

Ref. No.: 6568

To,

Shaligram Heights LLP,

A Limited Liability Partnership Firm

Having Address at: Shaligram House,

B/h. Rajpath Club, Bodakdev,

Ahmedabad-380059

TITLE REPORT

Re:- Non-agricultural Land bearing **Final Plot No. 91/2** (allotted in lieu of Survey Nos. 691/692/1+2/B containing by admeasurements 8690 Sq.Mtrs.) containing by admeasurements 5735 Sq.Mtrs. or thereabouts together with construction of Bungalow thereon admeasuring 163.48 Sq.Mtrs. standing thereon of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), situate, lying and being at Mouje Makarba, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) belonging to a limited liability partnership firm "**Shaligram Heights LLP**".



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

1. That prior to the year 1944, the land bearing Survey No. 691/1 was owned, occupied and possessed by Parshottambhai Khodabhai Patel and prior to the year 1944, land bearing Survey No. 691/2 was owned, occupied and possessed by Shamaldas Amichandbhai Patel and prior to the year 1951, land bearing Survey No. 692 was owned, occupied and possessed by Vanaji Motiji Patel.
2. Thereafter, owner and occupier of land bearing Survey No. 691/1 Parshottambhai Khodabhai Patel died intestate, leaving behind him his only legal heir Mohanbhai Parshottambhai Patel and hence his name was entered in the revenue records upon hereditary right and entry to that effect was mutated in the Mutation Register vide Entry No. 2347 dated 20/01/1944.
3. Thereafter, owner and occupier of land bearing Survey No. 691/2 Shamaldas Amichandbhai Patel died intestate on 25/08/1944, leaving behind him his only legal heir Laljibhai Shamaldas Patel and hence his name was entered in the revenue records

upon hereditary right and entry to that effect was mutated in the Mutation Register vide Entry No. 2408 dated 18/12/1944.

4. Thereafter, owner and occupier of land bearing Survey No. 691/1 Mohanbhai Parshottambhai Patel died intestate without leaving any direct legal heir behind him and hence, name of Laljibhai Shamalbhai Patel has been entered in the revenue records upon hereditary right and entry to that effect was mutated in the Mutation Register vide Entry No. 3965 dated 04/12/1959.
5. Thereafter, owner and occupier of land bearing Survey No. 692 Vanaji Motiji Patel died intestate, leaving behind him his only legal heir Kalidas Vanabhai Patel and hence his name was entered in the revenue records upon hereditary right and entry to that effect was mutated in the Mutation Register vide Entry No. 4421 dated 13/07/1964.
6. Thereafter, owner-occupier of land Laljibhai Shamalbhai Patel sold and conveyed the land bearing Survey No. 691/1, admeasuring Acre 0-29 Gunthas and 691/2 admeasuring Acre 0-36 Gunthas to Mansangji Fataji by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad on 15/04/1969 under serial No. 4067 and entry to that effect was entered in Mutation Register by Entry No. 4850 dated 25/04/1969.
7. Thereafter, owner and occupier of land bearing Survey No. 692 Kalidas Vanabhai Patel died intestate on 18/07/1977, leaving behind him his legal heirs namely: (1) Khodabhai Kalidas Patel (2) Ramabhai Kalidas Patel (3) Kanaiyalal Kalidas Patel (4) Natvarlal Kalidas Patel & (5) Laxmiben wd/o Kalidas Patel and hence, their joint names have been entered in the revenue records upon hereditary right and entry to that effect was recorded in the Mutation Register by Entry No. 5402 dated 13/02/1980.
8. Thereafter, owner and occupier of land bearing Survey No. 691/1 and 691/2 Mansangji Fataji died intestate on 09/09/1985, leaving behind him his legal heirs namely: (1) Khodaji Mansangji (2) Baldevji Mansangji & (3) Keshiben Mansangji and hence, their joint names have been entered in the revenue records upon hereditary right and entry to that effect was recorded in the Mutation Register by Entry No. 6323 dated 14/05/1987.
9. Thereafter, owners-occupiers of land (1) Khodabhai Kalidas Patel himself and as Karta and Manager of his HUF (2) Govindbhai Khodabhai Patel himself and as Karta and Manager of his HUF (3) Bharatbhai Khodabhai Patel (4) Balvantbhai Khodabhai Patel (5) Rambhai Kalidas Patel himself and as Karta and Manager of his HUF (6) Dashrathkumar Rambhai Patel (7) Kanaiyalal Kalidas Patel himself and as Karta and Manager of his HUF and as guardian of Minor Tusharkumar Kanaiyalal Patel (8)



