



File No.: 4551

To,
M/s. Dhairya Developers, A partnership firm
Near Patel Vadi-2, Moni Hotel Lane,
Opp. Chirag Raw House,
Isanpur, Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Final Plot Nos. 67 + 68 admeasuring 4030 sq.mtrs. (3730 sq.mtrs. residential + 300 sq.mtrs. commercial purpose) (South Isanpur Ward City Survey No. 78) of Town Planning Scheme No. 54 (Isanpur) comprised of Revenue Survey No. 539 admeasuring 5362 sq.mtrs. together with construction standing thereon, which is known as "**DHAIRYA PARADISE**" Scheme situate, lying and being at Mouje Isanpur, Taluka Maninagar in the Registration District Ahmedabad and Sub-District of Ahmedabad-5 (Narol) belonging to **M/s. Dhairya Developers, a partnership firm.**

We refer to your instructions to give opinion on title to the captioned property, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally, the land of Survey No. 539 of mouje Isanpur was occupied and possessed by Motibhai Pragjibhai, prior to the year 1970.
2. Thereafter, said Motibhai Pragjibhai died intestate on dated 27-11-1973 leaving behind him his legal heirs as 1) Shantaben Wd/o. Motibhai Pragjibhai 2) Bharatkumar Motibhai 3) Ashokkumar Motibhai and 4) Lilaben D/o. Motibhai Pragjibhai and hence their names have been brought on the revenue record  



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rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 205 (Old Mutation Entry No. 932), dated 29-12-1973, which was certified by the competent authority on dated 10-11-1976.

3. Thereafter, the co-owner of the said land Lilaben D/o. Motibhai Pragjibhai has voluntarily waived and relinquished her rights, title, share, claim and interest persisting in the said land in favour of other co-owners and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 206 (Old Mutation Entry No. 933), dated 29-12-1973, which was certified by the competent authority on dated 10-11-1976.
4. Thereafter, the name of Late Motibhai Pragjibhai was standing as Inamdar of the said land. But Jat Inami Abolition Act came into force and hence the City Mamlatdar, Ahmedabad vide his Order No. VATAN/D.E.NA.DHA.KA.65/75 dated 16-02-1976 deleted the name of Motibhai Pragjibhai as Inamdar and entered his name as occupier of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 220 (Old Mutation Entry No. 950), dated 22-02-1976, which was certified by the competent authority on dated 10-11-1976.
5. Thereafter, the provisions of the Bombay Prevention of Fragmentation and Consolidation Holding Act, 1947 made applicable and as per Circular No. C.D.C./CON, dated 17-06-1977 of the City Deputy Collector, Ahmedabad, the said land was declared as "Fragment" Land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 679 (Old Mutation Entry No. 1667), dated 10-03-1981.
6. Thereafter, said Shantaben Wd/o. Motibhai Pragjibhai has obtained loan of Rs.1,20,000-00 Rupees One Lac Twenty Thousand Only from The Narol Group Seva Sahakari Mandali Limited and hence charge of the said society was created in the other rights of revenue record and entry to that effect was mutated in the revenue record vide



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Mutation Entry No. 1056, dated 31-12-1981. However, the said loan was fully liquidated to the said society and hence charge of the said society was released from the other rights of revenue record as per charge release certificate issued by said society and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1458, dated 19-02-1986.

7. Thereafter, the City Mamlatdar, Ahmedabad vide his Order No. RTS/ SUDHARA HUKAM/KSHATI YADI/S.R.NO.1058/2008, dated 22-09-2008 to rectify the erroneous computerised record as per the manual record of the agriculture land of village Isanpur and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5375 dated 23-09-2008, which was certified by the competent authority on 06-11-2008.
8. Thereafter, the co-owner of the said land Shantaben Wd/o. Motibhai Pragjibhai died intestate on 14-02-2010 and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6013 dated 14-07-2010, which was certified by the competent authority on 03-09-2010.
9. Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1 dated 17-03-2012, two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, the lands of Isanpur Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by Mutation Entry No. 6641 dated 03-05-2012, which was certified by the competent authority on 05-05-2012.
10. The provisions of the Town Planning Scheme made applicable to the land of village mouje Isanpur by the Town Planner, Ahmedabad Urban Development Authority and accordingly the land of Survey Nos. 539 admeasuring 5362 sq.mtrs. was merged into Town Planning Scheme No. 54 (Isanpur) and allotted Final Plot No. 67 + 68 and the area of Final Plot Nos. 67 + 68 was fixed to the extent of 4030 sq.mtrs





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and subsequently, the owners of the said land have filed an application for conversion of the said land into non-agriculture land and hence the Collector, Ahmedabad has granted non-agriculture use permission of the land bearing Final Plot No. 67 + 68 admeasuring 4030 sq.mtrs. (3730 sq.mtrs. residential + 300 sq.mtrs. commercial purpose) of Town Planning Scheme No. 54 (Isanpur) comprised of Revenue Survey No. 539 admeasuring 5362 sq.mtrs. for residential and commercial purpose vide his Order No. CB/LAND-1/N.A./S.R.2141/2015, dated 03-05-2016 and entry to that effect was mutated in the revenue record by Mutation Entry No. 7889 dated 10-05-2016, which was certified by the competent authority on 04-07-2016.

