



Ref. File No. : 3477

TITLE REPORT

SUB: -Title Report of Non-Agricultural Land of Final Plot No.(74+77/1+78) 1, Admeasuring 3931 Sq.Mtrs. Land and Final Plot No.(74+77/1+78) 2, Admeasuring 9136 Sq.Mtrs. Land, In Total 13067 Sq.Mtrs. Land in T. P. Scheme No. 80 (allotted in Lieu of Survey No. 645, 650/1, 651 and 654) situated, lying and being at Mouje: VATVA, Taluka: VATVA, in the Registration District: AHMEDABAD, in the State of GUJARAT, Belonging to:-

LAXMI GOLDORNA HOUSE LTD., a company incorporated on 25/07/2017 and registered at Serial No. U36911GJ2010PLC059127.



Survey No. 645

Prior to 1956, Land of Survey No. 645, Acre-0-38-Guntha belongs to Chamanbhai Naranbhai vide Entry No. 1923 Dated 08/10/1937.

Thereafter, Chamanbhai Naranbhai died on 21/04/1981 and his wife Valiben also died in 1981 without leaving behind any direct legal heirs and names of his heirs namely Shankarbhai Naranbhai (Brother), Ramiben Naranbhai (Sister), Chhaganbhai Atmarambhai Naranbhai, entered in the revenue record by Entry No. 10491 Dated 27/02/1989.



Thereafter, Ramiben Naranbhai died on 08/11/1990 and names of her legal heir namely Mithabhai Bhalabhai entered in the revenue record by Entry No. 13060 Dated 11/12/2003.

Thereafter, Shankarbhai Naranbhai, Chhaganbhai Naranbhai, Mithabhai Bhalabhai sold and conveyed the said land of Survey No. 645, Admeasuring 3845 Sq.Mtrs. through their Power of Attorney Holder Rameshbhai Chunilal to Kanubhai Khusalbhai by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 228 Dated 22/01/2004 and entry to this effect entered in the revenue record by Entry No. 14008, Dated 01/07/2004.

Thereafter, Kanubhai Khusalbhai sold and conveyed the said land of Survey No. 645, Admeasuring 3845 Sq.Mtrs. to Bhavik Bharatbhai Shah by registered Sale Deed which is registered in the office of sub-registrar at Serial No.6430 Dated 29/09/2007 and entry to this effect entered in the revenue record by Entry No. 14705, Dated 15/10/2007.

Thereafter, Deputy Collector, Viramgam Prant has granted Non-Agricultural use permission for Residential use by its order No.JMN/VATVA/N.A./SR-35/07 Dated 07/03/2008 and entry to this effect entered in the revenue record by Entry No. 14875, Dated 28/03/2008.

Thereafter, Bhavik Bharatbhai Shah sold and conveyed the said land of Survey No. 645, Admeasuring 3845 Sq.Mtrs. to Aman Corporation (A Partnership Firm) by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 1049 Dated 29/01/2011 and entry to this effect entered in the revenue record by Entry No. 16537, Dated 05/03/2011.





Survey No. 650/1

Prior to 1956 Land of Survey No. 650/1, Acre-1-39-Guntha belongs to Somabhai Girdharbhai vide Entry No. 2163 Dated 12/05/1942.

Thereafter, Somabhai Girdharbhai died on 10/12/1942 and names of his legal heirs namely Budhabhai Somabhai, Bhaijibhai Somabhai and Khodabhai Somabhai entered in the revenue record by Entry No. 3149 Dated 01/11/1946.

Thereafter, Khodabhai Somabhai died on 22/01/1965 and names of his legal heirs namely Taraben wd/o. Khodabhai Somabhai and Rajeshbhai Khodabhai entered in the revenue record by Entry No. 7500 Dated 06/02/1973.

Thereafter, Bhaijibhai Somabhai died on 23/11/1977 names of his legal heirs namely Babubhai Bhaijibhai, Nalinben Bhaijibhai, Jyotiben Bhaijibhai and Kamlaben wd/o. Bhaijibhai Somabhai entered in the revenue record by Entry No. 9029 Dated 13/12/1977.

Thereafter, ULC Collector had declared the excess 5133.95 Sq.Mtrs. Land under the provisions of Urban Land Ceiling Act, 1976 by its order bearing no. ULC/U/4/Vatva/26/267/268/275/276/277 Dated 31/01/1992 and entry to this effect entered in the revenue record by Entry No. 10923, Dated 20/03/1992.

