



Hiren Raval & Associates
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REPORT ON TITLE

Date: 02/08/2022

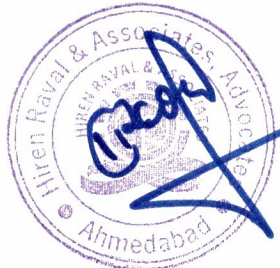
Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 233/D/A and Final Plot No. 75/4/1 admeasuring 3470 sq. mtrs. of T. P. Scheme No. 215 (Ambli) of Mouje Ambli of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-9 (Bopal) belonging to Sheladia Realty LLP, a Limited Liability Partnership Firm having its registered office at B/506, One World Capital, B/h. Rajpath Club, S. G. Road, 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:

Ref. Old Survey No. 109;

1. That, the then Agricultural land bearing Old Survey No. 109 admeasuring Acre-2, Gutha-0 of Mouje Ambli was belonging to Motilal Ranchhoddas as an absolute owner and possessor thereof.





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2. That, said Motilal Ranchhoddas and Natvarlal Manilal himself & as a guardian of Minor Vishnu Motilal, Minor Baldev Motilal, Minor Navinchandra Motilal & Minor Dashrath Motilal sold and conveyed the said land to Manilal Jijibhai by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad dated- 12/06/1956. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 982, dated- 16/08/1956, which was duly certified by the concerned revenue authority.

Ref. Old Survey No. 110/1;

3. That, the then Agricultural land bearing Old Survey No. 110/1 admeasuring Acre-1, Gutha-26 of Mouje Ambli was belonging to Gandlal Jijidas as an absolute owner and possessor thereof.

Ref. Old Survey No. 110/2;

4. That, the then Agricultural land bearing Old Survey No. 110/2 admeasuring Acre-0, Gutha-15 of Mouje Ambli was belonging to Bholidas Chhagandas as an absolute owner and possessor thereof.

5. That, said Bholidas Chhagandas died intestate on around three months ago and hence according to Hindu Law, names of his legal heirs (i) Prahladbhai Bholidas (ii) Amrutlal Bholidas (iii) Baldevbhai Bholidas (iv) Ramabhai Bholidas and (v) Dhuliben Wd/o. Bholidas Chhaganlal were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1219, dated- 05/01/1964, which was duly certified by the concerned revenue authority.



Ref. Old Survey No. 110/4;

6. That, the then Agricultural land bearing Old Survey No. 110/4 admeasuring Acre-0, Gutha-18 of Mouje Ambli was belonging to Keshavlal Manordas as an absolute owner and possessor thereof.
7. That, as per Taluka Order bearing No. T.N.C. dated- 27/11/1947, name of Manilal Jijidas was recorded as protected tenant as on 08/11/1946 and hence his name was entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 676, dated- 16/03/1948, which was duly certified by the concerned revenue authority.
8. That, said Keshavlal Manordas sold and conveyed the said land to Manilal Jijibhai by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad dated- 12/06/1956. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 982, dated- 16/08/1956, which was duly certified by the concerned revenue authority.

Ref. Old Survey No. 111/2;

9. That, the then Agricultural land bearing Old Survey No. 111/2 admeasuring Acre-1, Gutha-36 of Mouje Ambli was belonging to Manilal Jijidas as an absolute owners and possessors thereof.



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Ref. General:

10. That, owner of the land bearing 109, 110/4 & 111/2 namely Manilal Jijidas died intestate on 19/03/1960 and hence according to Hindu Law, names of his legal heirs (i) Hirabhai Manilal (ii) Atmaram Manilal (iii) Somabhai Manilal and (iv) Punjiben Wd/o. Manilal Jijidas were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1101, dated- 29/03/1960, which was duly certified by the concerned revenue authority.
11. That, on implementation of Amalgamation scheme, said land bearing Old Survey No. 109, 110/1, 110/2, 110/4 & 111/2 given a new Block No. 233 admeasuring Acre-6, Gutha-15 belonging to Manilal Jijidas. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1319, dated- 09/09/1968, which was duly certified by the concerned revenue authority.
12. That, as per subsequent changes/variation made in Amalgamated Patrak, said land bearing Old Survey No. 109 admeasuring 8094 sq. mtrs. and Old Survey No. 110/4 admeasuring 1821 sq. mtrs. total admeasuring 9915 sq. mtrs. given new Block No. 233/D admeasuring 9915 sq. mtrs., while land bearing old Survey No. 111/2 admeasuring 7689 sq. mtrs. given new Block No. 233/A admeasuring 7689 sq. mtrs. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1320, dated- 09/09/1968, which was duly certified by the concerned revenue authority.





