

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

TITLE REPORT

To,

"Vishv Developers",

2, Radhe Darshan Society, Bavla-Sanand
Road, Sanand, District Ahmedabad.

Sub : In the matter to the **Non-Agricultural Land** bearing **Final Plot No.43/2**, admeasuring 7466 Sq. Meters (Project Land 7427 Sq. Meters and 39 Sq. Meters is not in possession) (allotted in lieu of Survey No.301/2, admeasuring 12444 Sq. Meters) of T.P. Scheme No.2 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **Ahmedabad** and Sub District **SANAND** belonging to a partnership firm named, "**Vishv Developers**".

I refer the instructions given to me and necessary file papers, deeds and documents submitted to me and also as per your Sworn Declaration, I gone through all such documents submitted before me by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available* revenue records as well as records of the Sub Registrar Office, Sanand on dated 27/04/2023 by Application No.5969 & Receipt No.202302900016772 (from land depends on the search as well as perusal of the above deeds/documents, I hereby submit my report on title as follows:

That Kalyanbhai Kalabhai was absolute owner and occupier of the entire land bearing Survey No.301, admeasuring 24888 Sq. Meters.

Thereafter the landowner, Kalyanbhai Kalabhai died and expired on or about dated 01/12/1968 without leaving any Will and names of Jaksibhai Kalyanbhai and Karamshibhai Kalyanbhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in revenue records by Mutation No.13125 on dated 02/09/1982, duly certified by the competent authority.



Contd..2..

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

// 2 //

Thereafter the landowner, Karamshibhai Kalyanbhai died and expired on or about dated 31/05/1977 without leaving any Will and names of Rambaiben Widow of Karamshibhai Kalyanbhai, Ishwarbhai Karamshibhai, Lalabhai Karamshibhai, Bhanuben Karamshibhai, Jasiben Karamshibhai, Jijiben Karamshibhai, Minors Arjanbhai Karamshibhai, Naniben Karamshibhai and Liliben Karamshibhai entered in the revenue records as legal heirs of deceased, and entry to that effect entered in the revenue records by Mutation Entry No.13126 on dated 02/09/1982, duly certified by the competent authority.

Thereafter landowners, (1) Jaksibhai Kalyanbhai, (2) Ishwarbhai Karamshibhai, (3) Lalabhai Karamshibhai, (4) Bhanuben Karamshibhai, (5) Jasiben Karamshibhai, (6) Jijiben Karamshibhai, (7) Minor Arjanbhai Karamshibhai, (8) Minor Naniben Karamshibhai, (9) Minor Liliben Karamshibhai and (10) Rambaiben Widow of Karamshibhai Kalyanbhai have sold and conveyed the agricultural land bearing Survey No.301, admeasuring 24888 Sq. Meters to Rasikbhai Ambalal Patel by a Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 05/07/1999 under Serial No.738, and entry to that effect entered in the revenue records by Mutation Entry No.18702 on dated 15/03/2003, duly certified by the competent authority.

Thereafter landowner, Rasikbhai Ambalal Patel has sold and conveyed the agricultural land bearing Survey No.301, admeasuring 24888 Sq. Meters to (1) Nirmal Yashpal Goyal, (2) Vivek Yashpal Goyal, (3) Yashpal Banarasidas Goyal, (4) Sumanlata Vijaykumar Goyal and (5) Nishit Vijaykumar Goyal by a Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 18/08/2004 under Serial No.1618, and entry to that effect entered in the revenue records by Mutation Entry No.19661 on dated 30/08/2005, duly certified by the competent authority.

Thereafter landowners, (1) Nirmal Yashpal Goyal, (2) Vivek Yashpal Goyal, (3) Yashpal Banarasidas Goyal, (4) Sumanlata Vijaykumar Goyal and (5) Nishit Vijaykumar Goyal have sold and conveyed the agricultural land bearing Survey No.301, admeasuring 24888 Sq. Meters to Jayendrasinh Navalsinh Sisodiya Kalubhai Rahubhai Vaghela by a Sale Deed, duly registered in the Office of



Contd..3..

