# II TITLE CERTIFICATE II

| | | |
|---|---|---|
| MOJE | :- | RAMOL |
| TALUKA | :- | VATVA |
| DIST | :- | AHMEDABAD |
| SURVEY NO | :- | 561,601/1,601/2 |
| T.P. NO | :- | 107 |
| F.P. NO | :- | 66+27 PAIKI |
| SCHEME NAME | :- | SHREENAND CITY-9 |
| & | | SHREENAND VILLA |
| DEVLO.NAME | :- | SHREE DEVELOPERS |

HARESH P. MEGHNATHI
ADVOCATE
9825812214

Office :- U.G/11, Harekrushan Complex, Hatkeshwar Road, C.T.M. Char Rasta, Amraiwadi, Ahmedabad.
Re.:- D/3, AmiAkhand Anand Soc. Part-1, High-way Road, C.T.M. Amraiwadi, Ahmedabad.

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office: U.G/11, Harekrushan Complex, Hatkeshwar Road, C.T.M. Char Rasta, Amraiwadi, Ahmedabad.
Re.: D/3, AmiAkhand Anand So. Part-1, High-way Road, C.T.M. Amraiwadi, Ahmedabad.

Ref No :- Date :- 14/08/2015

To,
Shree Developers,
A partnership firm
of Ahmedabad.

HARESH P. MEGHNATHI
En.No.
G/1245/2005
ADVOCATE

## -: TITLE CLEARANCE CERTIFICATE WITH REPORT :-

SUBJECT:- Title Clearance Certificate in respect of the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land.

Respected Sir,

As per the instruction given by Shree Developers, a partnership firm, the owner of the above referred non agriculture land stating inter alia that the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044

En.No. G/1245/2005 HARSH P. PATHAK ADVOCATE

Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad – 11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land. I have inspected and investigated the title to the above referred immoveable property by taking search in the office of the Sub Registrar, Ahmedabad – 1 (City) as well as in the office of the Sub Registrar, Ahmedabad – 5 (Narol) and in the office of the Sub Registrar, Ahmedbad – 11 (Aslali) and other offices for the last 35 years and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.

1. The said non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad – 11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land.

2. That search for the said land is taken at the office of the Sub-Registrar, Ahmedabad - 1 (City) (Receipt No. 2015002018618 dated 30/07/2015) for the period from the year 1980 to 1993 and search at the office of the Sub-Registrar, Ahmedabad - 5 (Narol) (Receipt No. 2015005013927 dated 29/07/2015) for the period from the year 1994 to 2011 and search at the office of the Sub-Registrar, Ahmedabad - 11 (Aslali) (Receipt No. 2015311011118 dated 29/07/2015) for the period from the year 2011 to 2015 and in the said search also, any document is not being

executed against the Title Certificate and the competent Authority has also issued Search Report to that respect and I have found that the said the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad – 11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land.

3. I have verified the following documents.

(1) Copy of Village form No. 7 x 12 for the above survey numbers.

(2) Copy of Village Form No. 6 (Register of Rights) & other relevant documents relating to the said land.

(3) Search papers obtained from the office of the Sub Registrar, Ahmedabad – 1 (city), Ahmedabad – 5 (Narol) and Ahmedabad – 11 (Aslali).

(4) N.A. permission dated 28/03/2008 issued by the Deputy Collector, Viramgam Prant, Dascroi.

(5) Partnership Deed dated 19/11/2004 of Shree Developers, a partnership firm.

(6) Registered sale deed No. 3463 dated 02/05/2015 executed by Mahadev Construction Pvt. Ltd., in favour of Shree Developers, a partnership firm.

(7) Raja Chitthis (Commencement Letters) dated 21/04/2015 issued by Ahmedabad Municipal Corporation for different blocks.

(8) Environment Clearance (Certificate) dated 30/06/2015 issued by State Level Environment Impact Assessment Authority, Gujarat (Gujarat Pollution Control Board).

* The history of the above referred non agriculture land is narrated as under as per their survey numbers.

HAREESH P. MEGHNATHI
En.No.
G/1245/2005
ADVOCATE

4 HISTORY OF SURVEY NO. 561

* That the sole absolute name of Amarshibhai Jesangbhai was running in the revenue record as an owner and occupier of the land of Survey No. 561 during the year 1942.

4.1 In the Village form no. 7 x 12 of the land of the said survey No., there are two entries bearing Nos. 423 and 920. So far as the said entries are concerned, it is submitted that the record of the said entries being not available, a letter for the same is issued by the City Mamlatdar, Vatva, Ahmedabad vide No. A.D.M. / Record / Copy / application No. 204 - 2014 / 15 dated 10/08/2015.

