

Rajesh K. Shah

ADVOCATE

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DATE : 23/06/2023

TITLE REPORT

TO,
SWETALEE DEVELOPERS PVT.LTD.
Ahmedabad



Re: Investigation of the titles in respect of All that pieces and parcels of Non-Agriculture land for Multi-Purpose use admeasuring 2910 Square Meters of Final Plot No.205+210+218 (allotted in lieu of Revenue Survey No.502/7, 504/1 and 505/5/C) of T.P. Scheme No.409/B (Zundal) situated, lying and being at mouje Zundal, Taluka Gandhinagar within the Registration Sub-District Gandhinagar & District Gandhinagar belonging to SWETALEE DEVELOPERS PVT.LTD.

We have to refer instructions of SWETALEE DEVELOPERS PVT.LTD. to investigate the titles of the aforesaid land, we have carefully gone through the documents provided to us in respect of the aforesaid land and upon perusal of the same it appears that;

HISTORY OF LAND BEARING SURVEY NO. 502/7

1. Prior to the year 1950 all that land admeasuring Acre 0-24 Gunthas i.e. 2428 Sq.Mtrs. bearing Revenue Survey No.502/7 of mouje Zundal, Taluka & District

Gandhinagar was in entitlement of (1) Maneklal Chunilal (2) Keshavlal Jethalal and (3) Somchand Chhanalal and the Said Land was cultivated by one Kala Jena as protected tenant.

2. Since the area of the Land bearing Revenue Survey No.502/7 was lesser than standard area as per the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Holdings Act, 1947, the Said Land was declared as fragmented land and the same was recorded in the revenue records vide mutation entry No.1642 on 1/10/1951, which was certified by the competent authority 12/6/1952.
3. Thereafter, the name of said Pranbhai Govindbhai was added as ordinary tenant of the Said Land and the same was recorded in the revenue records vide mutation entry No.1747, which was certified by the competent authority in due course.
4. Thenafter, on the death of Maneklal Chunilal on 27/09/1952, the names of his sisters i.e. (1) Champaben Chunilal (2) Heeraben Chunilal and (3) Leelaben Chunilal were added in the Land bearing Revenue Survey No.502/7 as he was not succeeded with any immediate legal heirs and the same was recorded in the revenue records vide mutation entry No.1805 on 06/12/1952, which was certified by the competent authority in due course.
5. Thenafter, pursuant to the order of Mamlatdar (Revenue) bearing no. R-T-S.SRI-74 (52-53) dated 02/12/1953 the names of (1) Keshavlal Jethalal and (2) Somchand Chhanalal were removed and the names of (1) Champaben Chunilal (2) Heeraben Chunilal and (3) Leelaben Chunilal were to be kept intact in the Land bearing Revenue Survey No.502/7. However the name of Champaben Chunilal was to be removed as she consented for releasing her right from the Land bearing Revenue Survey No.502/7 and the same was recorded in the revenue records vide mutation entry No.1841 on 21/12/1953 which was certified by the competent authority on 16/06/1954.

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6. It appears that upon introduction of the Bombay Personal Inami Abolition Act, 1952 vide order dated 28/7/1953 of the District Collector all that lands of village Zundal recorded as Personal Inami land were ordered to be abolished and admitted as Khalsa Raiyat lands & full amount of revenue assessment to be recovered. The same was recorded in the revenue records vide mutation entry No.2125 on 25/7/1955, which was certified by the competent authority on 9/10/1955.
 7. That (1) Heeraben Chunilal and (2) Leelaben Chunilal sold and conveyed the said land bearing no. 502/7 in favour of Kalaji Jenaji through saledeed dated 17/06/1955 and the same was recorded in the revenue records vide mutation entry No.2128 on 15/10/1955 which was certified by the competent authority in due course.
 8. Thereafter, the name of said Pranbhai Govindbhai was deleted as ordinary tenant of the Said Land and the same was recorded in the revenue records vide mutation entry No.2151 on 15/07/1956, which was certified by the competent authority on 01/05/1957.
 9. Thenafter, Revenue Settlement Commissioner and Director of Land Records vide Circular no.Con/L.R.67 dated 05/08/1955 removed as Tukdo from the said land and the same was recorded in the revenue records vide mutation entry No.2214 on 19/08/1959, which was certified by the competent authority in due course.
 10. Thenafter, On the death of Kalaji Jenaji Thakor on 23/04/1982, the names of his legal heirs (1) Somaji Kalaji (2) Bhavanji Kalaji (3) Galaji Kalaji (4) Javanji Kalaji and (5) Hiraji Kalaji were added in the said land and the same was recorded in the revenue records vide mutation entry No.3639 on 09/05/1983, which was certified by the competent authority on 22/06/1983.

