

M.H.PANCHAL

(ADVOCATE)

Off. A-505, Rosevill Sky, Opp. Pushkar icon, Nikol-Naroda Road, Nikol , Ahmedabad.

Mobile No. 9099906656

TITLE REPORT

To,

LEELA DEVELOPERS, A Partnership Firm,

Having its address at : 30, Indraprasth Society,

Zanzar Jewelry House, Opp. K. P. House, Nikol, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non-Agricultural Land situate, lying and

being at Mouje Hanspura, Taluka Asarwa, District

Ahmedabad bearing Revenue Survey/Block No. 49/A

land admeasuring 26305 square meter, which was

comprised into Town Planning Scheme No. 121 and

allotted Final Plot No. 90/1 admeasuring 15783 square

meters out of which Sub-Plot No. 4 land admeasuring

2466.69 square meters as per plan approved by AMC

in the Registration District Ahmedabad and Sub

District of Ahmedabad-6 (Naroda).

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As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, Ahmedabad with the available records in respect of all that the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda), (Herein after referred as said land) is belonging to **LEELA DEVELOPERS, A PARTNERSHIP FIRM** and my opinion on Title Report as under :

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "**DIVYA BHASKAR**" on **27.08.2023**, declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt

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and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the Sub Registrar, Ahmedabad. I have gone into the roots of title commencing for the last more than 25 years from now viz. 1994 to 11-09-2023 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant revenue records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

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TRACING OF TITLE

From the available records of the said land I found that :

It appears that, the Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District of Ahmedabad bearing Survey/ Block No. 49 paiki admeasuring about Acre 6-20 Guntha was belonged to (1) Motibhai Chhababhai, (2) Chanchalben Motibhai and (3) Maganbhai Chhababhai.

Thereafter, (1) Motibhai Chhababhai, (2) Chanchalben Motibhai and (3) Maganbhai Chhababhai have sold and conveyed the land bearing Revenue Survey/Block No. 49 paiki admeasuring about Acre 6-20 Guntha to Prasad Dairy through its partners (1) Girish Bhagwati Prasad, (2) Bhupendra Bhagwati Prasad and (3) Nitinbhai Bhagwati Prasad by way of Registered Deed of Conveyance which was duly registered with the office of Sub-Registrar, Ahmedabad and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1330 dated 01.11.1980 and the said entry was duly confirmed by the concerned authority. However as per prevailing law, necessary permission is require if sell of agricultural land is done to a Partnership Firm and also partners of said partnership firm would be Agriculturist.

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Thereafter, by order of Ld. Dy. Secretary of Revenue Department, Gujarat Government land bearing Block/ Survey No. 49/1 (Old Survey No. 60 & 61) was given permission for agricultural use under provision levied in section 20 of Urban Land Ceiling Act, 1976 vide his order no. U.L.C. 2084/ 57378/ V. 1. dated 10.03.1998 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1586 dated 13.04.1998 and the said entry was duly confirmed by the concerned authority.

Thereafter, Girishbhai Bhagwat Prasad was died intestate on 29.03.1999 and the land bearing Block No. 49/1 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Naynaben widow of Girishbhai Bhagwat Prasad and (2) Aastikbhai Girishbhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1613 dated 13.05.1999 and the said entry was duly confirmed by the concerned authority. However, as per prevailing law, name of partner's legal heirs can not be added as the land was purchased on name of a partnership firm. But, by way of only executing deed of rectification name of legal heir of partner can be added.

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Thereafter, Bhupendrabhai Bhagwat Prasad added name of his legal heirs i.e. (1) Abhaybhai Bhupendrabhai and (2) Alkaben Bhupendrabhai as co-owners along with him in the said land bearing Revenue Survey/Block No. 49/1 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1621 dated 27.07.1991 and the said entry was duly confirmed by the concerned authority.

Thereafter, Bhupendrabhai Bhagwat Prasad have willingly waived and relinquished his undivided rights and shares from the said land bearing Revenue Survey/Block No. 49/1 in favour of (1) Abhaybhai Bhupendrabhai and (2) Alkaben Bhupendrabhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1636 dated 22.05.2002 and the said entry was duly confirmed by the concerned authority. However, aforesaid right release is done by affidavit. But, as per law, it should be registered right release deed and stamp duty and registration fees of the same to be paid. Also, as per prevailing law, name of partner's legal heirs can not release his rights in favour of his wife and son as the land was purchased on name of a partnership firm.