Harshadkumar Kanaiyalal Patel (9) Natvarlal Kalidas Patel & (10) Laxmiben wd/o Kalidas Patel sold and conveyed the land bearing Survey No. 692 containing by admeasurements Acre 2-7 Gunthas to Dashrathbhai Natvarlal Patel by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad on 13/04/1988 under serial No. 6656 and entry to that effect was entered in Mutation Register by Entry No. 6552 dated 02/02/1989.

10. Thereafter, owners-occupiers of land (1) Khodaji Mansangji himself and as Karta and Manager of his HUF and as guardian of Minors Ramalji Khodaji, Dashrathji Khodaji, Prahladji Khodaji and Rajuji Khodaji (2) Baldevji Mansangji himself and as Karta and Manager of his HUF and as guardian of Minors Dilip Baldevji & Ranjit Baldevji and (3) Keshiben Mansangji sold and conveyed the land bearing Survey No. 691/2 containing by admeasurements Acre 0-36 Gunthas to Dashrathbhai Natvarlal Patel by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad on 21/06/1988 under serial No. 11171 and entry to that effect was entered in Mutation Register by Entry No. 6553 dated 02/02/1989.
11. Thereafter, owners-occupiers of land (1) Khodaji Mansangji himself and as Karta and Manager of his HUF and as guardian of Minors Ramalji Khodaji, Dashrathji Khodaji, Prahladji Khodaji and Rajuji Khodaji (2) Baldevji Mansangji himself and as Karta and Manager of his HUF and as guardian of Minors Dilip Baldevji & Ranjit Baldevji and (3) Keshiben Mansangji sold and conveyed the land bearing Survey No. 691/1 containing by admeasurements Acre 0-29 Gunthas to Dashrathbhai Natvarlal Patel by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad on 21/06/1988 under serial No. 11169 and entry to that effect was entered in Mutation Register by Entry No. 6554 dated 02/02/1989.
12. Thereafter, lands bearing Survey Nos. 691/1, 691/2 and 692 have been amalgamated as per the order of the Mamlatdar, Ahmedabad vide Order No. Jamin/Vashi/4756 dated 26/06/1989 and given amalgamated Survey No. 691/692/1+2, containing by total admeasurements 15378 Sq.Mtrs. belonging to Dashrathbhai Natvarlal Patel and entry to that effect was mutated in the Mutation Register vide Entry No. 6596 dated 01/07/1989.
13. Thereafter, owner-occupier of land Dashrathbhai Natvarlal Patel sold and conveyed the land bearing Survey No. 691/692/1+2, containing by total admeasurements 15378 Sq.Mtrs. paiki admeasuring 6688.80 Sq.Mtrs. to Jagdishbhai Durgaprasad Lashkari by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad on 14/04/1989 and entry to that effect was entered in Mutation Register by Entry No. 6606 dated 17/07/1989.