4.2 Thereafter, as per Taluka Order No. 9 IV QT 93 dated 29/07/1942 under order No. L.N.D. 945 dated 22/07/1942 of the Prant Officer Saheb, on the old agreement, on giving to Patel Amaratlal Jesangbhai subject to sowing the grain in four numbers till the fight being over on accepting Ten pat of Akar, an entry made as per admission. An entry made in the other right as per the above order. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 18/08/1942 vide entry No. 1180 and the said entry is certified by the Revenue Authority.

4.3 Thereafter, Amrutlal Jesingbhai having obtained Rs.700/- for the ox, Cossvarat and bikhevad, an entry of charge (Charge of tagavi) made as per Taluka Order No. TAG II 9 dated 02/02/1950. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 29/03/1950 vide entry No. 1416 and the said entry is certified by the Revenue Authority.

4.4 Thereafter, Amrutlal Jesingbhai had obtained Tagavi putting the said land under Tagavi Charge, but in the Tagavi Lavani of the year 1956 - 57, the name not coming as defaulter and the Tagavi being not out-standing, the charge of the said Tagavi was released and entry was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 28/02/1958 vide entry No. 1913 and the said entry is certified by the Revenue Authority.

4.5 Thereafter, Patel Amaratbhai Jesingbhai sold the said land to Jethabhai dwarkadas on 16/05/1958, an entry made as per Taluka Order No.

Tenancy dated 26/04/1958 as per the abstract of the Sub Registration. An entry made in the other right as per the above order. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 14/07/1958 vide entry No. 1939 and the said entry is certified by the Revenue Authority.

4.6 Thereafter, Jethabhai Dwarkadas, the account holder having put the said land under charge in the last year with Vatva Multi purpose Society, as per the writing dated 17/06/1960 of the Secretary of Vatva Multi purpose Society, an entry of release of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak -- Register of Right on 17/06/1960 vide entry No. 2077 and the said entry is certified by the Revenue Authority.

4.7 Thereafter, Jethabhai Dwarkadas having put the land of said survey No. and others for the finance of Rs.1500/- with Vatva Multi purpose Society as per bond dated 06/06/1960, an entry of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 24/06/1960 vide entry No. 2085 and the said entry is certified by the Revenue Authority.

4.8 Thereafter, on demise of the account holder Jethabhai Dwarkadas on 12/02/1973, the names of his legal heirs, Surajben Wd/o Jethabhai Dwarkadas and Vimuben, Savitaben, Urmilaben, Sushilaben, Hansa and Archanaben D/o Jethabhai Dwarkadas were entered in the said land. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 12/04/1973 vide entry No. 2835 and the said entry is certified by the Revenue Authority.

4.9 Thereafter, the account holder Surajben Jethabhai had obtained loan from Vatva Group Seva sahkari Mandsali Ltd. on the said land and others. On production of a certificate that this loan is paid up, an entry of release of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 15/01/1980 vide entry No. 4102 and the said entry is certified by the Revenue Authority.

4.10 Thereafter on production of the Certificate that the account holder Smt. Surajben Wd/o Jethabhai Dwarkadas has paid up the money obtained from Ramol Seva Shakari Mandali Ltd., an entry of release of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 05/03/1980 vide entry No. 4113 and the said entry is certified by the Revenue Authority.

4.11 Thereafter, as per the Notification dated 05/07/1986 of the Government of Gujarat, in the land of all survey numbers of village Ramol coming within ULC limit within 5 Kms from the extended limit of Ahmedabad Municipal Corporation, according to the instructions under letter No. CB/REV/Vashi/6501 to 6507, dated 19/11/1986 of the District Collector and according to the order No. Jamin/Con. Tax/ Vashi-3774, dated 07/02/1987 of the Mamlatdar, Dascroi, to make the entry in the record that "this land is liable for conversion tax at the time of other usage other than agriculture" and the conversion tax becomes recoverable with effect from 05/02/1986. An entry in this regard is made on dated 25/11/1988 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4612 and the said entry is certified by the Revenue Authority.