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Thereafter, Nitinbhai Bhagwat Prasad was died intestate on 25.11.2008 and his undivided share in the said land bearing Revenue Survey/Block No. 49/1 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Renuben widow of Nitinbhai Bhagwat Prasad and (2) Arjun Nitinbhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1933 dated 09.01.2009 and the said entry was duly confirmed by the concerned authority.

Thereafter, Reconstruction of Taluka City and Daskroi of Ahmedabad District had been done by resolution No. PFR/102011/275/L/1 Dated 17.03.2012 of Revenue Department of Gujarat Government. and constructed Ahmedabad (East) and Ahmedabad (West) talukas. And village Hanspura covered in Ahmedabad City (East) Taluka. and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2296 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

Thereafter, the said land bearing Revenue Survey/Block No. 49/1 admeasuring about 26305 square meter, was covered under the Draft Town

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Planning Scheme No. 121 and allotted Final Plot No. 90/1 total land admeasuring 15783 square meters, was given in lieu thereof, as per Re-Distribution and Valuation Statement (FORM-"F") issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

Thereafter, K.J.P. Variation was occurred by District Inspector Land Records, Ahmedabad officer Vide its order No. DSO / D.R.K. / 13-14. DU. PA. NO. 35 / 13 dated 30.10.2013 and order No. D.S.O. / D.R.K. / BLOCK DIVISION DURASTI/ K.J.P./ S.R. NO. 150/13-14 and Kami Jasti Patrak/M.R.NO. SP. / 2 / 540 / 75 / 12-13, land bearing Revenue Survey/Block No. 49/A total land admeasuring 26305 square meter was allotted to Prasad Dairy through its partners namely Naynaben widow of Girishbhai Bhagwat Prasad, Aastikbhai Girishbhai, Abhaybhai Bhupendrabhai, Alkabai Bhupendrabhai, Renuben widow of Nitinbhai Bhagwat Prasad and Arjunbhai Nitinbhai and land bearing Revenue Survey/Block No. 49/B admeasuring about 43504 square meter was allotted to Bhikhabhai Maganbhai and others and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2465 dated 05.12.2013 and the said entry was duly confirmed by the concerned authority dated 17.01.2014.

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Thus, Prasad Dairy through its partners namely Naynaben widow of Girishbhai Bhagwat Prasad, Aastikbhai Girishbhai, Abhaybhai Bhupendrabhai, Alkaben Bhupendrabhai, Renuben widow of Nitinbhai Bhagwat Prasad and Arjunbhai Nitinbhai absolute owner and possessors of the land bearing Revenue Survey/Block No. 49/A total land admeasuring 26305 square meter.

Thereafter, Aastikbhai Girishbhai Bhagwat Prasad has added name of his legal heirs i.e. (1) Sujanben Aastikbhai Bhagwat Prasad and (2) Aashna Aastikbhai Bhagwat Prasad as co-owners along with him in his undivided share of land bearing Revenue Survey/Block No. 49/A and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2927 dated 01.05.2018 and the said entry was duly confirmed by the concerned authority dated 21.06.2018.

Thereafter, Alkaben Bhupendrabhai Prasad herself and as a partner of M/s. Prasad Dairy has willingly waived and relinquished her undivided rights and shares from the said land bearing Revenue Survey/Block No. 49/A in favour of her son Abhaybhai Bhupendrabhai by way of right release deed which was duly registered with the office of Sub-Registrar, Ahmedabad, under Serial

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No. 620 dated 06.06.2020 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3292 dated 16.06.2020 and the said entry was duly confirmed by the concerned authority dated 18.08.2020.

Thereafter, the Collector, Ahmedabad had granted Non-Agricultural Permission of the said piece of the land bearing Revenue Survey/Block No. 49/A admeasuring about 26305 square meter was covered under the Draft Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 total land admeasuring 15783 square meters, vide its order bearing No. 1952/07/14/026/2021 dated 09.09.2021 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3489 dated 09.09.2021 and the said entry was duly confirmed by the concerned authority and the said entry was duly confirmed by the concerned authority dated 03.11.2021.

Thereafter, Non Agricultural land bearing Revenue Survey/Block No. 49/A admeasuring 26305 square meter was covered under the Draft Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 land admeasuring

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15783 square meter has been divided in Five Sub Plots accordingly (1) Sub Plot No. 01 admeasuring about 3724.28 square meters, (2) Sub Plot No. 02 admeasuring about 3156.86 square meters, (3) Sub Plot No. 03 admeasuring about 3641.06 square meters, (4) Sub Plot No. 04 admeasuring about 2466.69 square meters and (5) Sub Plot No. 2794.11 square meters as per Development Permission (Form No. D) issued by the Ahmedabad Municipal Corporation vide it's Development Permission No. 001LD21220331 dated 05.03.2022.