11. Thereafter, the revenue record of the land situated within the village limits of mouje Isanpur was merged into City Survey Limits as per the order of the City Survey Superintendent, Ahmedabad vide No. CTS/T.P.50, 51, 54/2016 and Circular No. CTS/1090-3990-H, dated 27-12-1995 and entry to that effect was mutated in the revenue record by Mutation Entry No. 7919, dated 27-07-2016, which was certified by the competent authority on 03-10-2016.
12. Thereafter, the owners of the said land 1) Bharatbhai Motibhai and 2) Ashokbhai Motibhai have sold and convey the said non-agriculture land bearing Final Plot No. 67 + 68 admeasuring 4030 sq.mtrs. (3730 sq.mtrs. residential + 300 sq.mtrs. commercial purpose) (South Isanpur Ward City Survey No. 78) of Town Planning Scheme No. 54 (Isanpur) comprised of Revenue Survey No. 539 admeasuring 5362 sq.mtrs. of mouje Isanpur for residential and commercial purpose to M/s. Dhairya Developers, a partnership firm by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad-5 (Narol) under Serial No. 8369 dated 14-12-2016/21-12-2016 and entry to that effect was mutated in the city survey record at Serial No. 247, dated 23-01-2017, which was certified by the competent authority on 27-02-2017.
13. Thereafter, the Ahmedabad Municipal Corporation has sanctioned lay-out plans for construction of residential and commercial units on



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the said non-agriculture land bearing Final Plot No. 67 + 68 admeasuring 4030 sq.mtrs. (3730 sq.mtrs. residential + 300 sq.mtrs. commercial purpose) (South Isanpur Ward City Survey No. 78) of Town Planning Scheme No. 54 (Isanpur) of Mouje Isanpur as per the details mentioned herein below.

Block No.	Case/Raja Chitthi No.
A	Case No. BLNTI/SZ/020816/GDR/A6925/R0/M1 Raja Chitthi No. 7316/020816/A6925/R0/M1
B + C	Case No. BLNTI/SZ/020816/GDR/A6926/R0/M1 Raja Chitthi No. 7137/020816/A6926/R0/M1
D	Case No. BLNTI/SZ/020816/GDR/A6927/R0/M1 Raja Chitthi No. 7138/020816/A6927/R0/M1
E + F	Case No. BLNTI/SZ/020816/GDR/A6928/R0/M1 Raja Chitthi No. 7139/020816/A6928/R0/M1

14. Accordingly, said M/S. DHAIRYA DEVELOPERS, a partnership firm has floated a scheme of residential and commercial units on the said land of land of non-agriculture land bearing Final Plot No. 67 + 68 admeasuring 4030 sq.mtrs. of T. P. Scheme No. 54 (Isanpur) of mouje Isanpur known as “ **DHAIRYA PARADISE** ” as per the approved plan.
15. It appears from the property card of City Survey No. 78 issued by the Shirestedar, City Survey Superintendent (T.P.), Ahmedabad that the Mutation Entry No. 7889 dated 10-05-2016 reflected in the revenue record for the non-agriculture use permission as sited herein above in the recitals is mutated in the City Survey Record as Satta Prakar “C” at Serial No. 245 on dated 23-01-2017, which was certified by the competent authority on 27-02-2017.





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16. Similarly, the Mutation Entry No. 6013 dated 14-07-2010 reflected in the revenue record for the deletion of the name of Shantaben Motibhai Patel upon her demise as sited herein above in the recitals is mutated in the City Survey Record at Serial No. 246 on dated 23-01-2017, which was certified by the competent authority on 27-02-2017.
17. As a part of investigation of title, we have published a public notice appeared in the daily newspaper “ **Gujarat Samachar** ” dated 25-03-2017 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.



In view of what is stated above from that and from the information given to us that except what is stated herein above, the said property has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property which adversely affects the title of the said property and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said property during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned property belonging to **M/S. DHAIRYA DEVELOPERS**, a partnership firm shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by **M/S. DHAIRYA DEVELOPERS**, a partnership firm
2. Fulfilment of conditions laid down in N.A. Order and approved plan & Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.





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SCHEDULE

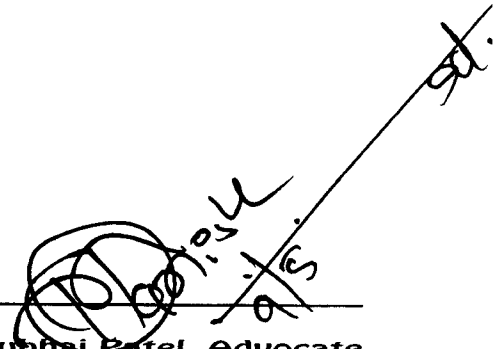
ALL THAT piece or parcel of immovable property being non-agriculture land bearing Final Plot No. 67 + 68 admeasuring 4030 sq.mtrs. (3730 sq.mtrs. residential + 300 sq.mtrs. commercial purpose) (South Isanpur Ward TP - 54 City Survey No. 78) of Town Planning Scheme No. 54 (Isanpur) comprised of Revenue Survey No. 539 admeasuring 5362 sq.mtrs. together with construction standing thereon, which is known as “**DHAIRYA PARADISE**” Scheme situate, lying and being at Mouje Isanpur, Taluka Maninagar in the Registration District Ahmedabad and Sub-District of Ahmedabad-5 (Narol).

Details of the four boundaries of “Dharia Paradise” are as under :-

Toward East : by Corporation Reservation Plot
Toward West : by Nandanvan Park
Toward North : by T. P. Road
Toward South : by Varahi Park

Date : 09-05-2017.

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.

