



Ref. No.15703

Date :

TITLE REPORT

Ref.: In matter of investigation of title to **Non-Agricultural Land** for **Multipurpose Use** bearing **Survey No.20** admeasuring 4556 sq.mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to Shlok Realtors, a partnership firm having its registered office address at: A/104, Suyojan Flat, Nr. Anmol Bunglows, Nr. Bhagwat Vidhyapith, Sola, Ahmedabad-380061.



With reference to above and pursuant to your instruction to investigate the title of the said land and in connection to Title Certificate issued by me on even date, I have to state that I have caused to be taken searches [Receipt No.202200200025451 Application No.19939 Date 20/09/2022 sub register of Ahmedabad-1 City, Receipt No.202200300043498 Application No.20140 Date 21/09/2022 sub register of Ahmedabad -2 Vadaj, Receipt No.202231300006382 Application No.2905 Date 21/09/2022 sub register of Ahmedabad- 13 City, Receipt No.202230800035844 Application No.12893 Date 20/09/2022 sub register of Ahmedabad-8 Sola, Receipt No.202230800043750 Application No.15571 Date 07/12/2022 sub register of Ahmedabad-8 Sola] of available (partly manual and partly computerized) revenue and registration records through my Search Clerk (record of the year 2007 to 2022 is computerized) and I have investigated the title to the said land and submit my detailed title report as under:

Saurin R. Shah

- (1) Record of Mutation Entry No. 356 is not available. However, (1) Somabhai Desaiabhai and (2) Babarabhai Desaiabhai are shown as occupants of the said

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new tenure land bearing Survey No.20 measuring Acre 1 - 5 Guntha of
Mouje Gota in Village Form No.7/12.

(2) That thereafter, Babarbhahi Desai died intestate on 24/01/89 and name of his
legal heirs namely (1) Shantaben wd/o. Babarbhahi Desai (2) Gautambhai
Babarbhahi were entered in revenue records. The entry to that effect was
entered in revenue record vide Mutation Entry No.1967 on 19/02/1989, which
was certified by concerned revenue authority on 29/06/1989.

(3) That thereafter, Somabhai Desai died intestate on 03/10/1989 and name of his
legal heirs namely (1) Maniben wd/o. Somabhai Desai (2) Kantaben Somabhai
(3) Arvindbhai Somabhai (4) Kanubhai Somabhai (5) Kapilaben Somabhai (6)
Hansaben Somabhai was entered in revenue record. The entry to that effect
was entered in revenue record vide Mutation Entry No.2131 on 15/05/1993,
which was certified by concerned revenue authority.

(4) That thereafter, Shantaben wd/o. Babarbhahi Desai died intestate on
13/02/2002 and name of her only legal heir namely Gautambhai Babarbhahi
was entered in revenue record. The entry to that effect was entered in revenue
record vide Mutation Entry No.2975 on 13/06/2003, which was certified by
concerned revenue authority on 18/08/2003.

(5) That thereafter, Gautambhai Babarbhahi released his rights in the said land in
favour of (1) Maniben wd/o. Somabhai Desai (2) Kantaben Somabhai (3)
Arvindbhai Somabhai (4) Kanubhai Somabhai (5) Kapilaben Somabhai (6)
Hansaben Somabhai. The entry to that effect was entered in revenue record
vide Mutation Entry No.2976 on 13/06/2003, which was certified by
concerned revenue authority on 18/08/2003.

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(6) That thereafter, Maniben Somabhai died intestate on 04/10/2008 and name of her heirs having been already entered in the revenue record via Mutation Entry No.2131, name of Maniben Somabhai was deducted from revenue record. The entry to that effect was entered in revenue record vide Mutation Entry No.7950 on 06/06/2019, which was certified by concerned revenue authority on 07/08/2019.

(7) That thereafter, the said land was covered within the limits of Town Planning Scheme No.32 (Gota) and therefore Final Plot No.18/1 was given and area thereof was fixed to the extent of 2734 sq. mtrs.



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(8) That thereafter, the Hon'ble Collector vide its Order No.3300/07/17/057/2022 dated 13/06/2022 granted permission to convert the said land admeasuring 4556 sq. mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of new and undivided tenure into Non-Agricultural (Multipurpose) use after payment of premium at the rate of 40% on jantri price of Non-Agricultural land for Multipurpose use by the applicants. The jantri price of the said Non-Agricultural land for Multipurpose use was Rs.3,55,42,000/-. And therefore, premium of Rs.1,42,16,800 was paid. The entry to that effect was entered in revenue record vide Mutation Entry No.9075 on 13/06/2022, which was certified by concerned revenue authority on 14/07/2022.