Thereafter, Budhabhai Somabhai died on 27/03/2004 and names of his legal heirs Dahiben wd/o. Budhabhai Somabhai, Babubhai Budhabhai died on 17/04/2007, Ganpatbhai Budhabhai, Hasmukhbhai Budhabhai, Bakabhai Budhabhai, Kokiben D/o. Budhabhai, Kokiben wd/o. Babubhai Budhabhai, Umeshbhai Babubhai and Rahul Babubhai entered in the revenue record by Entry No. 14624, Dated 28/07/2007.



Thereafter, Dahiben wd/o. Budhabhai Somabhai, Ganpatbhai Budhabhai, Hasmukhbhai Budhabhai, Bakabhai Budhabhai, Kokiben D/o. Budhabhai, Kokiben wd/o. Babubhai Budhabhai, Umeshbhai Babubhai and Rahul Babubhai, Taraben wd/o. Khodabhai Somabhai, Rajeshbhai Khodabhai, Babubhai Bhaijibhai, Nalinbhai Bhaijibhai, Jyotiben Bhaijibhai, Kamlaben wd/o. Bhaijibhai Somabhai sold and conveyed the said land Paiky 2859 Sq.Mtrs. Land to Bhavik Bharatbhai Shah by registered Sale Deed which is registered in the office of sub-registrar at Serial No.6178 Dated 25/09/2007 and entry to this effect entered in the revenue record by Entry No. 14707, Dated 15/10/2007.

Thereafter, Deputy Collector, Viramgam Prant has granted Non-Agricultural use permission for Residential use by its order No. JMN/VATVA/N.A./SR-38/07 Dated 07/03/2008 and entry to this effect entered in the revenue record by Entry No. 14873, Dated 28/03/2008.

Thereafter, Superintendent Land Records – Cum - Consolidation Officer, Ahmedabad, has undertaken the process of K.J.P. and passed Order No. KJP/ S.R.No.22 and Ordered to carry-out necessary corrections in the measurement of Land Area carried-out on the basis of Occupancy and Accordingly the land area of the said Land was admeasuring 7993 Sq.Mtrs. for SURVEY No. 650 and re-fixed as 2859 Sq.Mtrs. for Survey No. 650/1 to land holder Bhavik Bharatbhai Shah and 5134 Sq.Mtrs for Survey No. 650/2, to Government of Gujarat, it was premeasured pursuant to authority casted on the basis of Occupied Land area and the same was finalised and necessary effects of such changes were given in the relevant Village Form No. 7/12 and entry to this effect entered in the revenue record by Entry No. 15121, Dated 10/10/2008.

Thereafter, Bhavik Bharatbhai Shah sold and conveyed the said land of Final Plot No. 77/1 admeasuring 1716 Sq.Mtrs. in T.P. Scheme No.80 (Lieu of Survey No.



650/1) to Aman Corporation (Partnership Firm) by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 1050 Dated 29/01/2011 and entry to this effect entered in the revenue record by Entry No. 16549, Dated 04/04/2011.

Survey No. 651 and 654

Prior to 1956 Land of Survey No. 651, Acre-2-19-Guntha and 654 Acre-1-10-Guntha belongs to Shankarji Bapuji vide Entry No. 2219 Dated 26/03/1943.

Thereafter, Shankarji Bapuji died on or about 1969 and names of his legal heirs namely Shendhaji Shankarji, Manekben D/o. Shankarji Bapuji, Viraji Aataji Shankarji, and Kalaji Aataji Shankarji, entered in the revenue record by Entry No. 7089 Dated 07/01/1971.

Thereafter, Manekben D/o. Shankarji Bapuji willingly released her rights in favour of her co-owners and entry to this effect entered in the revenue record by Entry No. 7090 Dated 07/01/1971.

Thereafter, Shendhaji Shankarji, Viraji Aataji Shankarji, and Kalaji Aataji Shankarji sold and conveyed the said land of Survey No. 651 and 654 to Khodabhai Becharbhai and Bijalbhai Becharbhai by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 2234, Dated 03/02/1976 and entry to this effect entered in the revenue record by Entry No. 7940, Dated 23/02/1976.

Thereafter, Khodabhai Becharbhai died on 11/02/2003 and names of his legal heirs namely Jabuben Khodabhai, Jayantibhai Khodabhai, Kalubhai Khodabhai, Shendhabhai Khodabhai, Bhartbhai Khodabhai and Ushaben Khodabhai entered in the revenue record by Entry No. 13003 Dated 12/03/2003.



Thereafter, Jabuben Khodabhai, Jayantibhai Khodabhai, Kalubhai Khodabhai, Shendhabhai Khodabhai, Bhartbhai Khodabhai and Ushaben Khodabhai willingly released their rights in favour of Bijalbhai Behcarbhai Bharvad and entry to this effect entered in the revenue record by Entry No. 14117 Dated 18/08/2005.

