records vide mutation entry No. 4690 dated-26/08/2013 which was duly certified by the concerned Revenue Authority.





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6. Thereafter the said land bearing Block No. 314 admeasuring 3845 sq mtrs was covered under Draft Town Planning Scheme No.81 (Lambha-Laxmipura-1) and given Final Plot No.79 admeasuring 2307 sq mtrs.
7. Thereafter as per order no. ACB/TNC-2/Premium/S.R.311/2013, dated-16/10/2014 of District Collector, (Ganot Branch) Ahmedabad Pramukhbhai Khushalbhai and Others has paid premium amount for the said land bearing Revenue Survey No.314 having Final Plot No.79 admeasuring 2307 sq. mtrs of Draft Town Planning Scheme No.81 for purpose of non agriculture residential use. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4860 dated 21/10/2014 which was duly certified by the concerned Revenue Authority.
8. Thereafter the District Collector Ahmedabad vide its order no. CB/ADM/T.B.Khe/Tatkal/K-65/S.R.242/2014, dated-21/01/2015, granted non agriculture (N.A.) permission for residential purpose in respect of the said land under section land revenue code section-65. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4905 dated-02/02/2015 which was duly certified by the concerned Revenue Authority.
9. That thereafter the said (1) Surajben Khushalbhai Madhabhai, (2) Bhikhabhai Khushalbhai, (3) Dashrathbhai Khushalbhai and (4) Pramukhbhai Khushalbhai sold and conveyed the said land bearing Block No. 314 admeasuring 3845 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs in favour of S.R. Developers a Partnership Firm through its Partner Rakeshbhai Manilal Patel which was duly registered with the Sub-Registrar of Ahmedabad-11 (Aslali) under serial no. 8825 dated-07/11/2015. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4987 dated-19/11/2015 which was duly certified by the concerned Revenue Authority.
10. That thereafter the said S.R. Developers a Partnership Firm through its Partner Rakeshbhai Manilal Patel and Sani Rakeshkumar Patel sold and conveyed the said land bearing Block No. 314 admeasuring 3845 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs in favour of Rainbow Developers a Partnership Firm which was duly registered with the Sub-





Registrar of Ahmedabad-11 (Aslali) under serial no. 5990 dated-30/06/2016. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5056 dated-11/07/2016 which was duly certified by the concerned Revenue Authority.

11. That thereafter application was made to Collector, Ahmedabad to extended the time limit of its office order CB/ P.S.P/ Premium/Lambha/Mudat Vadharo/ Survey No.314/S.R-311/2013 dated-22/08/2022 and on the said application as per notification of Revenue Department dated-17/02/2012 and Ganot Section-25 (G) (3) the time limit was extended till dated-08/11/2022. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6134 dated-26/08/2022.

[B] History of Block No. 315 :-

12. The land bearing Block no. 315 (Revenue Survey No. 374/1 admeasuring about 2023 sq. mtrs and Revenue Survey No. 374/2 admeasuring about 1619 sq. mtrs new tenure land) admeasuring about 3642 sq. mtrs belonging to Mafatbhai Fakirbhai and Manilal Fakirbhai. The entry to that effect was also entered in the revenue records vide mutation entry No.2309 dated-11/12/1973 which was duly certified by the concerned Revenue Authority.
13. Thereafter Mafatlal Fakirbhai died on 07/12/1980 leaving behind his heirs viz:- (1) Dahyabhai Mafatlal and (2) Fuliben Mafatlal were entered by succession rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No.2539 dated-09/01/1981 which was duly certified by the concerned Revenue Authority.
14. Thereafter by order of Deputy Secretary, Revenue Department, The Gujarat Government, Urban Land Ceiling Act-1976 under section 20 the said land and other lands were exempted from different zone and given as per rules of agriculture land. The entry to that effect was also entered in the revenue records vide mutation entry No.2566 dated-06/02/1982 which was duly certified by the concerned Revenue Authority.

Thereafter Manilal Fakirbhai died on 28/02/1991 leaving behind his heirs viz:- (1) Kanubhai Manilal, (2) Pravinbhai Manilal, (3) Vimlaben Manilal and (4) Savitaben Wd/o Manilal Fakirbhai were entered by succession





rights in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No.2817 dated-02/04/1991 which was duly certified by the concerned Revenue Authority.