(9) That thereafter, the Hon'ble Collector vide Order No.3397/07/17/057/2022 dated 20/06/2022 gave permission to convert the said Agricultural land into

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Non-Agricultural land. The entry to that effect was entered in revenue record vide Mutation Entry No.9083 on 20/06/2022, which was certified by concerned revenue authority on 25/07/2022.

(10) That thereafter, (1) Kapilaben Somabhai w/o. Rameshbhai Patel (2) Hansaben Somabhai w/o. Girishkumar Patel, (3) Kantaben Somabhai w/o. Kadidas Patel released their rights in the said land bearing Survey No.20 admeasuring 4556 sq. mtrs. in favour of (1) Arvindbhai Somabhai Patel (2) Kanubhai Somabhai Patel. The Release Deed was registered with the Sub Registrar under Serial No.358 on 08/02/2022. The entry to that effect was entered in revenue record vide Mutation Entry No.9095 on 24/06/2022, which was certified by concerned revenue authority on 08/08/2022.

(11) That thereafter, (1) Arvindbhai Somabhai (2) Kanubhai Somabhai sold and conveyed the said Non-Agricultural Land for Multipurpose Use bearing Scheme No.32 and Final Plot No.18/1 admeasuring 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) to Shlok Realtors, a partnership firm on 03/11/2022. The Deed of Conveyance is registered with the Sub-Registrar Ahmedabad on 03/11/2022 under Serial No.23725. The entry to that effect was entered in revenue record vide Mutation Entry No.9238 on 09/12/2022, which is yet to be certified.

At present the said land belongs to "Shlok Realtors", a partnership firm and from search of records concerned it appears that there is no charge or encumbrances of any nature whatsoever.



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(12) That during the course of investigation of the title to the said land, I have issued a public notice in Gujarati Daily Newspaper "GUJARAT SAMACHAR" dated 08/09/2022 and invited objections if any from the public in general for issuing my Title Certificate and in response thereto I have not received any objection from any person, body or authority claiming any right, title or interest in the said land.

(13) That by Declaration made on oath by previous owners (1) Arvindbhai Somabhai (2) Kanubhai Somabhai, duly attested by the Notary Public of Gujarat on 03/11/2022, the party has inter alia declared that the said property is their absolute property and except them no other person, body or authority has any right, title or interest in the said land and that the said land has not been given in security nor any charge or encumbrances of any nature whatsoever has been created thereon nor is the said land subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land. It has been declared by the aforesaid party that the said land is free from all encumbrances, litigation etc.

(14) That aforesaid entire search report on title is in reference to revenue records and sub registry records to study the devolution of title and ascertain any charge, encumbrances of any nature whatsoever and does not contain entire revenue or sub registry records and I do not find any charge or

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encumbrances subsisting as on date in the revenue record. Further I have not verified original documents. This Title Report does not contain any potential but unrecorded liens, charge, encumbrances, etc.

- (15) The Ahmedabad Municipal Corporation vide its Commencement Letter (Rajachitthi) No.07244/141022/A6590/R0/M1 granted the Development Permission to construct residential purpose building on the said land, under name and style as "ABHILASHA"

In the view of what is stated above, I hereby certify that titles of the above said Non-Agricultural Land for Multipurpose Use bearing Survey No.20 admeasuring 4556 sq.mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to Shlok Realtors, a partnership firm, is clear, marketable and free from any charge or encumbrance and free from reasonable doubts **Subject To:** (1) Mutation Entry No.9238 is certified. (2) Fulfillment of conditions laid down in the N.A. order; (3) Provisions of the Gujarat Town Planning and Urban Development Act and use as per zone of AUDA and provisions of Draft T. P. Scheme No. 32 (Gota); and (4) Any other laws, acts, rules and regulation as may be applicable at the time being in force.

Place: Ahmedabad

Date: 10/12/2022



Saurin R. Shah
10/12/22

SAURIN R. SHAH
ADVOCATE
(En. no. G/173/2009)

Note:- (1) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record of immediate past 2-3 months is also



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not possible due to procedural delay in the revenue department. ^{Date:} (2) This Title Report issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein. (3) All original deeds/documents/file papers are being verified.