4.12 Thereafter, the land of survey No. 561 was running in the name of Surajben Wd/o Jethabhai Darkadas, but the possession of the said land being not taken over by the government as per order No. ULC / F.1 / P. 9 / No Objection Certificate / Ghodasar / 334 dated 18/06/1999 of the Competent Officer and Additional Collector, the proceeding made under section 8 (4), 10 (1) and 10 (3) becomes useless that means this surplus land might have been noted in the Government record, even though, it is not to be treated to the Government side, but on the date of the enforcement of the law, i.e. on the situation as on the year 1976, to be treated under the control of the relevant land holder. An entry made in the other right as per the above order. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 03/07/1999 vide entry No. 5111 and the said entry is certified by the Revenue Authority.

4.13 Thereafter, on demise of Surajben Jethabhai Patel on 19/03/2001, an entry to delete her name was made as per the application of her heirs, reply and panchnama. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 21/06/2011 vide entry No. 5222 and the said entry is certified by the Revenue Authority.

4.14 Thereafter, (1) Vimuben Jethabhai Patel (2) Savitaben Jethabhai Patel (3) Urmilaben Jethabhai Patel (4) Sushilaben Jethabhai Patel (5) Hansaben Jethabhai Patel and (6) Archanaben Jethabhai Patel sold and conveyed the land of Survey No. 561 Hec.1-71-99 Sq. Mtrs. to (1) Dharamshibhai Harjibhai Patel, as himself and as a Karta and Manager of his HUF and (2) Harishbhai Dhramshibhai Patel, as himself and as a Karta and Manager of his HUF on 01/05/2006 vide registered sale Deed No. 1467. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidences and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 02/06/2006 vide entry No. 5652 and the said entry is certified by the Revenue Authority.

4.15. Thereafter, vide order No. Jamin / Ramol / Binkheti / C. / SR – 25 / 08 dated 28/03/2008 of the Deputy Collector, Viramgam Prant, Dascroi, Non Agriculture use permission for residential and commercial purpose was granted subject to the terms and conditions mentioned in the said order. An entry was made as per the order of the Deputy Collector, Viramgam Prant, Dascroi. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 31/03/2008 vide entry No. 6141 and the said entry is certified by the Revenue Authority.

4.16. Thereafter, (1) Dharamshibhai Harjibhai Patel and (2) Harishbhai Dhramshibhai Patel, as themselves and as a Karta and Manager of their HUF sold and conveyed the land of (1) 17199 Sq. Mtrs. of Survey No. 561's 10391 Sq. Mtrs. of F.P. No. 27 and (2) 7082 Sq. Mtrs. of Survey No. 601/1 and (3) 7082 Sq. Mtrs. of Survey No. 601/2 of F. P. No. 66 of T.P. No. 107 to Mahadev Construction Pvt. Ltd. on 14/05/2008 vide registered sale Deed No. 5414. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidences and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 28/05/2008 vide entry No. 6223 and the said entry is certified by the Revenue Authority.

4.17. Thereafter, on merge of City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka, Ahmedabad (East) and

En.No. G/1245/2005 HARE NATHI ADVOCATE



Ahmedabad (West) are established vide resolution No. PFR / 102011 / 275 / L / 1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Ramol village of Dascroi Taluka in Ahmedabad City (East) was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 03/05/2012 vide entry No. 7439 and the said entry is made certified by the City Mamlatdar (East) on 05/05/2012.

4.18. Thereafter, for the said land of survey Nos. 561, 601/1 and 601/2 and others, City Deputy Collector (East), Ahmedabad passed following order vide No. RTS / Appeal / case No. 83 / 12 (old No. 538/09, 48/11, 667/11) dated 28/02/2013.

* ORDER

* Order is hereby passed to reject the appeal application dated 16/12/2009 of the appellant.

An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 21/09/2013 vide entry No. 7966 and the said entry is certified by the Revenue Authority.

4.19. Thereafter, Mahadev Construction Pvt. Ltd., for and on its behalf, its Director Harishbhai Dharamshibhai Patel sold and conveyed the said land of the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 to Shree Developers, a partnership firm's administrative partner Anilbhai Dilipsinh Solanki on 02/05/2015 vide registered sale deed No. 3463. Hence an entry for sale of the said land was made on production of application and certified copy of the registered sale deed and index by the by the applicant. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 06/05/2015 vide entry No. 8522 and the said entry is certified by the Revenue Authority on 02/07/2015.

5. HISTORY OF SURVEY NO. 601/1

That the sole absolute name of Jenaji Lalaji was running in the revenue record as an owner and occupier of the land of Survey No. 601/1 during the year 1951.

5.1 In the Village form no. 7 x 12 of the land of the said survey No., there are FOUR entries bearing Nos. 4, 690, 848 AND 879. So far as the said entries are concerned, it is submitted that the record of the said entries being not available, a letter for the same is issued by the City Mamlatdar, Vatva, Ahmedabad vide No. A.D.M. / Record / Copy / application No. 204 - 2014/ 15 dated 10/08/2015.