Thereafter, name of Shatishbhai Bijalbhai Bharvad entered in the revenue record Survey No. 651 and 654 as co-owner of Bijalbhai Becharbhai Bharvad and entry to this effect entered in the revenue record by Entry No. 14259 Dated 30/06/2006.

Thereafter, Bijalbhai Becharbhai Bharvad and Shatishbhai Bijalbhai Bharvad sold and conveyed the said land of Survey No. 651, admeasuring 10016 Sq.Mtrs. and Survey No. 654, admeasuring 5059 Sq.Mtrs. to Bhavik Bharatbhai Shah by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 6048 Dated 21/09/2007 and entry to this effect entered in the revenue record by Entry No. 14706, Dated 15/10/2007.

Thereafter, Deputy Collector, Viramgam Prant has granted Non-Agricultural use permission for Residential use by its order No. JMN/VATVA/N.A./SR-38/07 Dated 07/03/2008 and entry to this effect entered in the revenue record by Entry No. 14873, Dated 28/03/2008.

Thereafter, Bhavik Bharatbhai Shah sold and conveyed the said land of Final Plot No. 78, admeasuring 9045 Sq.Mtrs. in T. P. Scheme No. 80 (Lieu of Survey No. 651 and 654) to Aman Corporation (A Partnership Firm) by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 1045 Dated 29/01/2011 and entry to this effect entered in the revenue record by Entry No. 16540, Dated 05/03/2011.





For Survey Nos. (645, 650/1, 651 and 654)

Thereafter, Revenue Department by Restructuring City Taluka and Dascroi Taluka, Declared new Composition to Taluka namely Ahmedabad East and Ahmedabad West by its order bearing no. PFR/102011/275/L/1 Dated 17/03/2012 and entry to this effect entered in the revenue record by Entry No. 17312, Dated 03/05/2012.

Thereafter, Aman Corporation sold and conveyed the said land of Final Plot No. (74+77/1+78)2 [Survey No. 645, 650/1, 651 and 654], admeasuring 3553 Sq.Mtrs. Land to (1) Kaivan Vinodchandra Shah, (2) Gaurav Vinodchandra Shah, (3) Rikesh Motilal Shah, (4) Pravinkumar Bhogilal Shah and (5) Jayantilal Champalal Shah by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 2537 Dated 22/02/2018 and entry to this effect entered in the revenue record by Entry No. 20118, Dated 27/02/2018.

Thereafter, Aman Corporation sold and conveyed the said land of Final Plot No.(74+77/1+78)3 [Survey No. 645, 650/1, 651 and 654], admeasuring 3931 Sq.Mtrs. Land to (1) Kaivan Vinodchandra Shah, (2) Gaurav Vinodchandra Shah, (3) Rikesh Motilal Shah, (4) Pravinkumar Bhogilal Shah and (5) Jayantilal Champalal Shah by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 2539 Dated 22/02/2018 and entry to this effect entered in the revenue record by Entry No. 20119, Dated 27/02/2018.

Thereafter, Aman Corporation sold and conveyed the said land of Final Plot No. (74+77/1+78)1 [Survey No. 645, 650/1, 651 and 654], admeasuring 5194 Sq.Mtrs. Land to Sangani Infrastructure India Pvt. Ltd. by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 2538 Dated 22/02/2018 and entry to this effect entered in the revenue record by Entry No. 20120, Dated 27/02/2018.



Thereafter for the Land of Survey No. 645, 650/1, 651, 654, Totally admeasuring 21779 Sq.Mtrs. Land covered in the Town Planning Scheme No. 80 (Vatva-6), Town Planning Officer had given Final Plot and granted revised Final Plots as Final Plot No. (74+77/1+78) 1/1, admeasuring 3931 Sq.Mtrs. Land and Final Plot No.(74+77/1+78)1/2+2+3, admeasuring 9136 Sq.Mtrs., In Total admeasuring 13067 Sq.Mtrs. Land to (1) Kaivan Vinodchandra Shah, (2) Gaurav Vinodchandra Shah, (3) Rikesh Motilal Shah, (4) Pravinkumar Bhogilal Shah and (5) Jayantilal Champalal Shah, Aman Corporation and Sangani Infrastructure India Pvt. Ltd. by its letter bearing no. NRY/No.80/Vatva-6/Case No.74+77/1+78/1752 Dated 19/12/2018.