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

// 3 //

the Sub Registrar of Assurance at Sanand on dated 23/10/2008 under Serial No.6595, and entry to that effect entered in the revenue records by Mutation Entry No.21867 on dated 07/11/2008, duly certified by the competent authority on dated 03/01/2009.

Thereafter Puravani Patrak No. 63 filled as per order of the DILR, Ahmedabad vide Order No.DSO/DRK/P.P. No.63/2012, dated 27/02/2012 for the entire land Survey No.301, total admeasuring 24888 Sq. Meters in two parts and accordingly (1) Survey No.301/1, admeasuring 12444 Sq. Meters came to the share of Jayendrasinh Navalsinh Sisodiya and (2) Survey No.301/2, admeasuring 12444 Sq. Meters came to the share of Kalubhai Rahubhai Vaghela, and entry to that effect entered in the revenue records by Mutation Entry No.25403 on dated 05/03/2012, duly certified by the competent authority on dated 17/06/2012.

Thereafter the Town Planning Scheme No.2 (Sanand) was implemented for Mouje Village SANAND Sim and according to that the land bearing Survey No.301, admeasuring 24888 Sq. Mtrs. has been allotted Final Plot No.43/1 & 43/2 and initially given admeasuring 9317 Sq. Mtrs. & 5616 Sq. Mtrs. respectively, but thereafter area of both final plot numbers declared equal in proportionate of share of landowners in the land as per opinion of the Town Planning Officer, Town Planner-2, Ahmedabad Town Planning Scheme Unit-1, Ahmedabad vide Letter No.TPS No.02 (Sanand)/Case No.50/7468, dated 29/07/2020.

Thereafter as per letter of the Hon. District Collector, Ahmedabad vide Letter No.CB/Land-1/NA/SR-32/2017, dated 02/08/2017 verification of purchaser being made about farmer before the Mamlatdar, Vejalpur in respect of the above Mutation Entry No.21867, but the purchaser was not farmer hence 10% amount of jantri valuation of the land was paid by the landowner-Jayendrasinh Navalsinh Sisodiya under provisions of Section-63(AB) of Rule-28/15 of the Gujarat Tenancy Administration & Agricultural Lands Rules and also order in this regard issued by Mamlatdar & Krushi Punch, Sanand vide Order No.Ganot/63 (AB)/AMD/Case No.04/2018, dated 20/09/2018 and accordingly the sale transaction for land in favour of present owner was granted, and also entry to that effect entered in the revenue records by Mutation Entry No.30381 on dated 01/12/2018, duly certified by the competent authority on dated 01/12/2018.



Contd..4..

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court:

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

// 4 //

Thereafter the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Survey No.301/2, admeasuring 12488 Sq. Meters having Final Plot No.43/2, admeasuring 7466 Sq. Meters of T.P. Scheme No.2 (Sanand) for multi-purpose by their Order No.2806/07/04/070/2020, dated 23/11/2020 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.32308 on dated 23/11/2020, duly certified by the competent authority on dated 29/12/2020.

Thereafter the Town Planning Officer, Town Planner-2, Ahmedabad Town Planning Scheme Unit-1, Ahmedabad has given an opinion for the land bearing Final Plot No.43, total admeasuring 14933 Sq. Meters (allotted in lieu of Survey No.301, total admeasuring 24888 Sq. Mtrs.) of T.P. Scheme No.2 (Sanand) by their Letter No.TPS.No.2 (Sanand)/Case No.50/7468, dated 29/07/2020 and accordingly said authority has separated entire Final Plot No.43 in two parts i.e. (1) Final Plot No.43/1, admeasuring 7466 Sq. Meters belonging to Jayendrasinh Navalsinh Sisodiya (Survey No.301/1) and (2) Final Plot No.43/2, admeasuring 7466 Sq. Meters belonging to Kalubhai Rahubhai Vaghela (Survey No.301/2) SUBJECT TO conditions mentioned therein being fulfilled.