Entry No. 4 and 5625 are deleted as per entry No.6402 dated 12/09/2008.

5.2 Thereafter, on gift of the said land of S.No. 601/1 and 601/2 by Nathaji Jivaji to Thakarda Jenaji Laldas and Somaji Bapuji as per oral Agreement and on distribution of the land by they both equally, an entry was made as per the written admission. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 13/07/1939 vide entry No. 1094 and the said entry is certified by the Revenue Authority.

5.3 Thereafter, on demise of the account holder Jenaji Lalaji on 28/07/1951, the name of his legal heir minor Fabhaji Jenaji's guardian his mother Manchhi was entered in the said land. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 20/09/1951 vide entry No. 1451 and the said entry is certified by the Revenue Authority.

5.4 Thereafter, according to the prevention of fragmentation and consolidation of Holding Act of 1947 of Bombay Government, the standard area being fixed as under, as per order No. L.N.D. dated – the following survey No. being entered as Piece, an entry made accordingly.

| Survey No. | Nature of Land | Acre-Guntha |
|---|---|---|
| 601/2 | Jarayat | 1-30 |

An entry made as per the above order. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on

24/10/1951 vide entry No. 1453 and the said entry is certified by the Revenue Authority.

5.5 Thereafter, on discussion for exemption to the agricultural land under section – 20 of the Urban Land (Ceiling & Regularization) Act, 1976 and the Government is satisfied that the said land is being utilized for agriculture purpose and hence exemption was declared to the said land with effect from 25/01/1976 subject to the terms and conditions mentioned in the order. An entry in this regard is made on dated 30/01/1980 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4107 and the said entry is certified by the Revenue Authority.

5.6 Thereafter, as per the Notification of the Collector, as per para – 7 of the City Survey Manual under section – 126 of the Bombay Land Revenue Code, to fix the boundary of City survey of Mouje Ramol, the below mentioned lands declared to include in the city survey area as under.

| Survey No. | Hec. Are. Sq. Mtrs. |
|---|---|
| 601 | 1-41-64 |

An entry was made according to the order of the Collector, Ahmedabad. An entry in this regard is made on dated 02/02/1982 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4260 and the said entry is certified by the Revenue Authority.

5.7 Thereafter, as per the Notification dated 05/07/1986 of the Government of Gujarat, in the land of all survey numbers of village Ramol coming within ULC limit within 5 Kms from the extended limit of Ahmedabad Municipal Corporation, according to the instructions under letter No. CB/REV/Vashi/6501 to 6507, dated 19/11/1986 of the District Collector and according to the order No. Jamin/Con. Tax/Vashi-3774, dated 07/02/1987 of the Mamlatdar, Dascroi, to make the entry in the record that "this land is liable for conversion tax at the time of other usage other than agriculture" and the conversion tax becomes recoverable with effect from 05/02/1986. An entry in this regard is made on dated 25/11/1988 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4612 and the said entry is certified by the Revenue Authority.

Hare Nathi Advocate En.No. G/1245/2005

( 12 )



5.8 Thereafter, Gabhaji Jenaji sold and conveyed the land of Survey No. 601/1 Hec.0-70-82 Sq. Mtrs. and Survey No. 601/2 Hec.0-70-82 to (1) Dharamshibhai Harjibhai Patel and (2) Harishbhai Dhramshibhai Patel on 07/03/2006 vide registered sale Deed No. 1115. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidences and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 05/04/2006 vide entry No. 5626 and the said entry is certified by the Revenue Authority.

5.9 Thereafter, vide order No. Jamin / Ramol / Binkheti / C. / SR – 25 / 08 dated 28/03/2008 of the Deputy Collector, Viramgam Prant, Dascroi, Non Agriculture use permission for residential and commercial purpose was granted subject to the terms and conditions mentioned in the said order. An entry was made as per the order of the Deputy Collector, Viramgam Prant, Dascroi. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 31/03/2008 vide entry No. 6141 and the said entry is certified by the Revenue Authority.

5.10 Thereafter, (1) Dharamshibhai Harjibhai Patel and (2) Harishbhai Dhramshibhai Patel, as themselves and as a Karta and Manager of their HUF sold and conveyed the land of (1) 17199 Sq. Mtrs. of Survey No. 561's 10391 Sq. Mtrs. of F.P. No. 27 and (2) 7082 Sq. Mtrs. of Survey No. 601/1 and (3) 7082 Sq. Mtrs. of Survey No. 601/2 of F. P. No. 66 of T.P. No. 107 to Mahadev Construction Pvt. Ltd. on 14/05/2008 vide registered sale Deed No. 5114. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidences and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 28/05/2008 vide entry No. 6223 and the said entry is certified by the Revenue Authority.

