



MEMON LAW HOUSE

Y.H.MEMON (Advocate)

T.Y.PATEL (Advocate)

Office :- 712, Span Trade Center, Opp. Kochrab Ashram, Paldi,
Ahmedabad. (M) 9898641730

Date:- 20 -04-2023

Title Report

To,

Shree Satyanarayan Prabhu CHSL

Add :- 106/8, Keshavnagar CHSL,
Keshavnagar, Subhasbridge,
Ahmedabad.



Respected Sir,

Ref : Immovable property being a Scheme namely “**KAMESHWAR ELITE - 140**” constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 3490 sq. mtrs of final plot no. 215 Paiki, of town planning scheme no. 1/B, allotted in lieu of revenue survey no. 333, situate and lying at Mouje : Bodakdev Taluka : Ghatlodiya, in registration sub district of Ahmedbad – 3 (Memnagar) and district of Ahmedabad – Gujarat (hereinafter referred to as “the said property” which is more particularly described in the SCHEDULE hereunder).

As per the instruction, I have examined the title of the above referred property and have caused to be taken searches of revenue and registration record for last 30 years through our search clerk and from that and from the information given to me and from the declaration cum indemnity bond filed before us and believing the same to be true, correct



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and trustworthy and also believing the same to be true, correct and trust worthy and also believing the documents / copies / papers etc. furnished to be true and genuine, I hereby give my report on title as under :-

Name of the title Holder

Shree Satyanarayan Prabhu Co-Operative Housing Society Ltd.
(Present Owners and Promoters)

1) Description of the property

Immovable property being a Scheme namely "KAMESHWAR ELITE - 140" constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 3490 sq. mtrs of final plot no. 215 Paiki, of town planning scheme no. 1/B, allotted in lieu of revenue survey no. 333, situate and lying at Mouje : Bodakdev Taluka : Ghatlodiya, in registration sub district of Ahmedbad – 3 (Memnagar) and district of Ahmedabad – Gujarat.

East :- Goyal Plaza after open Plot.

West :- Premchandnagar and Nirmal Shanti Tower.

North :- Judges Bungalows Road.

South :- 60 Ft T.P. Road.

2) Documents studied :-

1. Copy of latest village form no. 7, 12, 6 & 8-A.





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2. Copy of Non Agricultural use permission for residential purpose dated : 05-10-1989 vide order no. અ.મ.પ./એસ.આર./૪૭૭ taken by Shree Satyanarayan Prabhu CHSL.
3. Copy of registration certificate no. GH/7109/1978 dated : 31/05/1978 of Shree Satyanarayan Prabhu (Bhangi Harijan) CHSL.
4. Certified copy of registered Sale deed no. 20716/1966 dated : 20-11-1988 executed in favor of Shree Satyanarayan Prabhu CHSL..
5. Copy of registration fee payment receipt and index – II of above sale deed.
6. Copy of Zoning Certificate issued by Ahmedabad Municipal Corporation dated : 04 -06 -2018.
7. Copy of Part Plan of the said land issued by Ahmedabad Municipal Corporation dated : 04 - 06 -2018.
8. Copy of F - Form of the said land issued by Ahmedabad Municipal Corporation dated : 04 - 06 -2018.
9. Copy of construction permission granted by Ahmedabad Municipal Corporation vide case no. BHNTS / NWZ / 141020 / CGDCRV / A4073/R0 / M1 with Rajachitthi No : 04744 / 141020 / A4073 / R0 / M1. and BHNTS / NWZ / 141020 /CGDCRV /A4075 /R0 /M1 with Rajachitthi No : 04745 / 141020 / A4075/R0 / M1 dated : 09-04-2021.
10. Copy of plan passed by Ahmedabad Municipal Corporation.





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11. Declaration of all the Society Members.
12. Public notice dated : 21-01-2023 Published in "Nav Gujarat Samay" News Paper.