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13. That, said Punjiben Wd/o. Manilal Jijidas died intestate on 31/08/1969 and hence her name was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1337, dated- 05/01/1970, which was duly certified by the concerned revenue authority.
14. That, said Hirabhai Manilal died intestate on 08/03/1976 and hence according to Hindu Law, names of his legal heirs (i) Govindbhai Hirabhai (ii) Ranchhodbhai Hirabhai (iii) Premilaben Hirabhai (iv) Champaben Hirabhai and (v) Menaben Wd/o. Hirabhai Manilal were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1412, dated- 25/08/1976, which was duly certified by the concerned revenue authority.
15. That, said (i) Champaben Hirabhai and (ii) Premilaben Hirabhai waived their respective undivided proportionate shares in the 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. 1413, dated- 25/08/1976, which was duly certified by the concerned revenue authority.
16. That, as per family partition took place by and between the respective land owners of the said land bearing Block No. 233 admeasuring Acre-6 Gutha-15, said land bearing [I] Block No. 233 paiki admeasuring Acre-1, Gutha-26 derived to (i) Chandubhai Shankarbhai & (ii) Babubhai Shankarbhai [II] Block No. 233 paiki admeasuring Acre-1, Gutha-36 derived to Atmaram Manilal and [III] Block No. 233 paiki admeasuring Acre-2, Gutha-33 derived to (i) Atmaram





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Manilal and (ii) Somabhai Manilal as an absolute owners and possessors thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1563, dated- 05/07/1982, which was duly certified by the concerned revenue authority.

17. That, as per partition took place by and between (i) Chandubhai Shankarbhai & (ii) Babubhai Shankarbhai with respect to the land bearing Block No. 233 paiki admeasuring Acre-1 Gutha-26, said land derived to Babubhai Shankarbhai as an absolute owner and possessor thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1578, dated- 15/07/1983, which was duly certified by the concerned revenue authority.
18. That, said Babubhai Shankarbhai died intestate on 28/04/1987 and hence according to Hindu Law, names of his legal heirs (i) Patel Vimlaben Wd/o. Babubhai Shankarbhai herself & as a natural guardian of Minor Kaushikbhai Babubhai, Minor Rajeshbhai Babubhai, Minor Ranjanben Babubhai and (ii) Ramilaben D/o. Babubhai were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1699, dated- 04/12/1987, which was duly certified by the concerned revenue authority.
19. That, on the basis of partition as mentioned hereinabove, said land bearing [I] Block No. 233/D admeasuring Acre-2, Gutha-33 derived to (i) Atmaram Manilal and (ii) Somabhai Manilal and [II] Block No. 233/A admeasuring Acre-1, Gutha-36 derived to Atmaram Manilal as an absolute owners and possessors thereof.





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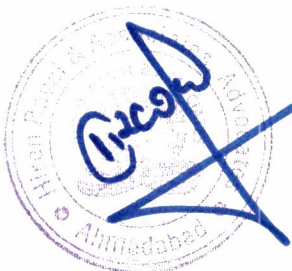
20. That, on the basis of amalgamation scheme, said land bearing [I] Block No. 233/D admeasuring Acre-2, Gutha-33 derived to (i) Atmaram Manilal and (ii) Somabhai Manilal and [II] Block No. 233/A admeasuring Acre-1, Gutha-36 derived to Atmaram Manilal as an absolute owners and possessors thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2303, dated- 12/02/1996, which was duly certified by the concerned revenue authority.
21. That, said (i) Vimlaben Babubhai (ii) Kaushikbhai Babubhai (iii) Rajeshbhai Babubhai (iv) Ramilaben Babubhai and (v) Ranjanben Babubhai waived their respective undivided proportionate shares in the land in favour of (i) Atmaram Manilal and (ii) Somabhai Manilal 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. 2692, dated- 07/07/2005, which was duly certified by the concerned revenue authority.
22. That, as per partition took place by and between Atmaram Manilal Patel [First Party], (i) Rameshchandra Atmaram Patel (ii) Narmadaben W/o. Rameshchandra Atmaram Patel (iii) Dharmendrakumar Rameshchandra Patel (iv) Mayankkumar Rameshchandra Patel (v) Pannaben S/o. Rameshchandra Atmaram Patel & (vi) Naynaben D/o. Rameshchandra Atmaram Patel [Second Party], (i) Kiran Sureshchandra Patel himself & as a legal heir of Late Sureshchandra Atmaram Patel & as a natural guardian of Minor Dev (ii) Kokilaben W/o. Sureshchandra Atmaram Patel & (iii) Jigishaben D/o. Sureshchandra Atmaram Patel [Third Party] & Naliniben D/o. Atmaram Manilal Patel [Fourth Party] with respect to the said land along with other



