

To,

**Uma Buildcon - A partnership firm**

Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agricultural land bearing Final Plot No. 77 admeasuring 1710 sq.mtrs. of T. P. Scheme No. 405 (Shilaj – Ambali) comprised of (1) Block No. 687 / B admeasuring 835 sq.mts., and (2) Block No. 687 / D admeasuring 2015 sq.mts., total admeasuring 2850 sq.mts., situate, lying and being at Mouje – Shilaj, Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 9 (Bopal) in the State of Gujarat.

#### TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **Uma Buildcon - A partnership firm**, we have carried out of work of title investigation of the non-agricultural land bearing Final Plot No.77 admeasuring 1710 sq.mtrs. of T. P. Scheme No. 405 (Shilaj – Ambali) comprised of (1) Block No. 687 / B admeasuring 835 sq.mts., and (2) Block No. 687 / D admeasuring 2015 sq.mts., total admeasuring 2850 sq.mts., situate, lying and being at Mouje – Shilaj Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-9 (Bopal) in the State of Gujarat presently owned and possessed by **Uma Buildcon - A partnership firm**.

To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents /papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on

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the information / clarification as are made available to us by or through you and relying upon the same to be true and correct, we submit our title report as under.

**1. Name of the Land owner / s:**

**A.** Uma Buildcon - A partnership firm

**2. Nature of the Land in Question and its Uses :**

**(a) Nature of the said Land**

Freehold and non-agricultural land

**(b) Use of the said Land**

Non - Agricultural use for residential and commercial purpose

**3. Description of the immovable properties under investigation:**

All that piece and parcel of freehold non-agricultural land bearing Final Plot No. 77 admeasuring 1710 of T. P. Scheme No. 405 (Shilaj – Ambali) comprised of (1) Block No. 687/B admeasuring 835 sq.mts., and (2) Block No. 687/D admeasuring 2015 sq.mts., total admeasuring 2850 sq.mts., situate, lying and being at Mouje – Shilaj Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-9 (Bopal) in the State of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the “**said Land**”)

**4. Devolution of Title of the Land in Question**

**HISTORY OF BLOCK NO. 687**

**4.1** It has been observed by us that, “THE PROVISION OF BOMBAY PREVENTION OF CONSOLIDATION OF FRAGMENTATION AND HOLDING ACT-1947” were made applicable and hence, the Settlement Commissioner and Director of Land Record, Gujarat



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State Ahmedabad passed order and bearing No. U.M.I / Con / Amd - 251 dated 31-03-1984 and sanctioned the consolidation Scheme of Mouje – Shilaj and thereafter, Assistant consolidation officer Ahmedabad prepared the records as per consolidation scheme and according to said consolidation scheme, land bearing Survey No. 425/3 admeasuring Acre. 1-27 Guntha and Survey No. 433 admeasuring Acre. 0-36 Guntha was given New Block No. 687 and allotted to (1) Ranchhodhbhai Jivabhai, (2) Ishwarbhai Jivabhai, (3) Kantibhai Jivabhai, (4) Shanabhai Jivabhai, (5) Laxmiben Jivabhai, (6) Ramabhai Jivabhai, (7) Laliben Jivabhai, (8) Divaben Jivabhai, (9) Kanubhai Jivabhai, (10) Ashwinbhai Jivabhai, (11) Gitaben Jivabhai and (12) Puriben Jivabhai as is expressly corroborated and evidenced by certified mutation entry No.6101 dated 15-04-1987.

**4.2** It has been observed by us that, the joint holder of said land namely Ishwarbhai Jivanbhai had died intestate on 09-03-1987 leaving behind him his lineal descendants as (1) Champaben Wd/o. Ishwarbhai Jivanbhai, (2) Bhikhabhai Ishwarbhai, (3) Sureshbhai Ishwarbhai and (4) Manjuben Ishwarbhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 6639 dated 19-01-1993.

**4.3** It has been observed by us that, the joint holder of said land namely Kantibhai Jivanbhai (Jivabhai) had died intestate on : 17-04-1998 leaving behind him his lineal descendants as (1) Induben Kantilal, (2) Urmilaben Kantilal, (3) Shobhnaben Kantilal, (4) Shantaben Kantilal and (5) Balkrishna Kantilal and hence, their names were brought on the revenue record upon succession



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right as is expressly corroborated and evidenced by certified mutation entry No. 7912 dated 09-04-1999.