11. Thenafter, On the death of Bhavanji Kalaji on 15/05/1997, the names of his legal heirs (1) Babuben widow of Bhavanji Kalaji (2) Kunvarben Bhavanji (3) Kamuben Bhavanji (4) Becharji Bhavanji (5) Lakshmanji Bhavanji (6) Punjaji Bhavanji (7) Vikramji Bhavanji and (8) Veenaben Bhavanji were added in the said land and the same was recorded in the revenue records vide mutation entry No.4599 on 04/08/2000, which was certified by the competent authority in due course.

12. Thenafter, (1) Somaji Kalaji (2) Galaji Kalaji (3) Kunvarben Bhavanji (4) Kamuben Bhavanji (5) Veenaben Bhavanji released their rights, title and interest from the said land and the same was recorded in the revenue records vide mutation entry No.5960 on 20/11/2008, which was certified by the competent authority on 07/03/2009.

13. Thenafter, On the death of Hiraji Kalaji on 24/04/2006, the names of his legal heirs (1) Manguben widow of Hiraji Kalaji (2) Prahladi Hiraji (3) Popatji Hiraji (4) Mansinghji Hiraji (5) Suryaben Hiraji and (6) Kaliben Hiraji were added in the said land and the same was recorded in the revenue records vide mutation entry No.5961 on 01/12/2008, which was certified by the competent authority on 07/03/2009.

14. Thenafter, (1) Manguben widow of Hiraji Kalaji (2) Prahladi Hiraji (3) Popatji Hiraji (4) Mansinghji Hiraji (5) Suryaben Hiraji and (6) Kaliben Hiraji released their rights, title and interest in favour of (1) Javanji Kalaji (2) Becharji Bhavanji (3) Lakshmanji Bhavanji (4) Punjaji Bhavanji (5) Vikramji Bhavanji and (6) Babuben widow of Bhavanji Kalaji from the said land and the same was recorded in the revenue records vide mutation entry No.6110 on 27/08/2009, which was certified by the competent authority on 10/04/2010.

15. Thenafter, (1) Javanji Kalaji (2) Becharji Bhavanji (3) Lakshmanji Bhavanji (4) Punjaji Bhavanji (5) Vikramji Bhavanji and (6) Babuben widow of Bhavanji Kalaji sold and conveyed the said land in favour of Sanjay Babubhai Patel through a saled deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 15707 on 26/08/2010 and the same was recorded in the revenue records vide mutation entry No.6430 on 20/09/2010, which was certified by the competent authority on 24/11/2010.

16. Thenafter, Sanjay Babubhai Patel sold and conveyed the said land in favour of (1) Dineshbhai Harjibhai Patel (2) Kantilal Narandas Patel and (3) Nehal Niranjambhai Shah through a saled deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 2188 on 15/02/2014 and the same was recorded in the revenue records vide mutation entry No.7414 on 15/02/2014, which was certified by the competent authority on 02/04/2014.

17. A Town Planning Scheme No.409/B has been introduced for village Zundal and accordingly Final Plot No.205 admeasuring 1457 Sq.Mtrs. has been allotted in lieu of the Said Land admeasuring 2428 Sq.Mtrs. bearing Survey No.502/7.

18. Thenafter, (1) Dineshbhai Harjibhai Patel (2) Kantilal Narandas Patel and (3) Nehal Niranjambhai Shah sold and conveyed the said land in favour of (1) Nimishaben Mafatbhai Patel wife of Sanjaykumar Patel and (2) Ramanbhai Shamalbhai Patel through a saled deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 15056 on 21/06/2019 and the same was recorded in the revenue records vide mutation entry No.9249 on 21/06/2019, which was certified by the competent authority on 30/08/2019.