14. Thereafter, DILR, Ahmedabad has filled Durasti Patrak No. 44 vide its Order dated 09/08/1989 for the land bearing Survey Nos. 691/1, 691/2 & 692 and area of land bearing Survey No. 691 has been rectified as 15378 Sq.Mtrs. and entry to that effect was entered in the Mutation Register by Entry No. 6623 dated 17/11/1989.
15. Thereafter, investigation in the matter of Notice u/s 84(C) of The Tenancy Act has been closed because sale transaction of the land bearing Survey Nos. 691/692/1+2 was made between the farmers and there is no violation of provisions U/s 63 of The Tenancy Act as per order of the Mamlatdar & Krushi Panch, City Taluka, Ahmedabad vide Order No. Ganot Case No. 157/93 dated 21/12/1993 and entry to that effect was mutated in the Mutation Register vide Entry No. 7565 dated 01/03/1994.
16. Thereafter, land bearing Survey Nos. 691/692/1+2 containing by total admeasurements 15378 Sq.Mtrs. merged into the Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and it has been given Final Plot No. 91/1, containing by admeasurements 5352 Sq.Mtrs. or thereabouts and Final Plot No. 91/2, containing by admeasurements 6952 Sq.Mtrs. or thereabouts.
17. Thereafter, District Collector, Ahmedabad has given Non-agriculture use permission to the land bearing Final Plot No. 91/1, containing by admeasurements 5352 Sq.Mtrs. for residential purpose vide its Order No. CB/Jamin-2/NA/S.R.439/2012 dated 03/07/2012 and entry to that effect was mutated in the revenue records by mutation Entry No. 13249 dated 18/07/2012.
18. Thereafter, as per Order of City Mamlatdar, Vejalpur, Ahmedabad bearing No. City Vejalpur/RTS/Sudhara Hukam//103/14 dated 25/08/2014, land of Survey Nos. 691/692/1+2 has been amended as Survey No. 691/1+2+692 and entry to that effect was mutated in the revenue records by mutation Entry No. 14115 dated 01/09/2014.
19. Thereafter, owner and occupier of land bearing Final Plot No. 91/1 Jagdishbhai Durgaprasad Lashkari died intestate on 14/10/2014, leaving behind him his legal heirs namely: (1) Urmilaben wd/o Jagdishbhai Lashkari (2) Jagrutiben Jagdishbhai Lashkari & (3) Kamleshbhai Jagdishbhai Lashkari and hence, their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 14317 dated 25/03/2015.
20. The owner and occupier of land bearing Final Plot No. 91/1 Jagdishbhai Durgaprasad Lashkari made his Will and in pursuance, names of (1) Urmilaben wd/o Jagdishbhai Lashkari (2) Jagrutiben Jagdishbhai Lashkari were deleted from the revenue records and name of Kamleshbhai Jagdishbhai Lashkari was recorded in the revenue records of land bearing Final Plot No. 91/1 and entry to that effect was recorded in the Mutation Register by Entry No. 14318 dated 25/03/2015.



21. Thereafter, District Collector, Ahmedabad has given Non-agriculture use permission to the land bearing Final Plot No. 91/2, containing by admeasurements 6952 Sq.Mtrs. for residential purpose vide its Order No. CB/Jamin-2/NA/S.R.1708/2014 dated 10/04/2015 and entry to that effect was mutated in the revenue records by mutation Entry No. 14336 dated 16/04/2015.
22. Thereafter, construction of Bungalow admeasuring 163.48 Sq.Mtrs. has been carried out by Dashrathbhai Natvarbhai Patel on land bearing Final Plot No.91/2.
23. Thereafter, owner-occupier of land Kamleshbhai Jagdishbhai Lashkari sold and conveyed the Non-Agricultural Land bearing Final Plot No. 91/1 containing by admeasurements 5352 Sq.Mtrs. of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) to Surya Buildcon, a Partnership Firm through its Partner Shetalbhai D. Patel by Sale Deed, which is registered in the office of the Sub-Registrar of Ahmedabad-4 (Paldi) on 06/11/2015 under serial No. 8747 and entry to that effect was entered in Mutation Register by Entry No. 14677 dated 30/12/2015.
24. Thereafter, as per Letter of Deputy Estate (New West Zone), Ahmedabad bearing No. Estate/T.D.O. New West Zone, AMC E No. Ta. Aa. No. 7495 dated 01/01/2016, land bearing Survey Nos. 691/692/1+2 Paiki containing by total admeasurements 6688 Sq.Mtrs. merged into Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and it has been given Final Plot No. 91/1, containing by admeasurements 5353 Sq.Mtrs. or thereabouts and remaining land admeasuring 1335 Sq.Mtrs. was acquired by Ahmedabad Municipal Corporation and name of Ahmedabad Municipal Corporation name has been entered in other rights of the record and entry to that effect was entered in the Mutation Register by Entry No. 14739 dated 06/02/2016.
25. Thereafter, land bearing Survey No. 691/692/1+2 containing by total admeasurements 15378 Sq.Mtrs. has been divided in two parts as per the Order of DILR, Ahmedabad bearing No. DSO/DRK/S.R.8/15-16 dated 15/09/2016 under Puravani/Durasti Patrak No. 152 and by virtue of that, measurement of land bearing Survey No. 691/692/1+2/A was fixed as 6688 Sq.Mtrs. (Final Plot No. 91/1 admeasuring 5352 Sq.Mtrs.) and name of Surya Buildcon, a partnership firm was recorded in the revenue records as owner-occupier of land and measurement of land bearing Survey No. 691/692/1+2/B fixed as 8690 Sq.Mtrs. (Final Plot No. 91/2 admeasuring 6952 Sq.Mtrs.) and name of Dashrathbhai Natvarbhai Patel was recorded in the revenue records as owner-occupier of land and entry to that effect was entered in the Mutation Register by Entry No. 15291 dated 07-03-2017.
26. Thereafter, measurement of Final Plot No. 91/2 is fixed as 5735 Sq.Mtrs. instead of admeasuring 6952 Sq.Mtrs. mentioned in the Order of Town Planning Officer, Town