**4.4** It has been observed by us that, the joint holder of said land namely Shanabhai Jivanbhai (Jivabhai) had died intestate on 09-02-1998 leaving behind him his lineal descendants as (1) Manguben Shanabhai, (2) Bharatbhai Shanabhai, (3) Gitaben Shanabhai, (4) Pankajbhai Shanabhai and (5) Jagdishbhai Shanabhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 7915 dated 30-04-1999.

**4.5** It has been observed by us that, the joint holders of the said land namely (1) Gitaben Ramabhai, (2) Manjulaben Ishwarbhai, (3) Urmilaben Kantilal, (4) Shobhnaben Kantilal, (5) Shantaben Kantilal and (6) Gitaben Shanabhai had voluntarily waived and relinquished their right, title, claim and share persisting in the land bearing Block No. 687 in favour of the rest of the holders and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 8359 dated 30-10-2002.

**4.6** It has been observed by us that, the joint holder and Co-owner of the said land namely (1) Bharatbhai Shanabhai Patel and (2) Asmitaben Bharatbhai Patel had agreed to sell and conveyed the land bearing Block No. 687 admeasuring 10218 sq.mts., paikie admeasuring undivided 2605 sq.mts., agricultural land to Shaileshbhai Mangaldas Patel by executing Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 1980 dated 01-03-2006.



**4.7** It has been observed by us that, subsequently said Agreement for Sale bearing No. 1980 was cancelled by the parties by executing Deed of Cancellation of Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 5291 dated 13-04-2010.

**4.8** It has been observed by us that, the joint holder and Co-owner of the said land namely Balkrishna Kantilal had agreed to sell and conveyed the land bearing Block No. 687 admeasuring 10218 sq.mts., paikar admeasuring undivided 1042 sq.mts., agricultural land to Bhikhabhai Kalidas Patel by executing Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 8716 dated 22-08-2006.

**4.9** It has been observed by us that, subsequently said Agreement for Sale bearing No. 8716 was cancelled by the parties by executing Deed of Cancellation of Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 10253 dated 10-10-2007.

**4.10** It has been observed by us that, the occupiers of the said land had submitted an application to the Deputy Collector, Viramgam Prant, Ahmedabad for sub division of block of the said land for domestic reason and per the family partition and on consideration of the said application, the Deputy Collector, Viramgam Prant, Ahmedabad passed order bearing No. ADM / Shilaj / Block Vibhajan / S.R. No. 183 / 08 dated 22-05-2008 and granted the permission for sub division of block of the said land in accordance with the Provision of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 and the land bearing Block No. 687 admeasuring 10420 sq.mts., was divided in four



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sub divisions and accordingly (A) land bearing Block No. 687 paikiee admeasuring 3285 sq.mts., was standing of the holding of (1) Ranchhodbhai Jivanbhai, (2) Puriben Wd/o. Ramabhai, (3) Ashwinbhai Ramabhai and (4) Kanubhai Ramabhai, (B) land bearing Block No. 687 paikiee admeasuring 2015 sq.mts., was standing of the holding of (1) Champaben Ishwarbhai, (2) Bhikhabhai Ishwarbhai and (3) Sureshbhai Ishwarbhai, (C) land bearing Block No. 687 paikiee admeasuring 1882 sq.mts., was standing of the holding of (1) Balkrishna Kantibhai and (2) Induben Kantilal and (D) land bearing Block No. 687 paikiee admeasuring 3238 sq.mts., was standing of the holding of (1) Manguben Shanabhai, (2) Bharatbha Shanabhai, (3) Pankajbhai Shanabhai and (4) Jagdishbhai Shanabhai as is expressly corroborated and evidenced by certified mutation entry No. 10347 dated 27-05-2008.

**4.11** It has been observed by us that, the occupiers of the said land had submitted an application to the Deputy Collector, Viramgam Prant, Ahmedabad for rectification of sub division of land of Block No. 687 as granted vide order dated 22-05-2008 on consideration of the said application Deputy Collector, Viramgam Prant, Ahmedabad passed order bearing No. ADM / Shilaj / Block Vibhajan / S.R.No. 183 / 08 / Sudhara Hukam / C / 08 dated 30-06-2008 and the land bearing Block No. 687 paikiee 3285 sq.mts., was divided into sub divisions (A) land admeasuring 835 sq.mts., was standing in the holding of Ranchhodbhai Jivanbhai and remaining 2450 sq.mts. was standing in the holding of Puriben Ramabhai, Ashwinbhai Ramabhai, Kanubhai Ramabhai and (B) land admeasuring 3238 sq.mts., was also divided into two sub divisions (B-1) land admeasuring 2807 sq.mts, and (B-2) 431 sq.mts., (Fragment Land) and land admeasuring 2807 sq.mts.,



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and 431 sq.mts., was standing in the names of (1) Manguben Shanabhai, (2) Bharatbhai Shanabhai, (3) Pankajbhai Shanabhai and (4) Jagdishbhai Shanabhai as is expressly corroborated and evidenced by certified mutation entry No. 10391 dated : 03-07-2008.