19. Subsequently said Ramanbhai Shamalbhai Patel and others have made necessary application to the District Collector, Gandhinagar seeking permission for the conversion of the Land bearing Revenue Survey No.502/7 admeasuring 2428 Sq.Mtrs paiki 1457 sq.mtrs from agricultural to non

agricultural use and accordingly the District Collector, Gandhinagar vide his order No. 1951/06/03/057/2021 dated 30/09/2021 granted permission subject to the terms and conditions setout therein and accordingly the Land bearing Revenue Survey No. 502/7 admeasuring 2428 Sq.Mtrs paiki 1457 sq.mtrs was converted from agricultural to non agricultural use for Multipurpose Use and the same has been recorded in the revenue records vide mutation entry No.10352 on 30/09/2021 which was certified by the competent authority on 12/11/2021.

20. Thenafter, (1) Nimishaben Mafatbhai Patel wife of Sanjaykumar Patel and (2) Ramanbhai Shamalbhai Patel sold and conveyed the said land in favour of Swetalee Developers Pvt.Ltd. through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 18995 on 05/05/2022 and the same was recorded in the revenue records vide mutation entry No.10619 on 10/05/2022, which was certified by the competent authority on 21/06/2022.

HISTORY OF LAND BEARING SURVEY NO. 504/1

1. Prior to the year 1950 all that land admeasuring Acre 2-1 Gunthas bearing Revenue Survey No.504 (paiki) of mouje Zundal, Taluka & District Gandhinagar was in entitlement of Naranbhai Mathurbhai.
2. That vide the order of D.I.L.R on 25/08/1950, the land bearing survey no. 504/1 admeasuring Acre 0-4 Gunthas i.e. 405 Sq.Mtrs. came in the entitlement of one Pranbhai Govindbhai and the same was recorded in the revenue records vide mutation entry No.1623 on 23/04/1951, which was certified by the competent authority in due course.
3. Since the area of the Land bearing Revenue Survey No.504/1 was lesser than standard area as per the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Holdings Act, 1947, the Said Land was declared as fragmented land and the same was recorded in the revenue

records vide mutation entry No.1642 on 1/10/1951, which was certified by the competent authority 12/6/1952.

4. It appears that upon introduction of the Bombay Personal Inami Abolition Act, 1952 vide order dated 28/7/1953 of the District Collector all that lands of village Zundal recorded as Personal Inami land were ordered to be abolished and admitted as Khalsa Raiyat lands & full amount of revenue assessment to be recovered. The same was recorded in the revenue records vide mutation entry No.2125 on 25/7/1955, which was certified by the competent authority on 9/10/1955.
5. Thenafter, Pranbhai Govindbhai Patel mortgaged the Land bearing Revenue Survey No.504/1 in favour of Bank of Baroda and The same was recorded in the revenue records vide mutation entry No.3483 on 15/01/1981, which was certified by the competent authority on 24/03/1981.
6. Thenafter, Pranbhai Govindbhai Patel mortgaged the Land bearing Revenue Survey No.504/1 in favour of Zundal Seva Sahkari Mandali and The same was recorded in the revenue records vide mutation entry No.3673 which was certified by the competent authority on 14/07/1984.
7. Thenafter, On the death of Pranbhai Govindbhai Patel, the names of his legal heirs (1) Shanabhai Pranbhai (2) Meenaben widow of Babulal Pranbhai and legal Guardian of (3) Minor Rohitkumar Babubhai Patel and (4) Minor Bharatkumar Babulal Patel (5) Keshavlal Pranbhai Patel (6) Kantibhai Pranbhai Patel (7) Lalitaben Pranbhai Patel were added in the Land bearing Revenue Survey No.504/1 and the same was recorded in the revenue records vide mutation entry No.3722, which was certified by the competent authority in due course.
8. On account of Family Partition the Land bearing Revenue Survey No.504/1 came in the share of Kantilal Pranbhai Patel, and the same was recorded in

the revenue records vide mutation entry No.4008 on 29/06/1991, which was certified by the competent authority on 04/09/1991.

