

Ref No.: Title- 3000/2021

Dated: 24/03/2021

To,

M/s. Meghaninagar Projects LLP

6, Ground Floor,

Block no. D, Mangalmurti,

B/h. Shri Ram Residency

Narol, Ahmedabad

TITLE SEARCH REPORT

Ref: Investigation and Title Clearance certificate with **ALL THAT PIECE AND PARCEL OF Non-Agricultural Land bearing Block/Survey No. 431** admeasuring about 5261 sq. mtrs. (As per "F-Form" admeasuring about 5060 sq. mtrs.), **Block/Survey No. 342** admeasuring about 6475 sq. mtrs. (As per "F-Form" admeasuring about 6474 sq. mtrs.) **totally admeasuring about 11736 sq. mtrs.** (As per "F-Form" **totally** admeasuring about 11534 sq. mtrs.) which is converted into Draft T. P. Scheme no. 82 (Lambha-Laxmipura-2) wherein Final Plot no. 45 admeasuring about 6920 sq. mtrs. have been given, out of which on Final Plot no. 45/2 (Sub Plot no. 2) admeasuring about 2704.85 Sq. Mtrs. situated lying and being at **mouje Village Lambha**, Taluka: Vatva, In Registration District **Ahmedabad-11 (Aslali)**, is bounded as under:

East: 12 Mts. of T.P. Road

West: Boundary of T.P. Scheme no. 82 and then Land of Block No.423

North: Land of Sub Plot No.1 (F.P. No. 45/1)

South: Boundary of T.P. Scheme no. 82 and then Land of Block No. 343

TRACING OF TITLE:

Brief history of the property and how the owner has / have derived title:-

As per your instruction, we have taken necessary search for the available record in the Sub Registrar's Office at Ahmedabad-11 (Aslali) & Ahmedabad-5(Narol) and Ahmedabad-1(City) from information given to us and believing the same to be true, correct and trustworthy and also believing the documents/paper/copies etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by the owner that no transfer/agreement was made in respect of the property during the

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period for which the record is not available which would make the title defective, we hereby give our opinion and report without Prejudice as under:-

1. As per the details made available in the documents stated above as also search caused in the office of the Sub Registrar at Ahmedabad-1 (City), **Ahmedabad-5 (Narol) & Ahmedabad-11 (Aslali)**, the land bearing **Survey no. 455/2** admeasuring about 0 acre 4 guntha, **Survey no. 455/3** admeasuring about 0 acre 14 guntha, **Survey no. 458/1** admeasuring about 0 acre 13 guntha, **Survey no. 458/2** admeasuring about 0 acre 11 guntha and **Survey no. 403/1** admeasuring about 0 acre 32 guntha & **Survey no. 403/3** admeasuring about 0 acre 32 Guntha belonged to Ambalal Bholidas.
2. Thereafter as per the consolidation scheme effected under the Bombay Prevention of Fragmentation and Consolidation of Holdings Act by the Commissioner, Ahmedabad, the said **[A] Survey no. 455/2** admeasuring about 0 acre 4 guntha, **Survey no. 455/3** admeasuring about 0 acre 14 guntha, **Survey no. 458/1** admeasuring about 0 acre 13 guntha, **Survey no. 458/2** admeasuring about 0 acre 11 guntha, has been **allotted Block no. 431** admeasuring about 1 acre 12 guntha & **[B] Survey no. 403/1** admeasuring about 0 acre 32 guntha & **Survey no. 403/3** admeasuring about 0 acre 32 guntha, has been allotted **Block no. 342** admeasuring about 1 acre 24 guntha. Mutation entry to this effect is made in the revenue record of above land vide entry no.2309 dated 11/12/1973.
3. Thereafter bifurcation took place amongst family members and as per the said Bifurcation, the said land bearing **Block no. 431** admeasuring about 1 acre 12 guntha and **Block no. 342** admeasuring about 1 acre 24 guntha came to the share of Minor Jayeshkumar Ambalal through his natural guardian Ambalal Bholidas. Mutation entry to this effect is made in the revenue record of above land vide entry no.2400 dated 07/02/1976.
4. Thereafter [1] Minor Rathikbhai Jayeshkumar, [2] Minor Maulinbhai Jayeshkumar and [3] Daxaben Jayeshkumar, as self and natural guardian of minor got entered as co-owner with Jayeshkumar Ambalal in revenue record. Mutation entry to this effect is made in the revenue record of above land vide entry no.2980 dated 22/10/1997. However

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said entry was cancelled by Competent Authority. Thereafter further Mutation entry to this effect is made in the revenue record of above land vide entry no.3002 dated 20/03/1998.