Planner-2, Ahmedabad bearing No. N.R.Yo.51/(Bo-M-Ve)/Case No. 107/464 dated 26/02/2021.

27. Thereafter, owner-occupier of land Dashrathbhai Natvarbhai Patel sold and conveyed the Non-Agricultural Land bearing Final Plot No. 91/2 (allotted in lieu of Survey Nos. 691/692/1+2/B containing by admeasurements 8690 Sq.Mtrs.) containing by admeasurements 5735 Sq.Mtrs. or thereabouts together with construction of Bungalow thereon admeasuring 163.48 Sq.Mtrs. of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) to Shaligram Heights LLP, a Limited Liability Partnership Firm by Sale Deed, which is registered in the office of the Sub-Registrar of Ahmedabad-4 (Paldi) on 08/04/2021 under serial No. 5407 and entry to that effect was entered in Mutation Register by Entry No. 17245 dated 01/06/2021.
28. Thereafter, Ahmedabad Municipal Corporation has approved the plan and given construction permission for residential purpose to the Non-Agricultural Land bearing Final Plot No. 91/2 (allotted in lieu of Survey Nos. 691/692/1+2/B containing by admeasurements 8690 Sq.Mtrs.) of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) vide its (1) Case No. BHNTS/SWZ/050522/CGDCRV/A6036/R0/M1 and issued Commencement Letter (Rajachitthi) No. 06593/050522/A6036/R0/M1, for Block A, (2) Case No. BHNTS/SWZ/050522/CGDCRV/A6037/R0/M1 and issued Commencement Letter (Rajachitthi) No. 06594/050522/A6037/R0/M1, for Block B, (3) Case No. BHNTS/SWZ/050522/CGDCRV/A6038/R0/M1 and issued Commencement Letter (Rajachitthi) No. 06595/050522/A6038/R0/M1, for Block C and (4) Case No. BHNTS/SWZ/050522/CGDCRV/A6039/R0/M1 and issued Commencement Letter (Rajachitthi) No.06596/050522/A6039/R0/M1, for Block D, all dated 21/07/2022.
29. I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **16/06/2021** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

I have examined the titles of the land belonging to limited liability partnership firm, "**Shaligram Heights LLP**" and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our Search Clerk to the Non-agricultural Land bearing **Final Plot No. 91/2** (allotted in lieu of Survey Nos. 691/692/1+2/B containing by admeasurements 8690 Sq.Mtrs.) containing by admeasurements 5735 Sq.Mtrs. or thereabouts together with construction of Bungalow thereon admeasuring 163.48 Sq.Mtrs. of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), situate, lying and being at Mouje Makarba, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District



of Ahmedabad-4 (Paldi) and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/ papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in N.A. Order and approved plans.
- [3] Provisions of Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 10TH DAY OF AUGUST, 2022



(Sharad N. Darji)
Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2022) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate cum report.