9. Thenafter, on payment of Full amount of Bank of Baroda, its charge was removed from the Land bearing Revenue Survey No.504/1 and the same was recorded in the revenue records vide mutation entry No.4250 on 30/05/1995, which was certified by the competent authority on 03/02/1996.
10. Thenafter, on payment of Full amount of Zundal Seva Sahkari Mandali, its charge was removed from the Land bearing Revenue Survey No.504/1 and the same was recorded in the revenue records vide mutation entry No.4939 on 03/03/2004, which was certified by the competent authority.
11. On the death of Kantilal Pranbhai Patel on 29/07/2017, the names of his legal heirs (1) Lilaben widow of Kantilal Patel (2) Manishkumar Kantilal Patel and (3) Tusharkumar Kantilal Patel were added in the Land bearing Revenue Survey No.504/1 and the same was recorded in the revenue records vide mutation entry No.8580 on 23/11/2017, which was certified by the competent authority on 17/02/2018.
12. A Town Planning Scheme No.409/B has been introduced for village Zundal and accordingly Final Plot No.210 admeasuring 300 Sq.Mtrs. has been allotted in lieu of the Said Land admeasuring 405 Sq.Mtrs. bearing Survey No.504/1
13. Subsequently said Lilaben widow of Kantilal Patel and others have made necessary application to the District Collector, Gandhinagar seeking permission for the conversion of the Land bearing Revenue Survey No.504/1 being 405 Sq.Mtrs paiki 300 sq.mtrs. from agricultural to non agricultural use and accordingly the District Collector, Gandhinagar vide his order No. 1593/06/03/057/2020 dated 27/11/2020 granted permission subject to the terms and conditions setout therein and accordingly the Land bearing Revenue Survey No.504/1 admeasuring 405 Sq.Mtrs paiki 300 sq.mtrs. was



converted from agricultural to non agricultural use for Multipurpose Use and the same has been recorded in the revenue records vide mutation entry No.9991 on 27/11/2020 which was certified by the competent authority on 15/01/2021.

14. Thenafter, (1) Lilaben widow of Kantilal Patel (2) Tusharkumar Kantilal Patel for himself as POA Holder of (3) Manishkumar Kantilal Patel sold and conveyed Land bearing Final Plot No.210 (allotted in lieu of Revenue Survey No.504/1) admeasuring 300 Sq.Mtrs in favour of Swaman Developers LLP through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 11642 on 26/03/2021 and the same was recorded in the revenue records vide mutation entry No.10132 on 05/04/2021, which was certified by the competent authority on 21/05/2021.

15. Thenafter, Swaman Developers LLP sold and conveyed Land bearing Final Plot No.210 (allotted in lieu of Revenue Survey No.504/1) admeasuring 300 Sq.Mtrs in favour of Swetalee Developers Pvt. Ltd. through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 20784 on 20/04/2023 and the same was recorded in the revenue records vide mutation entry No.11038 on 27/04/2023, which was certified by the competent authority on 05/06/2023.

HISTORY OF LAND BEARING SURVEY NO. 505/5/C

1. Prior to the year 1950 all that land admeasuring Acre 0-17 Gunthas bearing Revenue Survey No.505/5/3 of mouje Zundal, Taluka & District Gandhinagar was in entitlement of Somabhai Mathurbhai .
2. That vide the order of D.I.L.R on 25/08/1950, the land bearing survey no. 505/5/3-C admeasuring Acre 0-19 Gunthas i.e. 1922 Sq.Mtrs. came in the entitlement of one Pranbhai Govindbhai and the same was recorded in the revenue records vide mutation entry No.1623 on 23/04/1951, which was certified by the competent authority.

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3. Since the area of the Land bearing Revenue Survey No.505/5/3-C was lesser than standard area as per the provisions of the Bombay Prevention of the Fragmentation and Consolidation of Holdings Act, 1947, the Said Land was declared as fragmented land and the same was recorded in the revenue records vide mutation entry No.1642 on 01/10/1951, which was certified by the competent authority 12/6/1952.
 4. It appears that upon introduction of the Bombay Personal Inami Abolition Act, 1952 vide order dated 28/7/1953 of the District Collector all that lands of village Zundal recorded as Personal Inami land were ordered to be abolished and admitted as Khalsa Raiyat lands & full amount of revenue assessment to be recovered. The same was recorded in the revenue records vide mutation entry No.2125 on 25/7/1955, which was certified by the competent authority on 9/10/1955.
 5. Thenafter, Pranbhai Govindbhai Patel mortgaged the Land bearing Revenue Survey No.505/5-c in favour of Bank of Baroda and The same was recorded in the revenue records vide mutation entry No.3483 on 15/01/1981, which was certified by the competent authority on 24/03/1981.
 6. Thenafter, Pranbhai Govindbhai Patel mortgaged the Land bearing Revenue Survey No.505/5-c in favour of Zundal Seva Sahkari Mandali Ltd. and The same was recorded in the revenue records vide mutation entry No.3673 which was certified by the competent authority on 14/07/1984.
 7. Thenafter, On the death of Pranbhai Govindbhai Patel, the names of his legal heirs (1) Shanabhai Pranbhai (2) Meenaben, widow of Babulal Pranbhai and legal Guardian of (3) Minor Rohitkumar Babubhai Patel and (4) Minor Bharatkumar Babulal Patel (5) Keshavlal Pranbhai Patel (6) Kantibhai Pranbhai Patel (7) Lalitaben Pranbhai Patel were added in the Land bearing Revenue Survey No. 505/5-C and the same was recorded in the revenue

