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TITLE CLEARANCE CERTIFICATE

Date : 31/08/2021

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 11/2/1 and Final Plot No. 15/1 admeasuring 2800 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) of Mouje Tragad, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) belonging to Shashvat Buildcon, a Partnership Firm having its office at 11, Chanasma Society Vibhag-2, B/s. Balolnagar Cross Road, Ranip, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about more than thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid party, as also we have published a public notice in a daily Gujarati News Paper "GUJARAT SAMACHAR" dated- 04/11/2019 in the name of the then owners and we have not received any kind of objections thereof and on the basis of Declaration executed by Shashvat Buildcon, a Partnership Firm through its partner Chiragbhai Jayantibhai Patel before notary public at Ahmedabad, dated- 25/08/2021, we have investigated the title to the said land belonging to aforesaid firm and we have found that the said land is clear, marketable & free from all encumbrance subject to Para No. 25 as mentioned in our report on title.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 11/2/1 and Final Plot No. 15/1 admeasuring 2800 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) of Mouje Tragad, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows;

On or towards the East : Final Plot No. 15/2 Paiki
On or towards the West : Final Plot No. 12+17+18
On or towards the North : 18 Mtr. T. P. Road
On or towards the South : Final Plot No. 15/2 Paiki

HIREN RAVAL & ASSOCIATES
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Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.



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REPORT ON TITLE

Date : 31/08/2021

Re. : IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 11/2/1 and Final Plot No. 15/1 admeasuring 2800 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) of Mouje Tragad Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) belonging to Shashvat Buildcon, a Partnership Firm having its office at 11, Chanasma Society Vibhag-2, B/s. Balolnagar Cross Road, Ranip, Ahmedabad.

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That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last more than Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That the then Agricultural land bearing Block/Survey No. 11/2 admeasuring Acre-4, Guntha-7 of Mouje Tragad was belonging to Shankarji Kanthalji.
2. That thereafter, as per Order No. LNO(O) Record (53-54), dated- 07/12/1953 passed by Hon'ble Viramgam Prant Officer Saheb - Viramgam Prant, said land was declared as "Khalsa" and as per subsequent Order No. LNO/2/95 (53-54), dated- 16/12/1953 passed by Hon'ble Mamlatdar Saheb, said land



was entered as "Sarkari Padtar" in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 816, dated- 07/01/1954, which was duly certified by the revenue authority concerned.

3. That thereafter, as such the land which belongs to as "Sarkari Padtar" in the revenue record in accordance with Order No. L.N.D.3960/A/1 S.R. issued by Revenue Department of Government of Gujarat and subsequent Resolution bearing No. L.N.D./39/61-403230, dated- 27/04/1961 and Resolution bearing No. 100331, dated- 16/11/1966 passed by Revenue Department of Government of Gujarat from time to time, said land was cultivated by Jesangji Lakhaji with approval for more than one year from the period of 1954-55 and hence said land was given to the Jesangji Lakhaji with new tenure as per Order bearing No. Jamin / Kaymi Nikal / Dascroi issued by Hon'ble City Deputy Collector with condition to pay possession rights price of Rs.1670/- calculating at the rate of Rs.400/- per Acre within the two months from the date of order. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1069, dated- 25/12/1971, which was duly certified by the revenue authority concerned.
4. That thereafter, said Jesangji Lakhaji died intestate on dated- 26/03/1985 and hence according to Hindu Law, names of his legal heirs (i) Jivanji Jesangji (ii) Sursangji Jesangji (iii) Fulaji Jesangji (iv) Shantaben Jesangji (v) Punjiben Jesangji (vi) Babiben Jesangji and (vii) Amthiben Wd/o. Jesangji Lakhaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No.



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2077, dated- 15/01/1986, which was duly certified by the revenue authority concerned.