16. Thereafter the said Fuliben Mafatlal died on 05/01/1991 and Savitaben Manilal died on 04/01/1992 their names were deleted from the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No.3359 dated-22/03/2006 which was duly certified by the concerned Revenue Authority.
17. Thereafter (1) Kanubhai alias Kanaiyalal Manilal Valand, (2) Pravinbhai Manilal Valand, (3) Vimlaben D/o Manilal Valand W/o Ramanbhai Valand (4) Dahyabhai Mafatlal Valand sold and conveyed the said land bearing Block No. 315 admeasuring 3642 sq. mtrs paiki admeasuring 2023 sq. mtrs in favour of Hasmukhbhai Dhanjibhai Patel which was duly registered with the Sub-Registrar of Ahmedabad-5 (Narol) under serial no. 3376 dated-28/03/2008. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 3805 dated-24/07/2009 which was duly certified by the concerned Revenue Authority.
18. Thereafter Hasmukhbhai Dhanjibhai Patel sold and conveyed the said land bearing Block No. 315 admeasuring 3642 sq. mtrs paiki admeasuring 2023 sq. mtrs in favour of Dilipbhai Naranshankar Dave which was duly registered with the Sub-Registrar of Ahmedabad-5 (Narol) under serial no. 9763 dated-18/09/2010. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4081 dated-12/11/2010 which was duly certified by the concerned Revenue Authority.
19. Thereafter the said land bearing Block No. 315 admeasuring 3642 sq mtrs was covered under Draft Town Planning Scheme No.81 (Lambha-Laxmipura-1) and given Final Plot No.80 admeasuring 2185 sq mtrs.
20. Thereafter Dahyabhai Mafatbhai Others have paid premium amount for the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 972 sq. mtrs of Draft Town Planning Scheme No.81 as per order no. CB/CTS-2/N.S/Premium/Lambha/S.R/ B.No.315/ S.R.No.798/ 2015, dated-05/12/2015 of District Collector, (Chitnes Branch)





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Ahmedabad for purpose of non agriculture residential use from old tenure.
The entry to that effect was also entered in the Revenue Records vide mutation entry No. 4989 dated 17/12/2015 which was duly certified by the concerned Revenue Authority.

21. Thereafter (1) Vimlaben Manilal Valand, (2) Pravinbhai Manilal Valand, (3) Dahyabhai Mafatlal Valand and (4) Kanubhai Manilal Valand sold and conveyed the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 972 sq. mtrs of Draft Town Planning Scheme No.81 in favour of (1) Hiraben Atmaram, (2) Urmilaben Amrutbhai, (3) Kokilaben Amrutbhai, (4) Pragnaben Amrutbhai, (5) Ushaben Amrutbhai, (6) Hemlataben Amrutbhai and (7) Alpeshbhai Amrutbhai which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 446 dated-20/02/2016. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5012 dated-20/02/2016 which was duly certified by the concerned Revenue Authority.
22. Thereafter Dilipbhai Naranshankar Dave sold and conveyed the said land bearing Block No. 315 admeasuring 3642 sq. mtrs paiki admeasuring 2023 sq. mtrs in favour of Rajeshbhai Balubhai Sakaria which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 1999 dated-20/08/2018. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5299 dated-06/09/2018 which was duly certified by the concerned Revenue Authority.
23. Thereafter (1) Hiraben Atmaram, (2) Urmilaben Amrutbhai, (3) Kokilaben Amrutbhai, (4) Pragnaben Amrutbhai, (5) Ushaben Amrutbhai, (6) Hemlataben Amrutbhai and (7) Alpeshbhai Amrutbhai sold and conveyed the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 972 sq. mtrs of Draft Town Planning Scheme No.81 in favour of Rakeshbhai Manilal Patel which was duly registered with the Sub-Registrar of Ahmedabad-13 (City) under serial no. 438 dated-06/03/2019. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5414 dated-04/06/2019 which was duly certified by the concerned Revenue Authority.





24. That thereafter applicant Dahyabhai Mafatlal and Others made an application to Collector, Ahmedabad to extended the time limit of its office order CB/ NS/ Premium/ Mudat Vadharo/ Lambha/ Survey/ Block/ 315/ SR/798/15 dated-22/08/2019 and on the said application as per notification of Revenue Department dated-17/02/2012 and Ganot Section-25 (G) (3) the time limit was extended till dated-13/03/2020. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5497 dated-24/10/2019 which was duly certified by the concerned Revenue Authority.
25. Thereafter the District Collector Ahmedabad vide its order no. 62/07/16/033/2020, dated-07/01/2020, granted non agriculture (N.A.) permission for Multipurpose Use in respect of the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 972 sq. mtrs of Draft Town Planning Scheme No.81. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5518 dated-07/01/2020 which was duly certified by the concerned Revenue Authority.
26. Thereafter the District Collector Ahmedabad vide its order no. 1115/07/16/033/2020, dated-02/05/2020, granted non agriculture (N.A.) permission for Multipurpose Use in respect of the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 1213 sq. mtrs of Draft Town Planning Scheme No.81. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5563 dated-02/05/2020 which was duly certified by the concerned Revenue Authority.
27. Thereafter Rajeshbhai Balubhai Sakaria sold and conveyed the said land bearing Revenue Survey No.315 having Final Plot No.80 admeasuring 2185 sq. mtrs paiki admeasuring 1213 sq. mtrs Northern Side (2023 sq. mtrs as per Block Number) of Draft Town Planning Scheme No.81 in favour of Rainbow Developers a Partnership Firm which was duly registered with the Sub-Registrar of Ahmedabad-11 (Aslali) under serial no. 7674 dated-05/09/2020. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5906 dated-06/12/2021 which was duly certified by the concerned Revenue Authority.