records vide mutation entry No.3722, which was certified by the competent authority in due course.

8. On account of Family Partition the Land bearing Revenue Survey No. 505/5-C came in the share of Keshavlal Pranbhai Patel, and the same was recorded in the revenue records vide mutation entry No.4008 on 29/06/1991, which was certified by the competent authority on 04/09/1991.
9. Thenafter, on payment of Full amount of Bank of Baroda, its charge was removed from the Land bearing Revenue Survey No. 505/5-C and the same was recorded in the revenue records vide mutation entry No.4250 on 30/05/1995, which was certified by the competent authority on 03/02/1996.
10. Thenafter, on payment of Full amount of Zundal Seva Sahkari Mandali Ltd., its charge was removed from the Land bearing Revenue Survey No. 505/5-C and the same was recorded in the revenue records vide mutation entry No.4939 on 03/03/2004, which was certified by the competent authority.
11. Thenafter, vide an order of the City Mamlatdar, Gandhinagar bearing No. JAMIN/VASHI-/08 dated 19/09/2008, errors committed in the computerized 7/12 extracts of Revenue Survey no. 505/5-C were rectified and the same was recorded in the revenue records vide mutation entry No.5995 on 12/01/2009 which was certified by the competent authority on 23/04/2009.
12. Thenafter, Keshavlal Pranbhai Patel sold and conveyed the Land bearing Revenue Survey No. 505/5-C in favour of (1) Bhikhabhai Dahyabhai Valand (2) Khodabhai Dahyabhai Valand through a saledeed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 18048 on 18/12/2015 and the same was recorded in the revenue records vide mutation entry No.7974 on 18/12/2015, which was certified by the competent authority on 20/01/2016.

13. Thenafter, (1) Bhikhabhai Dahyabhai Valand and (2) Khodabhai Dahyabhai Valand mortgaged the Land bearing Revenue Survey No. 505/5-C in favour of The Zundal Seva Sahkari Mandali Ltd. and the same was recorded in the revenue records vide mutation entry No.8030 on 20/02/2016, which was certified by the competent authority on 18/05/2016.
14. A Town Planning Scheme No.409/B has been introduced for village Zundal and accordingly Final Plot No.218 admeasuring 1153 Sq.Mtrs. has been allotted in lieu of the Said Land admeasuring 1922 Sq.Mtrs. bearing Survey No.505/5-C.
15. Subsequently said (1) Bhikhabhai Dahyabhai Valand (2) Khodabhai Dahyabhai Valand and others have made necessary application to the District Collector, Gandhinagar on 15/09/2020 seeking permission for the conversion of the Land bearing Final Plot No. 218 (allotted in lieu of Revenue Survey No.505/5-C) admeasuring 1153 sq.mtrs from agricultural to non agricultural use and accordingly the District Collector, Gandhinagar vide his order No. 1358/06/03/057/2020 dated 13/10/2020 granted permission subject to the terms and conditions setout therein and accordingly Land bearing Final Plot No. 218 (allotted in lieu of Revenue Survey No.505/5-C) admeasuring 1153 sq.mtrs was converted from agricultural to non agricultural use for Multipurpose Use and the same has been recorded in the revenue records vide mutation entry No.9912 on 13/10/2020 which was certified by the competent authority on 01/01/2021.
16. Thenafter, on payment of Full amount of Zundal Seva Sahkari Mandali Ltd., its charge was removed from the Land bearing Final Plot No. 218 allotted in lieu of Revenue Survey No.505/5-C and the same was recorded in the revenue records vide mutation entry No.10023 on 31/12/2020, which was certified by the competent authority on 09/03/2021.