5. That thereafter, Bhaijiji Lakhaji died intestate around two years ago and hence according to Hindu Law, names of his legal heirs (i) Chunaji Bhaijiji (ii) Amratji Bhaijiji (iii) Dashrathji Bhaijiji (iv) Kanuji Bhaijiji (v) Laxmiben Bhaijiji (vi) Shakriben Bhaijiji (vii) Madhuben Bhaijiji (viii) Minor Nikul Bhaijiji through his guardian Manekben Bhaijiji and (ix) Manekben Wd/o. Bhaijiji Lakhaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2078, dated- 15/01/1986, which was duly certified by the revenue authority concerned.
6. That thereafter, as such the said land was new tenure land and breach of terms & conditions under the tenancy act by the aforesaid party and hence as per Order No. Jaman / Sha.Bhan. Case No. 97 / 83, dated- 31/08/1987 passed by Hon'ble Prant Officer Saheb - Viramgam Prant, said land was vested into the Government. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2104, dated- 06/11/1987, which was duly certified by the revenue authority concerned.
7. That thereafter, being aggrieved upon said Order dated- 31/08/1987 passed by Hon'ble Prant Officer Saheb - Viramgam Prant, said (i) Sursangji Jesangji and (ii) Jivanji Jesangji (Legal heirs of Late Jesangji Lakhaji) filed an Appeal bearing No. L.B. Appeal No. 190/87 before the Hon'ble District Collector - Ahmedabad, wherein the said authority had rejected the order of Hon'ble Prant Officer Saheb - Viramgam Prant dated- 31/08/1987 and as per the said



order, the Mamlatdar, Dascroi has endorsed the said order in the revenue records vide its Endorsement No. Jamin / 2164, dated- 17/08/1990. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2158, dated- 13/09/1990, which was duly certified by the revenue authority concerned.

8. That thereafter, said Amthiben Wd/o. Jesangji Lakhaji died intestate in the year of around 2000 and her daughter namely Shantaben D/o. Jesangji died intestate & unmarried before herself in the year of around 1992 and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2419, dated- 22/10/2003, which was duly certified by the revenue authority concerned.
9. That thereafter, said Chunaji Bhaijiji died intestate on dated- 13/02/2009 and hence according to Hindu Law, names of his legal heirs (i) Shakriben Chunaji (ii) Bharatbhai Chunaji (iii) Manuji Chunaji and (iv) Shaileshbhai Chunaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3229, dated- 21/10/2010, which was duly certified by the revenue authority concerned.
10. That thereafter, said Jivanji Jesangji died intestate on dated- 26/03/2010 and hence according to Hindu Law, names of his legal heirs (i) Shantaben Jivanji (ii) Hasmukhbhai Jivanji (iii) Rameshji Jivanji (iv) Maheshji Jivanji and (v) Rekhaben Jivanji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No.

3230, dated- 21/10/2010, which was duly certified by the revenue authority concerned.

11. That thereafter, said (i) Nakulji Bhaijiji Lakhaji (ii) Amratji Bhaijiji Lakhaji (iii) Dashrathji Bhaijiji Lakhaji (iv) Kanuji Bhaijiji Lakhaji (v) Bharatbhai Chunaji (vi) Manuji Chunaji (vii) Shaileshbhai Chunaji (viii) Laxmiben D/o. Bhaijiji Lakhaji (ix) Madhuben D/o. Bhaijiji Lakhaji (x) Manekben Wd/o. Bhaijiji Lakhaji (xi) Shakriben D/o. Bhaijiji Lakhaji and (xii) Shakriben Wd/o. Chunaji Bhaijiji waived their undivided proportionate shares in the said land in favour of other co-owners and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3317, dated- 29/03/2011, which was duly certified by the revenue authority concerned.
12. That thereafter, said (i) Punjiben Jesangji (ii) Babiben Jesangji (iii) Shantaben Jivanji and (iv) Rekhaben Jivanji waived their undivided proportionate shares in the said land in favour of other co-owners and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3452, dated- 28/02/2012, which was duly certified by the revenue authority concerned. Moreover, said (i) Punjiben D/o. Jesangji Thakor & W/o. Kanaji Thakor and (ii) Babiben alias Babuben D/o. Jesangji Lakhaji Thakor & W/o. Kalaji Thakor had executed a Declaration, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 2764, dated- 05/12/2018 declaring therein that they have waived their respective undivided proportionate shares in the said land as mentioned herein and

they have keep confirmed the Mutation Entry No. 3452 dated- 28/02/2012 regarding the same.

13. That thereafter, said land bearing Block/Survey No. 11/2 of Mouje Tragad covered under the Draft Town Planning Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) and Final Plot No. 15 admeasuring 10138 sq. mtrs. was allotted therein.
14. That thereafter, said (i) Sursangji Jesangji (ii) Fulaji Jesangji (iii) Hasmukhbhai Jivanji (iv) Rameshji Jivanji and (v) Maheshji Jivanji had agreed to sell the land bearing Block/Survey No. 11/2 admeasuring 16896 sq. mtrs. paiki 3339 sq. mtrs. to Ratilal Amthabhai Patel by Agreement to Sell, which was duly registered with the Sub-Registrar Ahmedabad-1 (City) under Sr. No. 4369, dated- 05/03/2011 which was duly cancelled as per Cancellation of Agreement to Sell executed by Ratilal Amthabhai Patel in favour of (i) Sursangji Jesangji (ii) Fulaji Jesangji (iii) Hasmukhbhai Jivanji (iv) Rameshji Jivanji and (v) Maheshji Jivanji and since Ratilal Amthabhai Patel has no right and interest in the said land.
15. That thereafter, said land exempted from the restrictions of new tenure for non-agriculture purpose as per Order bearing No. CB / N.T. / Premium / Tragad / Survey No. / Block No. 11/2 / SR.190 / 2019, dated- 19/06/2019 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4563, dated- 20/06/2019, which was duly certified by the revenue authority concerned.