3) **Tracking of title since the year 1950 till 2023.**

In pursuant to your instructions to investigate the title of the said land, I have arranged for necessary searches to be taken down since the years 1990 to 2023 in the available records of sub registrar and also perused documents/paper produced before us. On the basis of the said searches, documents/papers information and declaration produced by owner of the said property, we give our report as under :-

4) **History of Survey No. 333 Paiki F.P. No : 215 paiki of T. P. Scheme No. 1/B, Khata No. 1188.**

1. The said property belonged to Dhulaji and as per taluka order no. T.N.C.S.R. dated : 27-11-1947 name of Manga Mala was entered as "Protected Tenant" of the land bearing revenue survey no : 333 vide mutation entry no. 899 dated : 13-05-1948.
2. That Thereafter, tenant i.e. Manga Mala had denied to purchase the said land bearing revenue survey no. 333 hence purchase of the said land bearing revenue survey no. 333 was declared non implemented by Nyayadhikar and Taluka Mamlatdar, vide its order in tenancy case no. 6 dated : 23-08-1967 vide mutation





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entry no. 1948 dated : 27-08-1972 (the said order is not produced before me, so i rely upon the averment made in the mutation entry.)

3. That Thereafter, from the section-5 of circular No. L.N.27 the said land is not allowed to be sold in paiki lands or on Lease vide mutation entry no. 986 dated : 01-07-1955.
4. That Thereafter, Sothaji Dhulaji filed Application under section section 32 – P. 2 (C) of Bombay Tenancy and agricultural land 1948 and as per order of Hon. Collector dated 13-03-1980, the order dated 26-08-1967 was cancelled and Nyayadhikar and Taluka krushipanch Mamlatdar, vide its order in tenancy case no. Ganotcase/40/80 Bodakdev dated 15-04-1980 the investigation was closed and entry to that order was made vide mutation entry no. 2802 dated : 01-04-1980.
5. That Thereafter, investigation under section 32 – G of Bombay Tenancy and agricultural land 1948 was closed and entry to that order was made vide mutation entry no. 2804 dated : 22-04-1981.
6. That thereafter, Sothiya dhula got entered name of his legal heirs as co-owners along with him, namely (1) Manguben Sothiya Thakor (2) Hiraji Sothiya Thakor (3) Lasiben Sothiya





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Thakor (4) Champaben Sothiya Thakor were entered in revenue records of the said land bearing revenue survey no. 333 vide mutation entry no. 3654 dated : 05-05-1986.

7. That Thereafter, vide order bearing no. U.L.C. / 2087 / 39573/ Va.1 dated : 01-6/8-1988 Passed by Section Officer, Revenue Department Gujarat, the permission for sale to the said society was granted.
8. That Thereafter, The said property land belong to Sothiya Dhula Thakor and Hiraji Sothiya Thakor and the said land was purchased by Shree Satyanarayan Prabhu CHSL (Previously known as Shree Satyanarayan Bhangi Harijan CHSL) Registered with Gujarat Co.Op. Soc. Act - 1961 vide Registration no. GH/7109/1978 dated : 31/05/1978 Through it's chairman Devjibhai Palabhai Manvar with Conforming Parties (1) Manguben Sothiya Thakor D/o Sothiya Dhula Thakor (2) Lasiben Sothiya Thakor D/o Sothiya Dhula Thakor (3) Champaben Sothiya Thakor D/o Sothiya Dhula Thakor vide registered sale deed no. 20796/1988 dated : 07-11-1988 and was ordered at dated : 21-11-1988.





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9. Thereafter, Non Agricultural use permission for residential purpose dated : 05-10-1989 vide order no.અ.મ.પ./એસ.આર./૪૭૭ taken by Shree Satyanarayan Prabhu CHSL.
10. Thereafter, The said society enrolled members and developed the scheme named "Kameshwar Apartments" after getting approval of the plans from the statutory authorities and after collecting Share money from 75 members individually (Title of 75 members individually are subject to verification) and allotted different premises and The Share certificate of Rs 50/- Each were allotted in lieu of the premises vide share no. 1 to 375 of share certificate no. 1 to 75.
11. Thereafter, In order to construct the said land Shree Satyanarayan Prabhu Co-Operative Housing Society Ltd through its chairmen Mulchandbhai Gulabchand Parmar and secretary Arun Ramdas Khare with the consent of all the members of the society gave construction rights to Y and T Projects a partnership firm Through its Authorized partner Ashwinkumar Baldevbhai patel and Omprakash Mohanlal Dhariwal by Memonrendam of understanding (Bandhkam Angeno Samjuti Karar) registered with the Public Notary m.k.vaghasia vide Serial no. 822 /2023 dated : 20-04-2023.