17. Thenafter, (1) Bhikhabhai Dahyabhai Valand and (2) Khodabhai Dahyabhai Valand sold and conveyed the Land bearing Final Plot No. 218 allotted in lieu of Revenue Survey No.505/5-C in favour of (1) Kaniyalal Shivabhai Patel, (2) Prathmeshkumar Kanaiyalal Patel H.U.F., (3) Daksha Prathmesh Patel, (4) Meenaben Mahendrakumar Patel, (5) Binita Kavalkumar Patel, (6) Rita Umang Patel, (7) Rushabh Kamleshbhai Patel, (8) Rahul Mahendrabhai Patel, (9) Yash Prakashbhai Suthar, (10) Ramilaben Arvindbhai Patel, (11) Vikram Baldevbhai Patel, (12) Krunal Rameshbhai Patel, (13) Rimpal Krunal Patel, (14) Nareshbhai Dashrathbhai Patel, (15) Arvindbhai Pranbhai Patel, (16) Nitulben Jayeshbhai Patel, (17) Nirlipikaben Hasmukhbhai Patel, (18) Nikita Maulikkumar Patel, (19) Ilaykumar Mukeshbhai Patel and (20) Bijal Tejas Patel through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 5472 on 17/02/2021 and the same was recorded in the revenue records vide mutation entry No.10101 on 05/03/2021, which was certified by the competent authority on 11/05/2021.

18. Thenafter, (1) Kaniyalal Shivabhai Patel, (2) Prathmeshkumar Kanaiyalal Patel H.U.F., (3) Daksha Prathmesh Patel, (4) Meenaben Mahendrakumar Patel, (5) Binita Kavalkumar Patel, (6) Rita Umang Patel, (7) Rushabh Kamleshbhai Patel, (8) Rahul Mahendrabhai Patel, (9) Yash Prakashbhai Suthar, (10) Ramilaben Arvindbhai Patel, (11) Vikram Baldevbhai Patel, (12) Krunal Rameshbhai Patel sold and conveyed the Land bearing Final Plot No. 218 allotted in lieu of Revenue Survey No.505/5-C in favour of Swaman Developers LLP through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 15875 on 27/05/2021 and the same was recorded in the revenue records vide mutation entry No.10319 on 14/09/2021, which was certified by the competent authority on 14/10/2021. (Note:- The above mentioned mutation entry appears to be Certified, However, the concerned authority has mentioned that by mistake only 12 out of 20 names have been mentioned of the Seller and thus the same event has been entered again.)

19. Thenafter, (1) Kaniyalal Shivabhai Patel (2) Prathmeshkumar Kanaiyalal Patel H.U.F., (3) Daksha Prathmesh Patel, (4) Meenaben Mahendrakumar Patel, (5) Binita Kavalkumar Patel, (6) Rita Umang Patel, (7) Rushabh Kamleshbhai Patel, (8) Rahul Mahendrabhai Patel, (9) Yash Prakashbhai Suthar, (10) Ramilaben Arvindbhai Patel, (11) Vikram Baldevbhai Patel, (12) Krunal Rameshbhai Patel, (13) Rimpal Krunal Patel, (14) Nareshbhai Dashrathbhai Patel, (15) Arvindbhai Pranbhai Patel, (16) Nitulben Jayeshbhai Patel, (17) Nirlipikaben Hasmukhbhai Patel, (18) Nikita Maulikkumar Patel, (19) Ilaykumar Mukeshbhai Patel and (20) Bijal Tejas Patel sold and conveyed the Land bearing Final Plot No. 218 allotted in lieu of Revenue Survey No.505/5-C in favour of Swaman Developers LLP through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 15875 on 27/05/2021 and the same was recorded in the revenue records vide mutation entry No.10323 on 16/09/2021, which was certified by the competent authority on 12/11/2021.