5. That certain error was found in computerized records of 7/12 & 6 no. from of the said land and other lands, hence vide order of Mamlatdar, Daskroi, bearing no. RTS/Record Promulgation/65/08 dated 22.8.2008 necessary rectification and changes were given effect to. Mutation entry to this effect is made in the revenue record of above land vide entry no. 3706 & 3717 both dated 01.10.2008.
6. Thereafter Jayeshkumar Ambalal as major, hence the word minor appears to be deleted before the name of the said person in revenue record. Mutation entry to this effect is made in the revenue record of above land vide entry no. 4031 dated 31/08/2010.
7. Thereafter said co-owner namely Ambalal Bholabhai relinquished his right, title and interest in the said, hence his name was deleted from the revenue record. Mutation entry to this effect is made in the revenue record of above land vide entry no. 4114 dated 08/01/2011.
8. That vide Circular bearing no. PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department, the reformation of Taluka City and Taluka Dascroi of Ahmedabad District had taken place and thus two new talukas i.e. Ahmedabad City (East) and Ahmedabad City (West) were formed. Accordingly land of Village Lambha is included in newly formed Taluka Ahmedabad City (East). Mutation entry to this effect is made in the revenue record of above land vide entry no. 4489 dated 03/05/2012.
9. That on implementation of Draft Town Planning Scheme No. 82 (Lambha-Laxmipura-2), land bearing Block No. 431 and Block No. 342 is given Final Plot No. 45 and its area is ascertained at 6920 sq. mtrs. That Final Plot No. 45 admeasuring 6920 sq. mtrs. was further divided by Ahmedabad Municipal Corporation dated 18/12/2018 into two Plots viz. Sub Plot no. 1 (45/1) and Sub Plot no. 2 (45/2). Pursuant to it, area of land of Sub Plot No. 1 (45/1) was ascertained at 4215.15 sq. mtrs and area of land of Sub Plot No. 2 (45/2) is ascertained at 2704.85 sq. mtrs.



10. Thereafter said above owners namely [1] Jayeshkumar Ambalal, [2] Maunil Jayeshkumar, [3] Rathik Jayeshkumar and [4] Daxaben Jayeshkumar sold and conveyed the said land bearing Block/Survey no. 342 admeasuring about 6475 sq. mtrs., T. P. Scheme no. 82, Final Plot no. 45 paiki to [1] Siddharthbhai Pareshbhai (owner of undivided share 28 Paisa out of 100 paisa) and [2] Sanjaybhai Dwarkadas (owner of undivided share 72 Paisa out of 100 paisa) by way of sale deed, which was registered with Sub Registrar's office at Ahmedabad-13 (City Taluka Agricultural) vide Registration nos. 2595 dated 03/11/2018. Mutation entry to this effect is made in the revenue record of above land vide entry no. 5332 dated 03/11/2018.
11. Thereafter said above owners namely [1] Jayeshkumar Ambalal, [2] Maunil Jayeshkumar, [3] Rathik Jayeshkumar and [4] Daxaben Jayeshkumar sold and conveyed the said land bearing Block/Survey no. 431 admeasuring about 5261 sq. mtrs., T. P. Scheme no. 82, Final Plot no. 45 paiki to [1] Siddharthbhai Pareshbhai (owner of undivided share 28 Paisa out of 100 paisa) and [2] Sanjaybhai Dwarkadas (owner of undivided share 72 Paisa out of 100 paisa) by way of sale deed, which was registered with Sub Registrar's office at Ahmedabad-13 (City Taluka Agricultural) vide Registration nos. 2596 dated 03/11/2018. Mutation entry to this effect is made in the revenue record of above land vide entry no. 5333 dated 03/11/2018.
12. Thereafter said above owners namely [1] Siddharthbhai Pareshbhai (owner of undivided share 28 Paisa out of 100 paisa) and [2] Sanjaybhai Dwarkadas (owner of undivided share 72 Paisa out of 100 paisa) sold and conveyed the said land bearing **Non-Agricultural Land bearing Block/Survey No. 342 (Old Survey no. 403/1, 403/3)** admeasuring about 6475 sq. mtrs., T. P. Scheme no. 82 (Lambha-Laxmipura-2), Final Plot no. 45 admeasuring about 3885 sq. mtrs. & **Block/Survey No. 431 (Old Survey no. 455/2, 455/3, 458/1, 458/2)** admeasuring about 5261 sq. mtrs. paiki 550.25 sq. mtrs.), T. P. Scheme no. 82 (Lambha-Laxmipura-2), Final Plot no. 45 admeasuring about 3035 sq. mtrs. paiki 330.15 sq. mtrs. wherein Final Plot no. 45 have been given, out of which on **Final Plot no. 45/1 (Sub Plot no. 1)** admeasuring about 4215.15 Sq. Mtrs. of **mouje Village Lambha to M/s. South Park INC, a Partnership Firm** by way of sale deed, which was registered with Sub Registrar's office at Ahmedabad-11 (Aslali) vide Registration nos. **1313** dated



30/01/2019. Mutation entry to this effect is made in the revenue record of above land vide entry no. 5360 dated 02/02/2019.