5.11 Thereafter, as per order No. RTS / Record Promulgation / 62 / 08 dated 02/09/2008 of the Mamlatdar, Dascroi, on proceeding of the promulgation of the computerized Record at present, order is passed as under for carrying out the correction for the errors found on verification of the handwritten village record and computerized 7x12 and Village form No. 6.

Block No. correction to be made of the error caused.
601/1 Entry No. 4, 5625 to be deleted.
601/2 Entry No. 5625 to be deleted.

An entry as above is made as per the order mentioned above. An entry in this regard is made in the Village Form No. 6 – Register of Right – Hakkpatrak on 12/09/2008 vide entry No. 6402 and the said entry is certified by the Revenue Authority.

5.12 Thereafter, on merge of City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka, Ahmedabad (East) and Ahmedabad (West) are established vide resolution No. PFR / 102011 / 275 / L / 1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Ramol village of Dascroi Taluka in Ahmedabad City (East) was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 03/05/2012 vide entry No. 7439 and the said entry is made certified by the City Mamlatdar (East) on 05/05/2012.

5.13 Thereafter, for the said land of survey Nos. 561, 601/1 and 601/2 and others, City Deputy Collector (East), Ahmedabad passed following order vide No. RTS / Appeal / case No. 83 / 12 (old No. 538/09, 48/11, 667/11) dated 28/02/2013.

ORDER

Order is hereby passed to reject the appeal application dated 16/12/2009 of the appellant.

An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 21/09/2013 vide entry No. 7966 and the said entry is certified by the Revenue Authority.

5.14 Thereafter, Mahadev Construction Pvt. Ltd., for and on its behalf, its Director Harishbhai Dharamshibhai Patel sold and conveyed the said land of the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot

No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 to Shree Developers, a partnership firm's administrative partner Anilbhai Dilipsinh Solanki on 02/05/2015 vide registered sale deed No. 3463. Hence an entry for sale of the said land was made on production of application and certified copy of the registered sale deed and index by the by the applicant. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 06/05/2015 vide entry No. 8522 and the said entry is certified by the Revenue Authority on 02/07/2015.

6. HISTORY OF SURVEY NO. 601/2

That the sole absolute name of Somaji Bapuji was running in the revenue record as an owner and occupier of the land of Survey No. 601/2 during the year 1951.

6.1 Thereafter, on gift of the said land of S.No. 601/1 and 601/2 by Nathaji Jivaji to Thakarda Jenaji Laldas and Somaji Bapuji as per oral Agreement and on distribution of the land by they both equally, an entry was made as per the written admission. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 13/07/1939 vide entry No. 1094 and the said entry is certified by the Revenue Authority.

6.2 Thereafter, according to the prevention of fragmentation and consolidation of Holding Act of 1947 of Bombay Government, the standard area being fixed as under, as per order No. L.N.D. dated – the following survey No. being entered as Piece, an entry made accordingly.

| Survey No. | Nature of Land | Acre-Guntha |
|---|---|---|
| 601/2 | Jarayat | 1-30 |

An entry made as per the above order. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 24/10/1951 vide entry No. 1453 and the said entry is certified by the Revenue Authority.

6.3 Thereafter, on giving reply by Somaji Bapuji as co-partner, the name of minor Gabhaji Jenaji's guardian Bai Manchhi Wd/o Jenaji Lalji en-

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tered as co-partner in the said land. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 20/02/1959 vide entry No. 1970 and the said entry is certified by the Revenue Authority.

6.4 Thereafter, on distribution of the said land of survey No. 601/2 and others between the account holder Somaji Bapuji and minor Gabhaji Jenaji's guardian Bai Manchhi before about 10 (ten) years as per oral agreement, the land of survey No. 601/2 Area 1-30 Akar 4.81 came to the share of Somaji Bapuji and an entry was made accordingly. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 20/02/1959 vide entry No. 1971 and the said entry is certified by the Revenue Authority.

6.5 Thereafter, the following farmer having put the land of survey numbers mentioned below under mortgage with Ramol Society, an entry made as per bond dated 17/06/1960.

| Sr. No. | Name of Farmer | Survey No. put under charge |
|---|---|---|
| 12 | Somaji Bapuji For Rs.400/- | 601/2 (One) |

An entry made as above as per the bond received on 17/06/1960. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 24/06/1960 vide entry No. 2082 and the said entry is certified by the Revenue Authority.