**4.12** It has been observed by us that, by Sale-Deed dated : 14-02-2008 executed by (1) Induben Wd/o. Kantilal Jivanbhai and (2) Balkrishna Kantilal as Vendors in their capacity as joint holders of the said agricultural land bearing Block No. 687 paikiee admeasuring 1822 sq.mts., in favour of (1) Rameshkumar Atmaram Patel and (2) Baldevbhai Atmaram Patel registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 10618, the agricultural land bearing Block No. 687 paikiee admeasuring 1822 sq.mts., was sold to (1) Rameshkumar Atmaram Patel and (2) Baldevbhai Atmaram Patel.

By virtue of aforesaid Sale Deed, the names (1) Rameshkumar Atmaram Patel and (2) Baldevbhai Atmaram Patel were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 10435 dated 28-08-2008.

**4.13** It has been observed by us that, pursuance of the Sale Deed bearing No. 10618 dated 14-08-2008, (1) Induben Wd/o. Kantilal Jivanbhai Patel and (2) Balkrishna Kantilal Patel as himself and Karta and Manager of HUF had executed Deed of Rectification in favour of (1) Rameshkumar Atmaram Patel and (2) Baldevbhai Atmaram Patel registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 12898



dated 07-11-2008 for the purpose of rectification to the effect that, the land bearing Block No. 687/K be read and understood instead of Block No. 687 which has been written inadvertently in Sale Deed No. 10618 dated 13-08-2008.

**4.14** It has been observed by us that, the joint holder and Co-owner of the said land namely Bharatbhai Shanabhai Patel had agreed to sell and conveyed the land bearing Block No. 687 admeasuring 10218 sq.mts., paikie admeasuring undivided 701.75 sq.mts., agricultural land to Dashrathji Mohanji Thakor by executing Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad - 3 (Memnagar) under Sr. No.10547 dated 11-08-2008.

**4.15** It has been observed by us that, subsequently said Agreement for Sale bearing No. 10547 was cancelled by the parties by executing Deed of Cancellation of Agreement for Sale registered in the office of Sub-Registrar of the Assurances, at Ahmedabad-3 (Memnagar) under Sr. No. 5289 dated 13-04-2010.

**4.16** It has been observed by us that, in pursuance of permission of sub division of land bearing Block No. 687 granted by the Deputy Collector, Viramgam Prant, Ahmedabad vide order dated 22-05-2008 and 30-06-2008, the District Inspector Land Record, Ahmedabad issued Durasti Patrak No. 61 dated 05-09-2008 and land bearing Block No. 687 was divided into six sub divisions in accordance with the Provision of Section 117 (A) of Land Revenue Code and accordingly (1) land admeasuring 2807 sq.mts., was given Block No. 687/A, (2) land admeasuring 835 sq. mts, was given Block No. 687/B, (3) land admeasuring 1822 sq.mts., was given Block No. 687/K, (4) land admeasuring 2015 sq.mts., was



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given Block No. 687/D, (5) land admeasuring 431 sq.mts., was given Block No. 687/E and (6) land admeasuring 2450 sq.mts., was given Block No. 687/F as is expressly corroborated and evidenced by certified mutation entry No. 10454 dated : 17-09-2008.

#### HISTORY OF BLOCK NO. 687 / D

**4.17** It has been observed by us that, the charge was released by the Bank of India, vide its No Due Certificate whereby the charge was released as is expressly evidenced by cancelled mutation entry No. 10592 dated 16-02-2009. However, said fact was again recorded in the revenue record vide mutation entry No. 10694 dated 24-08-2009 which was certified by the competent authority.