land belonging to themselves vide Deed of Partition, which was duly registered with the Sub-Registrar Ahmedabad-3 (Memnagar) under Sr. No. 4583 dated- 01/04/2008 and on the basis said partition deed, said land bearing [I] Block No. 233/D paiki admeasuring 4957.50 sq. mtrs. derived to Atmaram Manilal Patel, while [II] Block No. 233/D paiki admeasuring 4957.50 sq. mtrs. derived to legal heirs of Late Sureshchandra Atmaram Patel namely (i) Kiran Sureshchandra Patel himself & as a natural guardian of Minor Dev (ii) Kokilaben Wd/o. Sureshchandra Atmaram Patel and (iii) Jigishaben D/o. Sureshchandra Atmaram Patel as an absolute owners and possessors thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4088, dated- 22/04/2008, which was duly certified by the concerned revenue authority.

23. That, said (i) Kokilaben Wd/o. Sureshchandra Atmaram Patel and (ii) Jigishaben D/o. Sureshchandra Atmaram Patel waived their respective undivided proportionate shares in the land bearing Block No. 233/D 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. 4193, dated- 16/11/2009, which was duly certified by the concerned revenue authority.

24. That, said Somabhai Manilal died intestate on 30/08/2012 and hence according to Hindu Law, names of his legal heirs (i) Patel Ambaben Wd/o. Somabhai Manilal (ii) Patel Dineshchandra Somabhai (iii) Patel Chandrakant Somabhai and (iv) Patel Ilaben Somabhai were entered in the revenue records. The entry to that effect was also entered in the revenue records vide



Mutation Entry No. 4717, dated- 31/12/2012, which was duly certified by the concerned revenue authority.

25. That, as per Order bearing No. DRK / Durasti / 13-14 dated- 25/10/2013 issued by District Inspector Land Records - Ahmedabad with subsequent Durasti Patrak No. 83, said land bearing Block No. 233/D divided into [I] Block No. 233/D/A admeasuring 4957.50 sq. mtrs. i.e. 4958 sq. mtrs belonging to Kiran Sureshchandra Patel himself & as a natural guardian of Minor Dev, while [II] Block No. 233/D/B admeasuring 4957.50 sq. mtrs. belonging to (i) Patel Ambaben Wd/o. Somabhai Manilal (ii) Patel Dineshchandra Somabhai (iii) Patel Chandrakant Somabhai and (iv) Patel Ilaben Somabhai as an absolute owner and possessors thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4903, dated- 01/11/2013, which was duly certified by the concerned revenue authority.
26. That, said land bearing Block No. 233/D/A admeasuring 4958 sq. mtrs. of Mouje Ambli covered under the Town Planning Scheme No. 215 (Ambli) and Final Plot No. 75/4/1 admeasuring 3470 sq. mtrs. i.e. 4150 sq. yards was allotted therein.
27. That, said land bearing Block No. 233/D/A admeasuring 4958 sq. mtrs. and Final Plot No. 75 Paiki admeasuring 2000 sq. mtrs. of Town Planning Scheme No. 215 (Ambli) of Mouje Ambli converted into non-agricultural land for residential purpose as per Order bearing No. CB / CTS-2 / N.A. / Ambli / S.No. / Block No. 233/D/A / S.R.-268 / 2017 dated- 09/01/2018 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the



revenue records vide Mutation Entry No. 5808, dated- 06/02/2018, which was duly certified by the concerned revenue authority.

28. That, said Kiran Sureshchandra Patel agreed to sell the said land bearing Block No. 233/D/A admeasuring 4958 sq. mtrs. and Final Plot No. 75 Paiki admeasuring 2000 sq. mtrs. of Town Planning Scheme No. 215 (Ambli) of Mouje Ambli to (i) Jashvantbhai Lallubhai Patel and (ii) Vijay Jashvantbhai Patel by Agreement to Sell, which was duly registered with the Sub-Registrar Ahmedabad-9 (Bopal) under Sr. No. 3345 dated- 19/03/2020. Thereafter, said Agreement to Sell was cancelled as per Cancellation of Agreement to Sell executed by (i) Jashvantbhai Lallubhai Patel and (ii) Vijay Jashvantbhai Patel in favour of (i) Kiran Sureshchandra Patel and (ii) Dev Kirankumar Patel, which was duly registered with the Sub-Registrar Ahmedabad-9 (Bopal) under Sr. No. 16326 dated- 01/12/2021.
29. That, as such Minor Dev attained majority and his name was recorded in the revenue records as 'Minor Dev through his natural guardian Kiran Sureshchandra Patel' and hence his individual name Dev Kirankumar Patel was entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6641, dated- 17/01/2022, which was duly certified by the concerned revenue authority.
30. That, on the basis of application of Kiran Sureshchandra Patel & others to the Collector Ahmedabad, change of N.A. use permission for land bearing Block No. 233/D/A admeasuring 4958 sq. mtrs. and Final Plot No. 75 Paiki admeasuring 2000 sq. mtrs. of Town Planning Scheme No. 215 (Ambli) of Mouje Ambli was granted by Collector Ahmedabad in accordance with the