Thereafter, Prasad Dairy, A Partnership Firm through its Partner Naynaben widow of Girishbhai Bhagvatprasad, Aastikbhai Girishbhai, Renuben widow of Nitinbhai Bhagvatprasad Patel, Arjun Nitinbhai, Sujanben Aastikbhai Bhagavatprasad, Aashna Aastikbhai Bhagvatprasad have sold and conveyed the said Non Agricultural land bearing Revenue Survey/Block No. 49/A admeasuring 26305 square meter was covered under the Draft Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 land admeasuring 15783 square out of which Sub-Plot No. 4 land admeasuring 2666.69 square meters, (as per Plan approved by AMC) out of which their undivided share admeasuring 1644.55 square meters, to SHASHWAT DEVELOPERS, A Partnership Firm by way

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of registered Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-6 (Naroda), under Serial No. 9469 dated 19.04.2022 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3620 dated 27.04.2022 and the said entry was duly confirmed by the concerned authority dated 02.06.2022 and since then SHASHWAT DEVELOPERS, A Partnership Firm is holding the same as an absolute owner and possessor thereof.

Thereafter, Prasad Dairy, A Partnership Firm through its Partner Abhaybhai Bhupendrabhai have sold and conveyed the said Non Agricultural land bearing Revenue Survey/Block No. 49/A admeasuring 26305 square meter was covered under the Draft Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 land admeasuring 15783 square out of which Sub-Plot No. 4 land admeasuring 2666.69 square meters, (as per Plan approved by AMC) out of which his undivided share admeasuring 822.14 square meters, to SHASHWAT DEVELOPERS, A Partnership Firm by way of registered Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-6

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(Naroda), under Serial No. 9450 dated 19.04.2022 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3622 dated 27.04.2022 and the said entry was duly confirmed by the concerned authority dated 03.06.2022 and since then SHASHWAT DEVELOPERS, A Partnership Firm is holding the same as an absolute owner and possessor thereof.

Thereafter, SHASHWAT DEVELOPERS, A Partnership Firm through its authorized Partner Sanjaybhai Babubhai Patel and Nileshkumar Manubhai Gorasiya have sold and conveyed the said Non Agricultural land bearing Revenue Survey/Block No. 49/A admeasuring 26305 square meter was covered under the Draft Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 land admeasuring 15783 square out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters, (as per Plan approved by AMC) to **LEELA DEVELOPERS, A Partnership Firm** by way of registered Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-6 (Naroda), under Serial No. 18748 dated 15.07.2023 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation

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Entry No. 3858 dated 21.07.2023 and the said entry was duly confirmed by the concerned authority dated 02.09.2023 and since then LEELA DEVELOPERS, A Partnership Firm is holding the same as an absolute owner and possessor thereof.

Thus, **LEELA DEVELOPERS, A Partnership Firm** is the absolute owner and possessors of the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Kindly note that, old revenue records of the aforesaid subject land is not available in the revenue office of the village Hanspura of Ahmedabad District. Hence, Talati cum Mantri of village Hanspura has issued certificate regarding the non-availability of the aforesaid old revenue records dated 19.01.2022 and therefore, I rely upon the same.

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From the available revenue records, I found that **LEELA DEVELOPERS,**
A Partnership Firm has become an absolute owner and possession holder of the
above referred subject Non-Agricultural Land situate, lying and being at Mouje
Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block
No. 49/A land admeasuring 26305 square meter, which was comprised into Town
Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square
meters out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters as per
plan approved by AMC in the Registration District Ahmedabad and Sub District of
Ahmedabad-6 (Naroda).

The aforesaid Title Report opinion is prepared on the basis of available
revenue records and sub registry records relevant for the purpose to study of
title and to ascertain any charge or encumbrance over said land and it does not
contain entire revenue or sub registry records. Also on verification and perusal
of documents, papers and relevant deeds etc., produced before me and believing
same are true and correct and from the information given to me by the owners,
occupiers and possession holder of the said subject land and also relying
on Declaration-Cum-Indemnity will be made on oath by the aforesaid land
Owners which was duly attested by Notary Public.

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SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to the **LEELA DEVELOPERS, A Partnership Firm** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.
2. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

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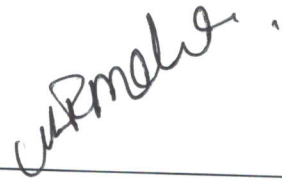
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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 4 land admeasuring 2466.69 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and bounded as per the Revenue Records.

Date : 12.09.2023

Place : Ahmedabad.


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