**4.18** It has been observed by us that, by Sale-Deed dated 01-07-2010 executed by (1) Champaben Ishwarbhai, (2) Bhikhabhai Ishwarbhai and (3) Sureshbhai Ishwarbhai as Vendors in their capacity as joint holders of the said agricultural land bearing Block No. 687/D admeasuring 2015 sq.mts., in favour of (1) Visabhai Naranbhai (The owner of undivided 40% share), (2) Sushilaben Manilal (The owner of undivided 30% share) and (3) Dipakkumar Rameshchandra (The owner of undivided 30% share), registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 9152, the agricultural land bearing Block No. 687/D admeasuring 2015 sq.mts., was sold to (1) Visabhai Naranbhai (The owner of undivided 40% share), (2) Sushilaben Manilal (The owner of undivided 30% share) & (3) Dipakkumar Rameshchandra (The owner of undivided 30% share).



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By virtue of aforesaid Sale Deed, the names of (1) Visabhai Naranbhai ( The owner of undivided 40% share), (2) Sushilaben Manilal ( The owner of undivided 30% share) and (3) Dipakkumar Rameshchandra ( The owner of undivided 30% share) were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 11052 dated 18-07-2010.

**4.19** It has been observed by us that, by Sale-Deed dated : 12-07-2011 executed by (1) Visabhai Naranbhai (The owner of undivided 40% share), (2) Sushilaben Manilal (The owner of undivided 30% share) and (3) Dipakkumar Rameshchandra (The owner of undivided 30% share) as Vendors in their capacity as joint holders of the said agricultural land bearing Block No. 687/D admeasuring 2015 sq.mts., in favour of (1) Madhuriben D/o. Rameshbhai Patel and Wd/o. Ashishbhai Manvendrabhai (The owner of undivided 16 % share), (2) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75 % share) and (3) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9 % share) registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 8100, the agricultural land bearing Block No. 687/D admeasuring 2015 sq.mts., was sold to (1) Madhuriben D/o. Rameshbhai Patel and Wd/o. Ashishbhai Manvendrabhai (The owner of undivided 16 % share), (2) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75 % share) and (3) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9 % share).



By virtue of aforesaid Sale Deed, the names of (1) Madhuriben D/o. Rameshbhai Patel and Wd/o. Ashishbhai Manvendrabhai (The owner of undivided 16 % share), (2) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75 % share) and (3) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9 % share) were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 11490 dated 01-08-2011.

**4.20** It has been observed by us that, the reconstitution of Ahmedabad City and Dascroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as and Ahmedabad (West) and accordingly, Village - Shilaj of Dascroi Taluka was covered within the Taluka Boundaries of Ahmedabad (West) as is expressly corroborated and evidenced by certified mutation entry No. 11767 dated 03-05-2012.

**4.21** It has been observed by us that, the holder of said land namely Madhuriben Rameshbhai Patel and Others had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / JAMIN-2 / N. A. / S. R. 117 / 15 dated : 01-05-2015 and granted non - agricultural use permission to the said land bearing Block No. 687 / D admeasuring 2015 sq.mts., for residential purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND



REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 13137 dated : 07-01-2017.

**4.22** It has been observed by us that, by Sale-Deed dated : 17-01-2017 executed by (1) Madhuriben D/o. Rameshbhai Patel and Wd/o. Ashishbhai Manvendrabhai (The owner of undivided 16 % share), (2) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75 % share) and (3) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9 % share) as Vendors in their capacity as joint holders of the said non - agricultural land bearing Block No. 687 / D admeasuring 2015 sq.mts., together with other land in favour of Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 168, the non - agricultural land bearing Block No. 687/D admeasuring 2015 sq.mts., together with other land was sold to Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel.

By virtue of aforesaid Sale Deed, the name of Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 13264 dated 24-05-2017.

#### HISTROY OF SURVEY NO. 687/B

**4.23** It has been observed by us that, the charge was released by the Bank of India, vide its No Due Certificate whereby the charge was released as is expressly evidenced by cancelled mutation



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entry No. 10592 dated 16-02-2009. However, said fact was again recorded in the revenue record vide mutation entry No. 10694 dated 24-08-2009 which was certified by the competent authority.

**4.24** It has been observed by us that, the land under investigation was declared as "FRAGMENT LAND" but the Deputy Collector, Viramgam Prant, Ahmedabad passed order bearing No. Jamin / Shilaj / Tukdavechan / S. R. 227 /09 dated 26-11-2009 and granted permission to sell the said land considering the Provision of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 as is expressly evidenced by certified mutation entry No. 10778 dated 31-12-2009.

**4.25** It has been observed by us that, by Sale-Deed dated 23-04-2010 executed by Ranchhodbhai Jivanbhai as Vendor in his capacity as joint holder of the said agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., in favour of Jatinbhai Ishwarbhai Patel registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 5827, the agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., was sold to Jatinbhai Ishwarbhai Patel.