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28. Thereafter Rakeshbhai Manilal Patel sold and conveyed the said land bearing Revenue Survey No.315 having Final Plot No.80 paiki admeasuring 972 sq. mtrs of Draft Town Planning Scheme No.81 in favour of Rainbow Developers a Partnership Firm which was duly registered with the Sub-Registrar of Ahmedabad-11 (Aslali) under serial no. 11710 dated-30/07/2021. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5828 dated-06/08/2021 which was duly certified by the concerned Revenue Authority.
29. Thereafter the said Non Agriculture land bearing Block No. 314 (Old Survey No.486) admeasuring 3845 sq. mtrs & Block No. 315 (Old Survey No.374/1 & 374/2) admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) belonging to said Rainbow Developers a Partnership Firm.

PLAN PASS:-

That plan for Commercial and Residential Units got sanctioned from Ahmedabad Municipal Corporation as per details below:-

Commencement (Rajachiththi) Letter No. (Case No.)	Date of Letter	Block No.
BHNTI/SZ/210622/CGDCRV/A6214/R0/M1 and RajachiththiNo.06638/210622/A6214/R0/M1	02/08/2022	A
BHNTI/SZ/210622/CGDCRV/A6215/R0/M1 and RajachiththiNo.06639/210622/A6215/R0/M1	02/08/2022	B+C

Thereafter Rainbow Developers a Partnership Firm sold and conveyed non-agriculture land bearing Block No. 314 admeasuring 3845 sq. mtrs & Block No. 315 admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner dated-03/09/2021] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) in





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favour of SHANU DEVELOPERS a Partnership Firm which was duly registered with the Sub-Registrar of Ahmedabad-11 (Aslali) under serial no. 12667 dated-06/07/2022. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6093 dated-11/07/2022 which was duly certified by the concerned Revenue Authority.

PRATHAM GLORY:-

That as per the said approved plan, SHANU DEVELOPERS a Partnership Firm has commenced Commercial and Residential construction on the said Block No. 314 admeasuring 3845 sq. mtrs & Block No. 315 admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner dated-03/09/2021] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) and named the said project as "PRATHAM GLORY".

As a part of investigation of title to the said land we have published Public Notice in the daily News Paper "GUJARAT SAMACHAR" & "DIVYA BHASKAR" dated-01/12/2021 for inviting claim/objection if any from the public in general in respect of said land. However we have not received any claim/objection from the public in general.

UNDER THE CIRCUMSTANCES, we hereby state that the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt, Subject to:- (i) Usual Declaration; (ii) Entry No. 6134 dated-26/08/2022 is yet to be certified; (iii) The Fulfillment of terms and conditions mentioned in Non-Agriculture Permission; (iv) The Fulfillment of terms and conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation; (v) Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-2).



THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Non Agriculture land bearing Block No. 314 admeasuring 3845 sq. mtrs & Block No. 315 admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner



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dated-03/09/2021] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) situated at Mouje Lambha, Taluka Vatva, District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali).

DATED THIS 03RD DAY OF SEPTEMBER, 2022



(ENROLMENT NO. G/1687/2011)

For, BIPINCHANDRA R. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

NOTE :-

- (I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.
- (II) Please note that the registration record of most of the year from 1991 to March 2007 of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.
- (III) Please ascertain that the Govt. authorities have not put any restriction in making construction on said Land because of any historical monument/religious place/etc. situated nearby or road laying and widening, or proposed public transportation system in surroundings areas. Also verify that there is no acquisition/ reservation in said land and there are no pending litigation or injunction/status quo granted therein respect of said land.
- (IV) We are informed that at present no litigation/suits are filed/ pending before any Judicial/Quasi Judicial authorities.