Thereafter the landowner, Kalubhai Rahubhai Vaghela has sold and conveyed the non-agricultural land bearing **Final Plot No.43/2**, admeasuring 7466 Sq. Meters (allotted in lieu of Survey No.301/2, admeasuring 12444 Sq. Meters) of T.P. Scheme No.2 (Sanand) to a partnership firm named, "**Vishv Developers**" Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 07/08/2021 under Serial No.11870, and entry to that effect entered in revenue records by Mutation Entry No.33084 on dated 12/08/2021, duly certified by the competent authority on dated 03/11/2021.

Thereafter the Senior Town Planner, Ahmedabad Urban Development Authority has approved the building plans and also issued Development Permission for construction of 60 (sixty) residential units and 48 (forty eight) commercial units in the name of "**Shivdhara Swarnim**" upon the Project Land of 7427 Sq. Meters under Letter No.PRM/ 15/2/2023/75 having IFP No/E-nagar : JSK/02/2023/0013, dated 15/04/2023-19/04/2023 SUBJECT TO conditions mentioned therein being fulfilled.



Contd..5..

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :
Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

// 5 //

Thereafter a partnership firm "Vishv Developers" has commenced construction of a scheme consisting of 60 (sixty) residential units and 48 (forty eight) commercial units on the Project Land of 7427 Sq. Meters with all necessary provisions of common amenities and facilities in the name of "Shivdhara Swarnim" SUBJECT TO scrutiny of the approved layout and building plans; development permissions as well as specifications approved by the competent authority.

THUS the said land is in the absolute ownership of a partnership firm named, "Vishv Developers" and it is having vacant and peaceful possession thereof without any kind of interruption of anybody and the said land is running in its name in concerned records of Government Semi Government Authorities as an Owner and Occupier.

During my scrutiny, I have not found any kind of lien, burden or encumbrance upon said land and also it is free from all such encumbrances and attachments.

In conclusion of above, the landowner i.e. a partnership firm named, "Vishv Developers" having clear and marketable rights and titles of said land (more particularly described in the schedule mentioned hereunder) and the said land is free from all encumbrances and reasonable doubts.

CERTIFICATE :

This is to certify that Non-Agricultural Land bearing Final Plot No.43/2, admeasuring 7466 Sq. Meters (Project Land 7427 Sq. Meters and 39 Sq. Meters is not in possession) (allotted in lieu of Survey No.301/2, admeasuring 12444 Sq. Meters) of T.P. Scheme No.2 (Sanand), situate, lying and being at Village Mouje SANAND Sim, Taluka SANAND in the Registration District Ahmedabad and Sub District SANAND belonging to Jayendrasinh Navalsinh Sisodiya as per submitted file papers/deeds/documents and government and semi government records. Further it is certify that a partnership firm named, "Vishv Developers" having clear and marketable rights and titles of the said land (more particularly described in the schedule written hereunder) and also it is free from all encumbrances and reasonable doubts SUBJECT TO :



Contd..6..

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :
Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :
412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

// 6 //

- (1) Usual Declaration on title being made at the time of transfer;
- (2) Conditions mentioned in N.A. Order, Plans and Permission being fulfilled;
- (3) Any other act and/or law applicable to the said land from time to time;
- (4) Provisions of The Gujarat Town Planning & Urban Development Act and use of the land as instructed by the AUDA;

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of the **Non-Agricultural Land** bearing **Final Plot No.43/2**, admeasuring 7466 Sq. Meters (Project Land 7427 Sq. Meters and 39 Sq. Meters is not in possession) (allotted in lieu of Survey No.301/2, admeasuring 12444 Sq. Meters) of T.P. Scheme No.2 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **Ahmedabad** and Sub District **SANAND**.

Note :- I insist all original title deeds and documents are being produced and the same are to be observed and scrutinized before any transaction/disbursal.

:- Search taken with the competent government authorities through *only available and legible* records/registers and depends thereon I have issued this title opinion/report without issuing a public notice.

:- I have issued this Title Clearance Certificate With Search Report only depends on the search, my recitals of only submitted papers/documents/deeds and information given to me believing the same true, correct & genuine as per sworn declaration of the party.

Dated on this 28TH day of APRIL - 2023 at Ahmedabad




Mansinh K. Parmar
(Advocate)