By virtue of aforesaid Sale Deed, the name of Jatinbhai Ishwarbhai Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 11039 dated 21-07-2010.

**4.26** It has been observed by us that, the reconstitution of Ahmedabad City and Dascroi Taluka of Ahmedabad District by Resolution No. PFR/102011/275/L/1 dated 17-03-2012, two different Taluka



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of Ahmedabad Taluka are formed as and Ahmedabad (West) and accordingly, Village - Shilaj of Dascroi Taluka was covered within the Taluka Boundaries of Ahmedabad (West) as is expressly corroborated and evidenced by certified mutation entry No. 11767 dated 03-05-2012.

**4.27** It has been observed by us that, by Sale-Deed dated : 25-05-2012 executed by Jatinbhai Ishwarbhai Patel as Vendor in his capacity as joint holder of the said agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., in favour of (1) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9% share), (2) Madhuriben D/o. Rameshbhai Patel and W/o. Ashishbhai Manvendrabhai (The owner of undivided 16% share) and (3) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75% share) registered with the Office of the Sub - Registrar of Assurance at Ahmedabad under Sr. No. 408, the agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., was sold to (1) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9% share), (2) Madhuriben D/o. Rameshbhai Patel and W/o. Ashishbhai Manvendrabhai (The owner of undivided 16% share) and (3) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75% share).

By virtue of aforesaid Sale Deed, the names of (1) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9% share), (2) Madhuriben D/o. Rameshbhai Patel and W/o. Ashishbhai Manvendrabhai (The owner of undivided 16% share) and (3) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75% share)



were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by cancelled mutation entry No. 11774 dated 25-05-2012. However said fact was again recorded in the revenue record vide mutation entry No. 11888 dated : 15-10-2012 which was certified by the competent authority.

**4.28** It has been observed by us that, the holder of said land namely Madhuriben Rameshbhai Patel and Others had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / Jamin-2 / N. A. / S. R. 118 / 15 dated 01-05-2015 and granted non - agricultural use permission to the land bearing Block No. 687 / B admeasuring 835 sq.mts., for residential purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 13138 dated : 07-01-2017.

**4.29** It has been observed by us that, by Sale-Deed dated : 17-01-2017 executed by (1) Madhuriben D/o. Rameshbhai Patel and Wd/o. Ashishbhai Manvendrabhai (The owner of undivided 16 % share), (2) Vaishaliben D/o. Chaturbhai Patel and W/o. Rakeshbhai Manvendrabhai (The owner of undivided 75 % share) and (3) Amitaben D/o. Chaturbhai Patel and W/o. Manojbhai Rohitbhai (The owner of undivided 9 % share) as Vendors in their capacity as joint holders of the said non - agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., together with



other land in favour of Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel registered with the Office of the Sub – Registrar of Assurance at Ahmedabad under Sr. No. 168, the non - agricultural land bearing Block No. 687/B admeasuring 835 sq.mts., together with other land was sold to Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel.

By virtue of aforesaid Sale Deed, the name Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 13264 dated : 24-05-

2017

**4.30** It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Block No. 687/B admeasuring 835 sq.mts., and land bearing Block No. 687/D admeasuring 2015 sq.mts., by merging into Draft Town Planning Scheme No. 405 (Shilaj - Ambali) and land Block No. 687/B admeasuring 835 sq.mts., and land bearing Block No. 687/D admeasuring 2015 sq.mts., is given Final Plot No. 77 and its area is fixed to the extent of 1710 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

**4.31** It has been observed by us that, the holder of said land namely Excel Infraspace LLP, through its partner Rajiv Ramanlal Patel had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed



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order bearing No. CB / CTS-2 / N. A. / SHILAJ / SURVEY / BLOCK  
NUMBER 687 / B AND 687 / D / S. R. 80 / 18 dated 27-03-2018  
and granted non-agricultural use permission to the land bearing  
Final Plot No. 77 admeasuring 1710 sq.mts., out of which  
permission is granted for land admeasuring 1539 sq.mts., for  
residential purpose and land admeasuring 171 sq.mts., for  
commercial purpose in accordance with THE PROVISION OF  
SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND  
THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND  
REVENUE RULES-1972 and as is expressly corroborated and  
evidenced by certified mutation entry No. 13658 dated :  
12-06-2018.