13. The District Collector of Ahmedabad issued N. A. Permission vide its order no. CB/LAND-1/NA/SR-427/2018/FMPS No. 324713 dated 29/11/2018 for land bearing Survey/Block no. 431, 342, T. P. no. 82, Final Plot no. 45 admeasuring about 6920 sq. mtrs. for residential purpose. Mutation entry to this effect is made in the revenue record of above land vide entry no. 5363 dated 11/02/2019.
14. Thereafter said above owners namely [1] Siddharthbhai Pareshbhai (owner of undivided share 28 Paisa out of 100 paisa) and [2] Sanjaybhai Dwarkadas (owner of undivided share 72 Paisa out of 100 paisa) sold and conveyed the said land bearing **Non-Agricultural Land bearing Block/Survey No. 431** admeasuring about 5261 sq. mtrs. (As per "F-Form" admeasuring about 5060 sq. mtrs.), **Block/Survey No. 342** admeasuring about 6475 sq. mtrs. (As per "F-Form" admeasuring about 6474 sq. mtrs.) **totally admeasuring about 11736 sq. mtrs.** (As per "F-Form" **totally** admeasuring about 11534 sq. mtrs.) which is converted into Draft T. P. Scheme no. 82 (Lambha-Laxmipura-2) wherein Final Plot no. 45 admeasuring about 6920 sq. mtrs. have been given, out of which on **Final Plot no. 45/2 (Sub Plot no. 2) admeasuring about 2704.85 Sq. Mtrs. of mouje Village Lambha** to **M/s. Meghaninagar Projects LLP** by way of sale deed, which was registered with Sub Registrar's office at Ahmedabad-11 (Aslali) vide Registration nos. **12506** dated 07/10/2019. Mutation entry to this effect is made in the revenue record of land bearing survey No. 431 of above land vide entry no. **5492** dated **21/10/2019**.
15. The Collector of Ahmedabad issued N. A. Permission vide its order no. 1109/07/16/033/2020 dated 30/04/2020 for land bearing Survey/Block no. 431, T. P. no. 82, Final Plot no. 45/2 admeasuring about 460 sq. mtrs. Mutation entry to this effect is made in the revenue record of above land vide entry no. **5562** dated **30/04/2020**.
16. I further find that **M/s. Meghaninagar Projects LLP** of Two Partners namely Mr. Deparaj Rajendra Singhal and Mr. Rajat Rajendra Singhal.



I further find that the main business of the firm is to construction and Developer of all kind of constructions to carry on Business as building contractor and to acquire and plots for colonization or otherwise sell plots construct industrial park, commercial building for sale and rent or both on installment or otherwise etc. in the interest of partnership and with mutual consent of partners. The Said **M/s. Meghaninagar Projects LLP** is a registered partnership firm bearing its Registration No. AAE4515 on 27/07/2015.

17. That Ahmedabad Municipal Corporation issued Commencement Letter (Rajachitthi) accordingly Sanctioned Plan for Block A+ B+C for Residence and Commercial Purpose and stated terms and conditions sated therein.

That Municipal Corporation have granted Plan for Subsequently issued Rajachiththi as per the details mentioned herein below. Rajachitthi No.	Ahmedabad Corporation	Date	Block	Total Units Res.	Total Units Com.
04643/100119/A1563/R 1/M1 (G. Floor, 1 st to 7 th floor).		08/03/20 21	A+B +C	168	G.Floor- 5
Total Residential Flats & Commercial Shops				168	5

18. Thereafter **M/s. Meghaninagar Projects LLP** have floated a residential and commercial scheme on the said land namely "**GANESH LOTUS**".

19. **Public Notice**

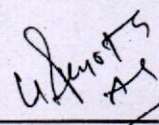
As a part of Investigation of title I have investigated the title to the non agricultural land which is more particularly described in that schedule hereunder written and after issuing public notice in Gujarati news Paper "Sandesh" dated 20/02/2021, inviting claims, if any, in upon or to the said Land in question from any person whomsoever, and I have not received any objection/claim in response thereto till today.

During search of available sub-registry records, no other entry is found on the said property.



PLACE: Ahmedabad
DATE : 24/03/2021




Urmesh R. Gupta
Advocate

(Sanad No. G/1159,

Dated 05/05/2000)

Encl:

(i) Original Search Application No. 4663 on 03/03/2021 and Receipt No. 2021002005450 for the year 1990-1993 of Rs.50/- sub registrar at Ahmedabad-1 (City).

(ii) Original Transaction No. 20210226755015994 on 26/02/2021 and PDIN No. 802202135248 for the year 1994-2011 of Rs.295/- sub registrar at Ahmedabad-5 (Narol)

(iii). Original Search Application No. 3538 on 22/03/2021 and Receipt No. 2021311009187 for the year 2011-2021 of Rs.220/- sub registrar at Ahmedabad-11 (Aslali).

(iv). Certified Copy of sale deed Reg.No. 12506 dated 07/10/2019 in the name of M/s. Meghaninagar Projects LLP bfore SRO Ahmedabad-11(Aslali).