20. That, co-parceners of Prathmeshkumar Kanaiyalal Patel H.U.F., i.e. (1) Daksha Prathmesh Patel, (2) Smit Prathmesh Patel and (3) Priyanka Prathmesh executed a Declaration/Indemnity Bond dated 27/05/2021 hereby confirming the sale in favour of Swaman Developers LLP. The Declaration/Indemnity Bond was registered at the office of Sub-Registrar of Assurances vide sr. no. 15877 on 27/05/2021

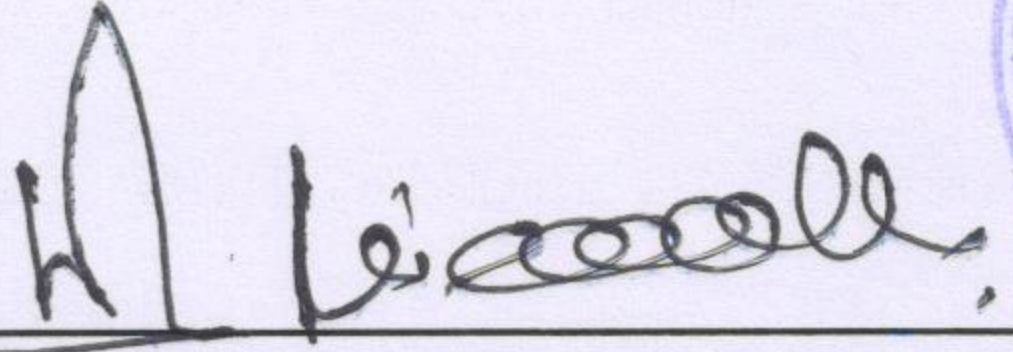
21. Thenafter, Swaman Developers LLP sold and conveyed Land bearing Final Plot No.218 (allotted in lieu of Revenue Survey No.505/5-C) admeasuring 1153 Sq.Mtrs in favour of Swetalee Developers Pvt.Ltd. through a sale deed which was registered at the office of Sub-Registrar of Assurances vide sr. no. 20783 on 20/04/2023 and the same was recorded in the revenue records vide mutation entry No.11037 on 27/04/2023, which was certified by the competent authority on 05/06/2023.

COMMON HISTORY OF LAND BEARING FINAL PLOT NOS. 205, 210 AND 218 :-

1. Swetalee Developers Pvt. Ltd. with a view to develop a residential cum commercial scheme named **"SEPAL ELEGANT-6"** on the Land bearing All that pieces and parcels of Non-Agriculture land for Multi-Purpose use admeasuring 2910 Square Meters of Final Plot No.205+210+218 (allotted in lieu of Revenue Survey No.502/7, 504/1 and 505/5/C) of T.P. Scheme No.409/B situated, lying and being at mouje Zundal, Taluka Gandhinagar within the Registration Sub-District Gandhinagar & District Gandhinagar (Hereinafter referred to as **said Land**), applied for development permission for the same to Gandhinagar Municipal Corporation has approved such plans on 17/10/2022 and also issued Development Permission for the construction as per approved plans vide Sr.No.PRM/GMC/477/Zundal-409-B/07/2022/20128 on 17/10/2022.
2. While conducting search in the office of the Sub-Registrar, we have found that certain Index-II Books are torn while the entries are also not maintained up to-date and are also not in good condition. We have relied on the land revenue record i.e. Village Form No.7/12 and mutation entries recorded periodically under the provisions of Bombay Land Revenue Code. These entries reflect transfers, intervener, inheritance, tenancy rights and other diverse interests created on the Said Land. The Mutation Entries so far as the Said Land are concerned are only relevant extract and they depict the position of the Said Land.
3. We have issued two different public notices inviting claims in respect of the title to the Land bearing survey no. 502/7 in Gujarat Samachar on 13/07/2021 and Land bearing survey nos. 504/1 and 505/5/C in Gujarat Samachar on 09/09/2021. We have not received any objection in furtherance of the issuance of such Public Notices till date.

4. In view of what is stated above it appears that the titles of All that pieces and parcels of Non-Agriculture land for Multi-Purpose use admeasuring 2910 Square Meters of Final Plot No.205+210+218 (allotted in lieu of Revenue Survey No.502/7, 504/1 and 505/5/C) of T.P. Scheme No.409/B (Zundal) situated, lying and being at mouje Zundal, Taluka Gandhinagar within the Registration Sub-District Gandhinagar & District Gandhinagar appears to be clear, marketable and free from all encumbrances and beyond reasonable doubt subject to; (i) usual declaration be made by the present owner in respect of the titles of the Said Land, (ii) latest receipts of the payment of land revenue shall be obtained for records and (iii) Laws and Rules applicable and in force to be effect legally and properly development, sale, transfer or other transaction in respect of the Said Land or any part thereof.

Thanking you.


Rajesh K. Shah, Advocate