Thereafter, Mamlatdar Vatva has passed the order for change of surname of Purchaser Jayantilal Champalal Shah and changed the surname to Maheta in place of Shah by its order bearing no. City/Jmn/Vatva/Su-Hukam/Vatva/S.R.92/2018 Dated 20/12/2018 and entry to this effect entered revenue record by Entry No. 20608 Dated 28/12/2018.

Thereafter, Aman Corporation and Sangani Infrastructure India Pvt. Ltd. has executed Deed of Correction in respect of Sale Deed No. 2538/2018 Dated 22/02/2018 and corrected the area of Final Plot by Deed of Correction, which is registered office of Sub-Registrar at Serial No. 5327, Dated 25/03/2021.

Thereafter, Sangani Infrastructure India Pvt. Ltd. sold and conveyed the said land of Final Plot No. (74+77/1+78) 1/1, admeasuring 3931 Sq.Mtrs. Land and Final Plot No. (74+77/1+78) 1/2+2+3, admeasuring 9136 Sq.Mtrs., Paiky 1652 Sq.Mtrs. Land, In Total 5583 Sq.Mtrs. Land to Laxmi GoldOrna House Pvt. Ltd. by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 5407 Dated 15/04/2021 and entry to this effect entered in the revenue record by Entry No. 22106, Dated 03/11/2021.





Thereafter, (1) Kaivan Vinodchandra Shah, (2) Gaurav Vinodchandra Shah, (3) Rikesh Motilal Shah, (4) Pravinkumar Bhogilal Shah and (5) Jayantilal Champalal Shah sold and conveyed the said land of Final Plot No.(74+77/1+78) 1/2+2+3, admeasuring 9136 Sq.Mtrs., Paiky 7484 Sq.Mtrs. to Laxmi GoldOrna House Ltd. by registered Sale Deed which is registered in the office of sub-registrar at Serial No. 16793 Dated 22/10/2021 and entry to this effect entered in the revenue record by Entry No. 22107, Dated 03/11/2021.

Thereafter, Town Planning Officer change in the Final Plot No.(74+77/1+78) 1/1, admeasuring 3931 Sq.Mtrs., and Final Plot No. (74+77/1+78)1/2+2+3 admeasuring 9136 and given New Final Plot No. (74+77/1+78) 1, admeasuring 3931 Sq.Mtrs. and Final Plot No. (74+77/1+78) 2, admeasuring 9136 Sq.Mtrs., and change the F-Form and issued the Re-Allotment Register.

Thereafter, District Collector of Ahmedabad has granted Non-Agricultural Permission for Multipurpose Use for Survey No. 650/1, admeasuring 2859 Sq.Mtrs. Paiky 1715 Sq.Mtrs. by its order bearing no. 3881/07/16/034/2023 Dated 12/04/2023 and entry to this effect entered in the revenue record by Entry No. 23185, Dated 12/04/2023.

Thereafter, Registrar of Companies given approval for transfer the company Laxmi GoldOrna House Pvt. Ltd., to Laxmi GoldOrna House Ltd., under the provisions of Companies Act,2013 under section 18 vide SRN No. G47974910, Dated 25/07/2017.

Thereafter, The Ahmedabad Municipal Corporation sanctioned lay-out plan for construction of commercial and residential by its Case No. BHNTI/SZ/180323/CGDCRV/A7154/RO/M1 and gave Rajachhitthi No.08074/180323/A7154/RO/M1, Dated 13/04/2023.



Hence, at present, Laxmi GoldOrna House Ltd is absolute owner and in possession of the said Land.

Under the instructions of our client we have investigated the title of the said Land and after conducting/arranging necessary searches of relevant Revenue Records consisting of Village Records of Village Form No. 7 & 12 and No. 6 and Records i.e. INDEX-II Register for more than last 30 years and upon examination of the same we found that some of such records were either in torned-off/ damaged condition or fully destroyed and therefore the same were not made available for our inspection.

We have published a PUBLIC NOTICE in local daily newspaper viz., "GUJARAT SAMACHAR" of (Dated) 17/05/2023 and in respect to that PUBLIC NOTICE, we have not received any claim or objections which adversely affect the title of the said Land and prevent us from issuing necessary Title Clearance Certificate.

In view of what is stated above and on the basis of our examination of the available records, we are of the opinion that the Title of the said Land is clear and marketable and is free from reasonable doubts and without any encumbrances and/or charges.

Date: 26/05/2023.
Place: AHMEDABAD




(PRAKASH C. SHAH) ADVOCATE
M/S. PRAKASH C. SHAH & CO.,

- * Bar Council Registration No. G/345/1990, Dated 24/06/1990.
- * Advocate Welfare Fund Registration No. A.M./A.R./37501, Dated 18/06/2012.