6.6 Thereafter on production of certificate dated 03/08/1972 that Somaji Bapuji having obtained finance on putting the said land under mortgage, the same being paid up, hence, an entry of release of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 04/08/1972 vide entry No. 2757 and the said entry is certified by the Revenue Authority.

6.7 Thereafter, on production of declaration of the following persons from the Chairman, Ramol Seva Sahakari Mandali Ltd. for obtaining finance, an entry of charge was made as under.

| Sr. No. | Name of Farmer | Survey No. put under charge |
|---|---|---|
| 2 | Somaji Bapuji Rs.1000/- | 601/2 (One) |

An entry made as above as per the deceleration. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 29/08/1975 vide entry No. 2928 and the said entry is certified by the Revenue Authority.

6.8 Thereafter on production of certificate dated 12/01/1978 for the loan being paid up by Somaji Bapuji to Ramol Society, an entry of release of charge was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 13/01/1978 vide entry No. 3067 and the said entry is certified by the Revenue Authority.

6.9 Thereafter, the account holder Somaji Bapuji having given the said land on sale to Gabhaji Jenaji with sale right on 13/02/1978 vide registered sale deed, an entry was made on production of the copy of the registered sale deed. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 20/06/1978 vide entry No. 4004 and the said entry is certified by the Revenue Authority.

6.10 Thereafter, on discussion for exemption to the agricultural land under section – 20 of the Urban Land (Ceiling & Regularization) Act, 1976 and the Government is satisfied that the said land is being utilized for agriculture purpose and hence exemption was declared to the said land with effect from 25/01/1976 subject to the terms and conditions mentioned in the order. An entry in this regard is made on dated 10/04/1980 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4122 and the said entry is certified by the Revenue Authority.

6.11 Thereafter, on demise of the account holder Somaji Bapuji on 13/07/1980, his wife Gangaben Wd/o Somaji Bapuji had given the said land to Gabhaji Jenaji on 29/08/1979 vide registered sale deed. An entry was made on making succession as per the instruction given in entry

No. 4178 made earlier. An entry in this regard is made on dated 16/01/1982 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4257 and the said entry is certified by the Revenue Authority.

6.12 Thereafter, as per the Notification of the Collector, as per para – 7 of the City Survey Manual under section – 126 of the Bombay Land Revenue Code, to fix the boundary of City survey of Mouje Ramol, the below mentioned lands declared to include in the city survey area as under.

| Survey No. | Hec. Are. Sq. Mtrs. |
|---|---|
| 601 | 1-41-64 |

An entry was made according to the order of the Collector, Ahmedabad. An entry in this regard is made on dated 02/02/1982 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4260 and the said entry is certified by the Revenue Authority.

6.13 Thereafter, as per the Notification dated 05/07/1986 of the Government of Gujarat, in the land of all survey numbers of village Ramol coming within ULC limit within 5 Kms from the extended limit of Ahmedabad Municipal Corporation, according to the instructions under letter No. CB/REV/Vashi/6501 to 6507, dated 19/11/1986 of the District Collector and ccording to the order No. Jamin/Con. Tax/Vashi-3774, dated 07/02/1987 of the Mamlatdar, Dascroi, to make the entry in the record that "this land is liable for conversion tax at the time of other usage other than agriculture" and the conversion tax becomes recoverable with effect from 05/02/1986. An entry in this regard is made on dated 25/11/1988 in the Register of Rights – HAKKPATRAK – Village Form No. 6 vide entry No. 4612 and the said entry is certified by the Revenue Authority.

6.14 Thereafter, Gabhaji Jenaji sold and conveyed the land of Survey No. 601/1 Hec.0-70-82 Sq. Mtrs. and Survey No. 601/2 Hec.0-70-82 to (1) Dharamshibhai Harjibhai Patel and (2) Harishbhai Dhramshibhai Patel on 07/03/2006 vide registered sale Deed No. 1115. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidentes and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 05/04/2006 vide entry No. 5626 and the said entry is certified by the Revenue Authority.

6.15 Thereafter, vide order No. Jamin / Ramol / Binkheti / C. / SR – 25 / 08 dated 28/03/2008 of the Deputy Collector, Viramgam Prant, Dascroi, Non Agriculture use permission for residential and commercial purpose was granted subject to the terms and conditions mentioned in the said order. An entry was made as per the order of the Deputy Collector, Viramgam Prant, Dascroi. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 31/03/2008 vide entry No. 6141 and the said entry is certified by the Revenue Authority.