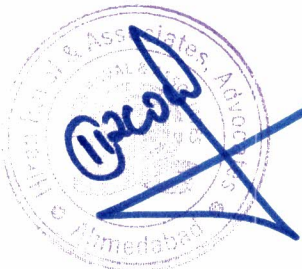


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provision of Section-65 (A) vide Order bearing No. 847/07/17/056/2022 dated- 16/02/2022. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6671, dated- 16/02/2022, which was duly certified by the concerned revenue authority.

31. That, said land bearing Block No. 233/D/A admeasuring 4958 sq. mtrs. paiki 1470 sq. mtrs. of Mouje Ambli converted into non-agricultural land as per Order bearing No. 848/07/17/056/2022 dated- 16/02/2022 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6672, dated- 16/02/2022.
32. That, upon instructions of aforesaid party, we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on dated- 20/10/2021 inter alia invited claims & objections from the public in general and in response thereto, we have not received any kind of claims or objections in any manner till date.
33. That, said (i) Kiran Sureshchandra Patel and (ii) Dev Kirankumar Patel sold and conveyed the said non-agricultural land bearing Block/Survey No. 233/D/A admeasuring 4958 sq. mtrs. and Final Plot No. 75/4/1 admeasuring 3470 sq. mtrs. of T. P. Scheme No. 215 (Ambli) of Mouje Ambli to Sheladia Realty LLP, a Limited Liability Partnership Firm by Deed of Conveyance, which was duly registered with the Sub-Registrar Ahmedabad-9 (Bopal) under Sr. No. 3628 dated- 04/03/2022. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6679, dated- 09/03/2022.

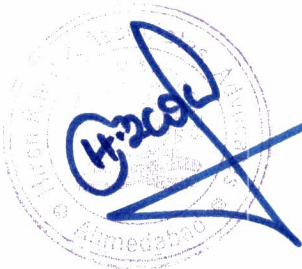




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34. That, legal heirs of Kiran Sureshchandra Patel namely (i) Pratimaben Kirankumar Patel and (ii) Krina Kirankumar Patel have executed a Deed of Confirmation in favour of Sheladia Realty LLP, a Limited Liability Partnership Firm, which was duly notarized before notary public under Sr. No.12/2022, dated- 05/03/2022 and confirmed the said sale deed as mentioned therein.
35. That, Ahmedabad Municipal Corporation has sanctioned the plan for scheme/project consisting of residential/commercial construction on the said land vide its {i} Rajachitthi No. 06536 / 230522 / A6110 / R0 / M1 under Case No. BHNTS / NWZ / 230522 / CGDCRV / A6110 / R0 / M1 for Block 'A' {ii} Rajachitthi No. 06537 / 230522 / A6111 / R0 / M1 under Case No. BHNTS / NWZ / 230522 / CGDCRV / A6111 / R0 / M1 for Block 'B' & {iii} Rajachitthi No. 06538 / 230522 / A6112 / R0 / M1 under Case No. BHNTS / NWZ / 230522 / CGDCRV / A6112 / R0 / M1 for Block 'C' on 08/07/2022.
36. That, Sheladia Realty LLP, a Limited Liability Partnership Firm through its partner Arvind Manubhai Sheladia executed a Declaration before notary public at Ahmedabad on dated- 02/08/2022 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.
37. 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





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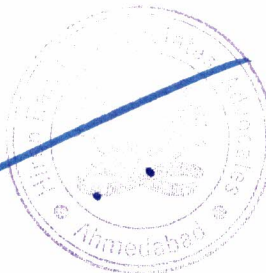
certified that the said land belonging to Sheladia Realty LLP, a Limited Liability Partnership Firm is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 233/D/A and Final Plot No. 75/4/1 admeasuring 3470 sq. mtrs. of T. P. Scheme No. 215 (Ambli) of Mouje Ambli of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows;

On or towards the East : Final Plot No. 64
On or towards the West : 12 Mtr. Road
On or towards the North : Final Plot No. 119/2
On or towards the South : Final Plot No. 72/1

HIREN RAVAL & ASSOCIATES
ADVOCATES



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 as well as technical system of the Government.