16. That thereafter, said land bearing Block/Survey No. 11/2 and Final Plot No. 15 admeasuring 10138 sq. mtrs. of T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) of Mouje Tragad converted into non-agricultural land for multipurpose as per Order No. 1929 / 07 / 17 / 045 / 2019, dated- 02/11/2019 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4628 and 4677, dated- 02/11/2019 and 10/02/2020, which were duly certified by the revenue authority concerned.
17. That thereafter, upon instructions of aforesaid party, we have published a Public Notice in respect of said Non-Agricultural land paiki for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on dated- 04/11/2019 inter alia invited claims & objections from the public in general and in response thereto, we have not received any objections thereof.
18. That the said land has holding by Sursangji Jesangji and others as a 'Ekatrit Kutumbna Vahivatkarta' and as such as per Deed of Partition entered into by and between Sursangji Jesangji and others in respect of land bearing Block/Survey No. 11/2 admeasuring 16896 sq. mtrs. and Final Plot No. 15 admeasuring 10138 sq. mtrs. of T. P. Scheme No. 65 of Mouje Tragad, which was duly registered with the Sub-Registrar Ahmedabad-8 (Sola) under Sr. No. 2465, dated- 10/02/2020, {i} said land admeasuring 16896 sq. mtrs. Paiki undivided proportionate share admeasuring 4027 sq. mtrs. of Block/Survey and undivided proportionate share admeasuring 2416 sq. mtrs. of Final Plot derived to Sursangji Jesangji {ii} said land admeasuring 16896 sq. mtrs. Paiki undivided proportionate share

admeasuring 4026 sq. mtrs. of Block/Survey and undivided proportionate share admeasuring 2416 sq. mtrs. of Final Plot derived to Fulaji Jesangji {iii} said land admeasuring 16896 sq. mtrs. Paiki undivided proportionate share admeasuring 4026 sq. mtrs. of Block/Survey and undivided proportionate share admeasuring 2416 sq. mtrs. of Final Plot derived to Hasmukhbhai Jivanji {iv} said land admeasuring 16896 sq. mtrs. Paiki undivided proportionate share admeasuring 4026 sq. mtrs. of Block/Survey and undivided proportionate share admeasuring 2416 sq. mtrs. of Final Plot derived to Rameshji Jivanji and {v} said land admeasuring 16896 sq. mtrs. Paiki undivided proportionate share admeasuring 791 sq. mtrs. of Block/Survey and undivided proportionate share admeasuring 474 sq. mtrs. of Final Plot derived to Maheshji Jivanji Thakor alias Chauhan as an absolute owners and possessors thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4687, dated- 27/02/2020, which was duly certified by the revenue authority concerned.

19. That thereafter, said (i) Sursangji Jesangji (ii) Fulaji Jesangji (iii) Hasmukhbhai Jivanji (iv) Rameshji Jivanji and (v) Maheshji Jivanji sold and conveyed the said land bearing Block/Survey No. 11/2 admeasuring 16896 sq. mtrs. Paiki undivided proportionate share to the extent of 4667 sq. mtrs. and Final Plot No. 15 admeasuring 10138 sq. mtrs. Paiki admeasuring 2800 sq. mtrs. of T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) to Shashvat Buildcon, a Partnership Firm by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad-8 (Sola) under Sr. No. 2470, dated- 10/02/2020. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4688, dated- 27/02/2020, which was duly certified by the revenue authority concerned.