**4.32** It has been observed by us that, by Sale-Deed dated :

20-04-2019 executed by Excel Infraspace LLP, through its partner  
Manoj Rohitbhai Patel as Vendors in their capacity as joint holders  
of the said non - agricultural land bearing Block No. 687/D  
admeasuring 2015 sq.mts & Block No. 687/B admeasuring 835  
sq.mts, together with other land in favour of Uma Buildcon - a  
partnership firm registered with the Office of the Sub – Registrar  
of Assurance at Ahmedabad - 9 (Bopal) under Sr.No.5125, the  
non - agricultural land bearing Block No. 687/D admeasuring  
2015 sq.mts & Block No. 687/B admeasuring 835 sq.mts.,  
together with other land was sold to Uma Buildcon - a partnership  
firm.

By virtue of aforesaid Sale Deed, the name of Uma Buildcon - a  
partnership firm was entered as occupier as defined in Sub  
Section 16 of Section 3 of Land Revenue Code and said fact is  
expressly corroborated and evidenced by pencil mutation entry  
No. 14077 dated 29-04-2019. Which is yet to be Certified.



**5. Mutation of the name / s of the land owner / s in revenue records:**

On bare perusal of latest Village Form No.7, Mutation Entry No. 14077 is still to be certified.

**6. Searches :**

**6.1** We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

**6.2 Perusal of the revenue record as are made available to us.**

Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

**6.3 Lispendence / Litigations :**

That, the principal of Lispendence is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of the Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

**7. Public Notice :**

As a part of investigation of title, we have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated **13-12-2018** for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.



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**8. Special Observation :**

**8.1** It has been observed by us that, land under investigation has already been merged into Draft Town Planning Scheme No. 405 (Shilaj – Ambali) and as per the Provision of Section 121 of Gujarat Town Planning and Urban Development Act, 1976, the Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 as in force for the time being, shall not apply to any area of included in a Town Planning Scheme under the said act.

**8.2** On bare perusal of record of the instant case, its expressly transpires that, Uma Buildcon is a Partnership Firm under the Indian Partnership Act, and partners of the said firm are (1) Navin Bhogibhai Patel, (2) Snehal Mahendrabhai Patel, (3) Mukund Kanubhai Parsana, (4) Umeshbhai Mafatlal Patel, (5) Navinchandra Mumanbhai Bharvad, (6) Dilipbhai Navinbhai Patel, (7) Ashokkumar Dahyalal Doshi, (8) Shaileshbhai Ranchhodbhai Patel & (9) Saurabh Shileshbhai Patel.

**9. Boundaries of the said land :**

We have mentioned the details of boundaries of the land in question on the basis of Sale Deed bearing No. 5125 dated : 20-04-2019.

**10. Conclusions :**

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to their land more particularly described in Schedule hereunder written is clear, marketable and freeform encumbrances and reasonable doubts subject to :

1. Affidavit on title being made by Uma Buildcon - a partnership firm.



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2. Fulfilment of the terms and condition laid down in N. A. Order and Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land and Gujarat Town Planning and Urban Development Act, 1976 and Rules made thereunder.

**11. Certificate :**

We certify that, Uma Buildcon - a partnership firm has a valid, clear freeform any charges or reasonable doubts and marketable title to the said land subject to the observations made in all forgoing paras and especially the observation made in para-10 above.

**SCHEDULE**

**(Description of the land in question)**

All that piece and parcel of freehold non-agricultural land bearing Final Plot No. 77 admeasuring 1710 sq.mtrs. of T. P. Scheme No. 405 (Shilaj – Ambali) comprised of (1) Block No. 687/B admeasuring 835 sq.mts., and (2) Block No. 687/D admeasuring 2015 sq.mts., total admeasuring 2850 sq.mts., situate, lying and being at Mouje – Shilaj, Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-9 (Bopal) in the State of Gujarat Which is bounded as under :

**Details of Boundary of Block No. 687/B**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| In the East :  | By at the end of Block No. 687/A, there is right of coming and going |
| In the West :  | By land of Block No. 692                                             |
| In the North : | By land of Block No. 699                                             |
| In the South : | By land of Block No. 704                                             |



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**Details of Boundary of Block No. 687/D**

In the East : By land of Block No. 687/F  
In the West : By land of Block No. 687/K  
In the North : By land of Block No. 689 and 692  
In the South : By land of Block No. 653 and 678

Date : May 25, 2019.

Place : Ahmedabad.



**Manish Kanubhai Patel, Advocate**

**Enrolment No. G / 1504 / 2006.**

**Note of caution and disclaimer :-**

- \* This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- \* Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land /property.