6.16 Thereafter, (1) Dharamshibhai Harjibhai Patel and (2) Harishbhai Dhramshibhai Patel, as themselves and as a Karta and Manager of their HUF sold and conveyed the land of (1) 17199 Sq. Mtrs. of Survey No. 561's 10391 Sq. Mtrs. of F.P. No. 27 and (2) 7082 Sq. Mtrs. of Survey No. 601/1 and (3) 7082 Sq. Mtrs. of Survey No. 601/2 of F. P. No. 66 of T.P. No. 107 to Mahadev Construction Pvt. Ltd. on 14/05/2008 vide registered sale Deed No. 5114. Hence an entry for transfer the said land in the name of the purchasers was made on production of evidences and application and certified copy of the registered sale deed by the purchasers. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 28/05/2008 vide entry No. 6223 and the said entry is certified by the Revenue Authority.

6.17 Thereafter, as per order No. RTS / Record Promulgation / 62 / 08 dated 02/09/2008 of the Mamlatdar, Dascroi, on proceeding of the promulgation of the computerized Record at present, order is passed as under for carrying out the correction for the errors found on verification of the handwritten village record and computerized 7x12 and Village form No. 6.

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| Block No. | correction to be made of the error caused. |
|---|---|
| 601/1 | Entry No. 4, 5625 to be deleted. |
| 601/2 | Entry No. 5625 to be deleted. |

An entry as above is made as per the order mentioned above. An entry in this regard is made in the Village Form No. 6 – Register of Right – Hakkpatrak on 12/09/2008 vide entry No. 6402 and the said entry is certified by the Revenue Authority.

6.18 Thereafter, on merge of City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka, Ahmedabad (East) and Ahmedabad (West) are established vide resolution No. PFR / 102011 / 275 / L / 1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Ramol village of Dascroi Taluka in Ahmedabad City (East) was made. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 03/05/2012 vide entry No. 7439 and the said entry is certified by the Revenue Authority.

6.19 Thereafter, for the said land of survey Nos. 561, 601/1 and 601/2 and others, City Deputy Collector (East), Ahmedabad passed following order vide No. RTS / Appeal / case No. 83 / 12 (old No. 538/09, 48/11, 667/11) dated 28/02/2013.

* ORDER.................

* Order is hereby passed to reject the appeal application dated 16/12/2009 of the appellant.

An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 21/09/2013 vide entry No. 7966 and the said entry is certified by the Revenue Authority.

6.20 Thereafter, Mahadev Construction Pvt. Ltd., for and on its behalf, its Director Harishbhai Dharamshibhai Patel sold and conveyed the said land of the non agriculture land for residential purpose and commer-

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cial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 to Shree Developers, a partnership firm's administrative partner Anilbhai Dilipsinh Solanki on 02/05/2015 vide registered sale deed No. 3463. Hence an entry for sale of the said land was made on production of application and certified copy of the registered sale deed and index by the by the applicant. An entry in this regard is made in the Village Form No. 6 – Hakkpatrak – Register of Right on 06/05/2015 vide entry No. 8522 and the said entry is certified by the Revenue Authority on 02/07/2015.

7. Thereafter, on inclusion of the land of 17199 Sq. Mtrs. of Survey No. 561 in T.P. Scheme No. 107, it was allotted Final Plot No. 27 and its area was fixed 10319 Sq. Mtrs.

8. Thereafter, on inclusion of the total land of 14164 Sq. Mtrs. of Survey No. 601/1 & 601/2 in T.P. Scheme No. 107, it was allotted Final Plot No. 66 and its area was fixed 8498 Sq. Mtrs.

9. Thereafter, vide Case No. LTA/EZ/190215/GDR/A3738/M1 and Commencement Letter (Raja Chitthi) No. 03414/190215/A3728/M1 dated 17/03/2015 of Ahmedabad Municipal Corporation, F.P. No. 27 and 66 amalgamated and allotted F.P. No. 27 + 66 and its area was fixed 18817 Sq. Mtrs.