20. That thereafter, as per Online Puravni Patrak No. 36 K.J.P. S.R.476, dated- 18/06/2020 issued by District Inspector Land Records - Ahmedabad, [I] said land bearing Block/Survey No. 11/2 admeasuring 16896 sq. mtrs. paiki admeasuring 4667 sq. mtrs. given a New Block/Survey No. 11/2/1 admeasuring 4667 sq. mtrs. belonging to Shashvat Buildcon, a Partnership Firm and [II] said land bearing Block/Survey No. 11/2 admeasuring 16896 sq. mtrs. paiki admeasuring 12229 sq. mtrs. given a New Block/Survey No. 11/2/2 admeasuring 12229 sq. mtrs. belonging to Sursangji Jesangji and others. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4706, dated- 18/06/2020, which was duly certified by the revenue authority concerned.
21. That for clearance of title to the said land and the said land was ancestral land and hence legal heirs of the said owners namely Kantaben W/o. Sursangji Jesangji Thakor and others have executed two Deeds of Confirmation, which were duly registered with the Sub-Registrar on dated- 25/02/2020 and 07/03/2020 bearing Registration No. 3411 and 4168 respectively.
22. It will not be out of place to mention here that we have found that notice of lis pendens executed by Rameshbhai Chhanabhai in respect of the said land along with other land duly registered with the Sub-Registrar on 05/03/2011 and on the basis of the said lis pendens we have found that one Shri Rameshbhai Chhanabhai Patel had filed a Regular Civil Suit No. 844/2003 before the Hon'ble Court of 3rd Additional Civil Judge, Ahmedabad (Rural), Ahmedabad against legal heirs of Jesangji Lakhaji namely

Amthiben Wd/o. Jesangji Lakhaji and others, however the said suit was dismissed for default under Order-9, Rule-8 of the Civil Procedure Code, 1908 as per Order, dated- 03/04/2017 passed by the Hon'ble 3rd Additional Civil Judge, Ahmedabad (Rural), Ahmedabad.

23. That, as per Order dated- 11/09/2020 of the Town Planner Officer, Ahmedabad Town Planning Scheme Unit-1, Ahmedabad, Final Plot No. 15 has bifurcated into two parts Final Plot No. 15/1 admeasuring 2800 sq. mtrs. and Final Plot No. 15/2 admeasuring 7337 sq. mtrs. and as such the said firm has holding Final Plot No. 15/1 admeasuring 2800 sq. mtrs.
24. That, Shashvat Buildcon, a Partnership Firm through its Authorized Partner Chiragbhai Jayantibhai Patel has executed a Declaration before Notary Public Ahmedabad on 25/08/2021 declaring inter alia therein that the said land is free from all encumbrances and the said firm has not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner.
25. It will not be out of place to mention here that legal heirs of Khodidas Kacharabhai Prajapati namely Gangaram Khodidas Prajapati & others has filed Civil Suit No. 127/2010 in the Court of Ahmedabad (Rural) against legal heirs of Jesangji Lakhaji and legal heirs of Bhaijiji Lakhaji on the basis of Agreement to Sell dated- 14/12/1982, however the court has not granted any injunction thereof in respect of said land and the said suit is barred under the Limitation Act of 1965 and also we have found that the said Agreement to Sell dated- 14/12/1982 is for 50% land, however the said owners have sold and conveyed the land bearing Block/Survey No. 11/2/1 and Final Plot



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No. 15 admeasuring 10138 sq. mtrs. Paiki admeasuring 2800 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) of Mouje Tragad in question to Shashvat Buildcon by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad-8 (Sola) under Sr. No. 2470, dated- 10/02/2020 followed by land owner executed Indemnity Bond in favour of Shashvat Buildcon before notary public at Ahmedabad dated- 12/02/2020 and as per Para No. 24 of the Deed of Conveyance and content of Indemnity Bond the said owners have sold and conveyed the land in question is title clear & marketable and free from all encumbrances and as such the said suit is applicable other then land which is/are holding by the said owners.

26. That, said Shashvat Buildcon has intend to develop the said land according to permission & plan approved by Ahmedabad Municipal Corporation and Commencement Letter has issued by the said authority on 19/08/2021 and scheme to be known as "Shashvat Eternia".

That we have taken search from the Talati and Sub-Registrar's records for the period of last about more than 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby certified that the said land belonging to Shashvat Buildcon, a Partnership Firm of Ahmedabad is clear and marketable and free from all encumbrances subject to Para No. 25 mentioned hereinabove.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 11/2/1 and Final Plot No. 15/1 admeasuring 2800 sq. mtrs. of Draft Town Planning





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Scheme No. 65 (Tragad - Jagatpur - Chandkheda - Chenpur - Ranip) of Mouje Tragad, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows;

On or towards the East : Final Plot No. 15/2 Paiki
On or towards the West : Final Plot No. 12+17+18
On or towards the North : 18 Mtr. T. P. Road
On or towards the South : Final Plot No. 15/2 Paiki

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