



Ref. No.: CSAA/JDP/1475/2014

Date: 10-05-2016

To,
M/s. Shilp Developers
Ahmedabad.



Re : IN THE MATTER OF INVESTIGATION to the title of non-agriculture land bearing Private Sub-Plot No. 1 admeasuring 1505 sq.mtrs. of Final Plot No. 11 of T.P. Scheme No. 31 [Erstwhile Survey No. 154/2 & 154/5] situate, lying and being at Mouje: Gota, Taluka Ghatlodia and Registration Sub-District Ahmedabad and District : Ahmedabad and belonging to M/s Shilp Developers

In pursuance of your instructions to investigate/verify the title of captioned land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Fifteen years through our search clerk. We have taken root of title for last about Fifteen years and verified the documents, papers, writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owners of the said property and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. Originally, the land bearing survey No. 154/2 and 154/5 was independently owned, occupied and possessed by Ashabhai Naranbhai, Ganeshbhai Madhabhai and Dudhabhai Madhabhai, prior to the year 1981.
2. Thereafter, the co-owners of the said land namely Ashabhai Naranbhai had obtained loan from Bank of India and hence charge of the said bank was created in the other rights of revenue record and entry to that effect was mutated in revenue record vide Mutation Entry No. 1847 dated 9-10-85, which was certified by the competent authority. Subsequently, the said loan was repaid and hence charge of said bank was deleted from the other rights of revenue record and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2218





dated 6-11-1995, which was certified by the competent authority.

3. Thereafter, the co-owner of the said land namely Ashabhai Naranbhai died intestate on 8-1-1988 leaving behind him his legal heirs as (1) Dhuliben Wd/o. of Ashabhai Naranbhai (2) Ramanlal Ashabhai (3) Amrutlal Ashabhai (4) Kantaben Ashabhai (5) Kankuben Ashabhai (6) Kamuben Ashabhai (7) Kashiben Ashabhai (8) Madhuben Ashabhai and (9) Ilaben Ashabhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1923 dated 27-1-1988, which was certified by the competent authority.
4. Thereafter the co-owner of the said land namely Ganeshbhai Madhabhai died intestate on 5-3-1984 leaving behind him his legal heirs as (1) Ratanben Ganeshbhai (2) Jethabhai Ganeshbhai (3) Babubhai Ganeshbhai and (4) Urmilaben Ganeshbhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in revenue record vide Mutation Entry No. 3126 dated 16-6-2004, which was certified by the competent authority.
5. Thereafter, owners of the said land (1) Dudhabhai Madhabhai (2) Dhudiben Wd/o. Ashabhai Naranbhai (3) Amratlal Ashabhai (4) Ramanbhai Ashabhai (5) Jethabhai Ganeshbhai and (6) Babubhai Ganeshbhai as self and karta and manager of their respective HUF have agreed to convey the land of Revenue Survey No. 154/2 admeasuring 5770 sq.mtrs. and Revenue Survey No. 154/5 admeasuring 1012 sq.mtrs. aggregating to 6782 sq.mtrs. land to (1) Shaileshbhai Chinubhai Shah (2) Ghelabhai Chhaganbhai Rabari and (3) Kantibhai Mangaldas Patel by Agreement for Sale registered in the office of the Sub-Registrar of Assurances under Serial No. 13504 dated 1-12-2007.
6. Thereafter, the co-owners of the said land namely (1) Ratanben Ganeshbhai (2) Urmilaben Ganeshbhai (3) Kankuben Ashabhai (4) Kamuben Ashabhai (5) Kashiben Ashabhai (6) Madhuben Ashabhai and (7) Ilaben Ashabhai have executed deed of confirmation in favour of (1) Ghelabhai Chhaganbhai Rabari (2) Shaileshbhai Chinubhai Shah (3) Kantibhai Mangaldas Patel duly registered in the office of the Sub-Registrar of Assurances under Serial No. 13508 dated 1-12-2007.





7. Thereafter, said (1) Ratanben Ganeshbhai (2) Kantaben d/o. Ashabhai Naranbhai and W/o. Shankarbhai (3) Kankuben d/o. Ashabhai Naranbhai and W/o. Ramsang (4) Kamuben d/o. Ashabhai Naranbhai and W/o. Dhanjibhai (5) Kashiben d/o. Ashabhai Naranbhai and W/o. Parsottamdas (6) Madhuben d/o. Ashabhai Naranbhai and W/o. Ganpatbhai (7) Ilaben d/o. Ashabhai Naranbhai and W/o. Pankajbhai and (8) Urmilaben d/o. Ganeshbhai Madhabhai W/o. Chandulal have waived and relinquished their rights, title, share, claim and interest in favour of 1) Amrutlal Ashabhai 2) Ramanbhai Ashabhai 3) Jethabhai Ganeshbhai and 4) Babubhai Ganeshbhai and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3559 dated 19-9-2006, which was
8. Thereafter, the owners of the said land namely 1) Dudhabhai Madhabhai 2) Dhudiben Wd/o. Ashabhai Naranbhai 3) Amrutlal Ashabhai 4) Ramanbhai Ashabhai 5) Jethabhai Ganeshbhai and 6) Babubhai Ganeshbhai, all male members as Karta and Manager of their respective HUF have sold and conveyed the land of Survey No.154/2, admeasuring 5770 sq.mtrs. and the land bearing Survey No. 154/5, admeasuring 1012 sq.mtrs. to (1) Shaileshbhai Chinubhai Shah (Owner of 37.50% Share) and (2) Ghelabhai Chhganbhai Rabari (Owner of 37.50% Share) and (3) Kantibhai Mangalbhai Patel (Owner of 25% Share) by Sale Deed registered in the office of the Sub-Registrar of Assurances under Serial No. 13452 dated 28-7-2010 (Old Serial No. 14138 dated 22-7-2008) and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4680 dated 13-9-2010, which was CANCELLED by the competent authority. However, the said fact was again recorded in the revenue record vide Mutation Entry No. 4935 dated 6-5-2011, which was certified by the competent authority.
9. Thereafter, the co-owner of the said land namely Kantibhai Mangaldas died intestate on 9-10-2010 leaving behind him his legal heirs as (1) Champaben Wd/o. Kantibhai Mangaldas (2) Ashwinbhai Kantibhai (3) Jitendrabhai Kantibhai and (4) Ritaben Kantibhai and hence their names have been brought on the revenue record upon hereditary rights and entry to effect was mutated in the revenue record vide Mutation Entry No. 5182 dated 26-12-2011, which was certified by the competent authority.