10. Thereafter, Vide Case No. BLNTI / EZ / 240315 / GDR / A4047 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03604/240315/A4047/R0/M1 dated 21/04/2015, plans for Block – A + B and Case No. BLNTS / EZ / 240315 / GDR / A4048 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03605/240315/A4048/R0/M1 dated 21/04/2015, plans for Block – C and Case No. BLNH / EZ / 240315 / GDR / A4049 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03606/

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240315/A4049/R0/M1 dated 21/04/2015, plans for Block – D + E and Case No. BLNTS / EZ / 240315 / GDR / A4050 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03607/240315/A4050/R0/M1 dated 21/04/2015, plans for Block – F and Case No. BLNTR / EZ / 240315 / GDR / A4051 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03608/240315/A4051/R0/M1 dated 21/04/2015, plans for Block – G and Case No. BLNTR / EZ / 240315 / GDR / A4052 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03609/240315/A4052/R0/M1 dated 21/04/2015, plans for Block – H and Case No. BLNTR / EZ / 240315 / GDR / A4053 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03610/240315/A4053/R0/M1 dated 21/04/2015, plans for Block – I and Case No. BLNTR / EZ / 240315 / GDR / A4054 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03611/240315/A4054/R0/M1 dated 21/04/2015, plans for Block – J and Case No. BLNTR / EZ / 240315 / GDR / A4055 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03612/240315/A4055/R0/M1 dated 21/04/2015, plans for Block – K and Case No. BLNTR / EZ / 240315 / GDR / A4056 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03613/240315/A4056/R0/M1 dated 21/04/2015, plans for Block – L and Case No. BLNTR / EZ / 240315 / GDR / A4057 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03614/240315/A4057/R0/M1 dated 21/04/2015, plans for Block – M and Case No. BLNTI / EZ / 240315 / GDR / A4058 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03615/240315/A4058/R0/M1 dated 21/04/2015, plans for Block – N (Soc. Office and Ele. Sub) and Case No. BLNTI / EZ / 240315 / GDR / A4059 / R0 / M1 and Commencement Letter (Raja Chitthi) No. 03616/240315/A4059/R0/M1 dated 21/04/2015, plans for Block – O (Soc. Office & Ele. Sub) in Shrinand City – 9 were granted on the said land by Ahmedabad Municipal Corporation.

11. Thereafter, in connection with the application dated 15/12/2014 of Mahadev Construction Pvt. Ltd. for the environment clearance for the building construction Project "Shrinand Villa & Shrinand City", the State Level Environment Impact Assessment Authority, Gujarat (Gujarat Pollution Control Board) through its Member Secretary Darpana Dhimmar vide his letter No. SEIAA / GUJ / EC / 8(a) /2712 / 2015 dated 30/06/2015 accorded Environment Clearance to the said project

under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the conditions mentioned in the said letter.

12. And under the instructions of the above owner of the said land Shree Developers, a partnership firm of Ahmedabad, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on dated 16/07/2015, but within the stipulated period mentioned in the Public Notice, any written OR oral objection of anyone else is not received.

13. As such, the non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad – 11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land.

14. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrances in respect of the aforesaid property nor any suit, petition, appeal, revision seems to be pending in any court of Tribunal in respect thereof. Perusing the above referred documents, I am of the opinion that the immoveable property referred above, which is more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances beyond reasonable doubt.

15. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Land Revenue Act (2) provisions of Bombay Tenancy Act (3) any other law, Act in force applicable to the said land and (4) usual declaration made at the time of transfer.

-: SCHEDULE OF ABOVE REFERRED IMMOVEABLE PROPERTY :-

The non agriculture land for residential purpose and commercial purpose of the area of 8954 Sq. Mtrs. towards the Eastern side (4910 Sq. Mtrs. as per final plot of Survey No. 561 paiki 8163 Sq. Mtrs. and survey No. 601/1 paiki 3370 Sq. Mtrs. and survey No. 601/2 paiki 3370 Sq. Mtrs. aggregating in all 4044 Sq. Mtrs. of both survey Nos. as per final plot), out of land of 18817 Sq. Mtrs. of Final Plot No. 66+27 paiki, allotted to the land of 31363 Sq. Mtrs. of Survey No. 561, 601/1 and 601/2 on implementation of T.P. Scheme No. 107 of Mouje Village Ramol SIM of Tal. Vatva in the registration District Ahmedabad and Sub District Ahmedabad – 11 (Aslali) belonging to and in sole absolute ownership, possession occupation of a partnership firm named "Shree Developers" of Ahmedabad who floated the schemes in the names of (1) Shreenand City-9" and "Shreenand Villa" on the said whole land.

Ahmedabad.

Date:- 14/08/2015

HARESH P. MEGHNATHI
ADVOCATE.

Note :- I am not responsible for any unregistered deed or documents executed by the land owners and I am not responsible for any suit or proceedings pending before any Court of law.