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(A) That for better investigation of title to the said land in question I had issued a public notice in the Gujarati Daily Newspaper "NAV GUJARAT SAMAY" on 21-01-2023 inviting objections if any from the public at large for issuing title Clearance Certificate in relation thereto and in response to the said public notice i am not in receipt of any objection carrying weightage in prescribed time limit.

(B) That thereafter i had taken search of the record of the said land being maintained by the sub - registrar of (1) Ahmedabad - 1 (city) dated : 02-02-2023 from year 1992 to 1994 (2) Ahmedabad - 3 (Memnagar) dated : 02 -02-2023 from year 1994 to 2023 through my search clerk wherein i have received information about the development registered by the said society in favour of M/s. Y & T Projects LLP through it's Authorized partner Vijaybhai prajapati which has been cancelled by sub - registrar of Ahmedabad - 3 (Memnagar) vide Serial no. 2760 / 2023 dated : 09-03-2023 in accordance with RERA (Gujarat Real Estate Regulatory Authority) order in the complaint No. :-

(1) CMP / AHMEDABAD / 220402 / 000062 ,

(2) CMP / AHMEDABAD / 220402 / 000063 ,

(3) CMP / AHMEDABAD / 220413 / 000069 ,

(4) CMP / AHMEDABAD / 220413 / 000070,

(5) CMP / AHMEDABAD / 220324 / 000059 ,

dated - 14/11/2022 and all the procedures





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is done as per the orders of Gujarat Real Estate Regulatory Authority (RERA).

(C) That on the basis of all above fact and the papers furnished by you meaning it trustworthy I hereby opine that title of the said land belongs to i.e. Shree Satyanarayan Prabhu Co-Operative Housing Society Ltd and its members as owner and Promoter and the same is Clear, marketable and free from any encumbrances subject to...

1. Fulfillment of the provision of the Bombay Tenancy and Agricultural Lands act, the Bombay fragmentation and consolidation of Holdings act, town planning act, stamp act, Registration or any other act, rule/notification, gazette etc. whichever may apply.
2. Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land/property and any concerned case and any other permission related to including N.A. order.
3. Outcome of the cases filed before the honourable courts
4. Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.





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THE SCHEDULE ABOVE REFERRED TO

Immovable property being a Scheme namely “KAMESHWAR ELITE - 140” constructed/ to be constructed, situate and lying on freehold non – Agricultural land admeasuring about 3490 sq. mtrs of final plot no. 215 Paiki, of town planning scheme no. 1/B, allotted in lieu of revenue survey no. 333, situate and lying at Mouje : Bodakdev Taluka : Ghatlodiya, in registration sub district of Ahmedbad – 3 (Memnagar) and district of Ahmedabad – Gujarat.

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North :- Judges Bungalows Road.

South :- 60 Ft T.P. Road.

Place : Ahmedabad

Date : 20-04-2023



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SANAD NO. G/2913/2010

Note of caution and disclaimer :-

1. That the computerized record of sub registrar is not well prepared/maintained/recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our/ my error.



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2. The Record of the Sub – Registrar and some Past Revenue record is illegible or destroyed or not visible for some years.
3. in case.... is any deed(s)/ writing (s) etc. executed through power of attorney holder then consent deed is required to be taken from the person(s) who had given power of attorney i.e. from original owner.
4. That I had not been informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as i had not inquired for the same. so, if any suit litigation if pending before any judicial court quasi judicial authorities, tribunals etc. then this title is subject to final outcome of pending suits litigations etc.
5. I have issued this report only to you and no other shall rely on this without my written permission.