10. Thereafter, the co-owner of the said land namely Ghelabhai Chhaganbhai Rabari died intestate on 24-10-2010 leaving behind him his legal heirs as (1) Menaben Wd/o. Ghelabhai Rabari (2) Shantaben Ghelabhai Rabari and (3) Gandabhai Ghelabhai Rabari and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5183 dated 26-12-2011, which was certified by the competent authority.
11. Thereafter, upon reconstitution of Ahmedabad City Taluka and Daskroi Taluka of Ahmedabad District vide Resolution No.PFR/102011/275/L/1 dated 17-3-2012 Ahmedabad Taluka is divided into two Taluka as Ahmedabad (East) and Ahmedabad (West) and accordingly, Gota Village was covered within the Taluka limits of Ahmedabad City (West) and entry to that effect was mutated in the Revenue Record vide Mutation Entry No.5271 dated 3-5-2012, which was certified by the competent authority.
12. Thereafter, the District Collector, Ahmedabad has granted Non-Agriculture Use Permission of the land of Final Plot No. 11 of T. P. Scheme No. 31 (Revenue Survey Nos. 154/2 and 154/5) vide his Order No. CB/LAND-2/NA/S.R./454/2012 dated 25-7-2012 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5374 dated 29-8-2012, which was certified by the competent authority.
13. Thereafter, the Town Planning Scheme No. 31 was made applicable to the village Gota and the land of Survey No. 154/2 and the Land of Survey No. 154/5 was given Final Plot No. 11 and the area was fixed to the extent of 4688 sq.mtrs.
14. Thereafter, the owners of the said land (1) Shaileshbhai Chinubhai Shah (Owner of 37.50% Share), (2) Champaben Wd/o. Kantibhai Mangaldas, (3) Ashwinbhai Kantibhai, (4) Jitendrabhai Kantibhai, (5) Ritaben Kantibhai (Serial No. 2 to 5 as the Owners of 25% Share), (6) Menaben Wd/o. Ghelabhai Rabari, (7) Shantaben Ghelabhai Rabari and (8) Gandabhai Ghelabhai Rabari (Serial No. 6 to 8 as the Owners of 25% Share) have sold and conveyed the said land of Private Sub-Plot No. 1 admeasuring about 1505 Sq.Mtrs. of Final Plot No. 11 of T.P. Scheme No. 31 to M/s. Shilp Developers by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 12209 dated 29-12-2014 and entry to that effect was mutated





in the revenue record vide Mutation Entry No. 6098 dated 4-2-2015, which was certified by the competent authority.

The above sale deed was followed by the Deed of Rectification Rectifying the error of the share of Vendor Nos. 6 to 8 which was mentioned as 25% instead of 37.50% and the said Deed of Rectification was registered in the office of the Sub-Registrar of Assurances under Serial No. 7561 dated 21-7-2015

15. Thereafter, the District Collector, Ahmedabad has granted revised Non-Agricultural Use permission to the said land vide his Order No. CB/JAMIN-2/N.A/S.R-1430/14 dated 27-2-2015 and entry to that effect was mutated in the revenue records by Mutation Entry No. 6143 dated 20-3-2015, which was certified by the competent authority.
16. Thereafter, the Owner of the said land M/s. Shilp Developers have floated the scheme on the said land in the name of "Royal Lake View".
17. Thereafter, the Ahmedabad Municipal Corporation has issued Commencement Letter Vide Nos. BLNTI/NWZ/300315/GDR/A4076/R0/M1 dated 24-4-2015 .
18. As a part of investigation of title, we have also caused Public Notice in the daily news paper "GUJARAT SAMACHAR" and "SANDESH" dated 17-7-2014 inviting any claim, right, title, interest, objection or obligation, if any in, on or upon the said land, pursuant to which, we have not received any claim/objection from any person/s, in response thereto.
19. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub-Registry records. We have also perused the copies of papers, documents; statements etc. produced / submitted by the owner/s and relied on the facts mentioned therein believing the same to be true.
20. We have been informed by the owner/s of the said land that except the above stated facts, the said land has not been given in security. Neither they nor any of their heirs, administrators, successors and assignees or any prior owners or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said land is not subject matter of any pending proceeding and that any order, decree, attachment or any order of any court or authority is not operating against the said land adversely affecting the title. The



said land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal of the deeds and documents submitted/furnished by the owners of the captioned land It appears that the title of the captioned land shall be clear, marketable and free from encumbrances and beyond reasonable doubts subject to :-

- a) Usual Declaration-cum-Indemnity on title being made by M/s. Shilp Developers and also confirming the aforesaid facts and circumstances.
- b) Fulfillment of the terms and conditions laid down in N.A. Order.
- c) Search of complete registration record is not available due to tearing of pages of Books available for inspection.

Yours faithfully,

For, Chetan Shah and Associates


A. P. SHAH
ADVOCATE

