



Off.: A/401-402, "Harivilla", Nr. Sarthi Hotel, Vastrapur-Gurudwara Road, Vastrapur, Bodakdev, Ahmedabad-54.
Phone : (O) 26856140, 26840799, Mobile : 98250 32497

Ref. No. :

Date :

Date: 05/10/2022

TITLE REPORT

To,

Gamara Construction Company

A Partnership Firm,

Having registered office at Millennium Plaza,
Malhar Chawk, Surendranagar.

Through its Partner

Mehulbhai Laljibhai Gamara



Reg: Investigation of Titles of Non-Agricultural Land bearing Block No. 547 (Old Survey No. 445), admeasuring 2125 sq.mtrs. comprised in the Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 21, admeasuring 1275 sq.mtrs., situate, lying and being at Mouje: Ghuma, Taluka: Ghatlodia, Registration District of Ahmedabad & Sub District of Ahmedabad-9 (Bopal) and same is belonging to Gamara Construction Company.

Pursuant to your instructions given to investigate the title of the land mentioned hereinabove. I have caused necessary searches to be taken with the available revenue and sub-registry records for a period of last about 30 years. I have also perused the relevant papers and documents and from the information given to me and believing the same to be true and correct and genuine, I give my Opinion and Report on title as under:-



H. Vyas & Co.

Harendra B. Vyas
ADVOCATE

En No. : G/1264/1999

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1. Mutation Entry No. 2901 is not applicable.
2. The land bearing Block No. 547 (Old Survey No. 445) was originally belonging to Khodabhai Jivabhai as owner-occupant of land prior to year 1980.
3. Thereafter, owner-occupant of land bearing Block No. 547 Khodabhai Jivabhai died intestate on 30/12/1980, leaving behind his legal heirs namely: (1) Madhuben Khodabhai & (2) Raiben wd/o Khodabhai Jivabhai and their joint names were recorded in the revenue records of said land. Entry to that effect was recorded in the revenue records vide mutation entry no. 3362 dated 07/10/1981, which was certified on 20/11/1981.
4. Thereafter, co owners-occupants of land (1) Naranbhai Bababhai (2) Raiben Khodabhai and (3) Madhuben Khodabhai sold and conveyed the agricultural land bearing Block No. 547 to (1) Ashokkumar Chunilal and (2) Hareshkumar M. Deliwala by Sale Deed dated 11/09/1990, which was registered with the Sub-Registrar of Ahmedabad. Entry to that effect was recorded in the revenue records vide mutation entry no. 4493 dated 23/12/1990, which was certified by concerned authority.
5. Thereafter, co owners-occupants of land (1) Ashokkumar Chunilal and (2) Hareshkumar Maneklal sold and conveyed the agricultural land bearing Block No. 547 to (1) Ambalal Bothaji (2) Laxmiben Ambalal (3) Bharatbhai Ambalal (4) Shardaben Bharatbhai (5) Kalavatiben Ambalal (6) Bhagiben Ambalal and (7) Manohar



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Ambalal by Sale Deed dated 17/01/1991, which was registered with the Sub-Registrar of Ahmedabad. Entry to that effect was recorded in the revenue records vide mutation entry no. 4538 dated 19/02/1991, which was certified on 13/01/1992.

6. Thereafter, co owners-occupants of land (1) Ambalal Bothaji (2) Laxmiben Ambalal (3) Bharatbhai Ambalal (4) Shardaben Bharatbhai (5) Kalavatiben Ambalal (6) Bhagiben Ambalal and (7) Manoharabhai Ambalal sold and conveyed the agricultural land bearing Block No. 547, admeasuring 2125 sq.mtrs. to (1) Govindbhai Ambalal Patel (2) Narmadaben Govindbhai Patel (3) Pavanbhai Govindbhai Patel (4) Jagatbhai Govindbhai Patel (5) Priyankaben Pavanbhai Patel (6) Ruchi Jagatbhai Patel & (7) Shaileshbhai Jivanbhai Patel by Sale Deed, which was registered with the Sub-Registrar of Ahmedabad on 29/11/2006 under serial No. 11929. Entry to that effect was recorded in the revenue records vide mutation entry no. 7428 dated 19/12/2006, which was certified on 24/01/2007.
7. Thereafter, land bearing Block No. 547 admeasuring 2125 sq.mtrs. comprised in the Town Planning Scheme No. 3 (Ghuma) and it has been allotted Final Plot No. 21 admeasuring 1275 Sq.mtrs. in lieu of aforesaid Block Number.
8. Thereafter, District Collector, Ahmedabad has granted non-agriculture use permission to the land bearing Final Plot No. 21, admeasuring 1275 sq.mtrs. (Block No. 547 admeasuring 2125 sq.mtrs.) of Town Planning Scheme No. 3 (Ghuma) for residential cum commercial purpose vide its Order No. CB/CTS-



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1/N.A/Ghuma/S.R.No.202/2017 dated 16/10/2017. Entry to that effect was recorded in the revenue records vide mutation entry no. 10799 dated 06/11/2017, which was certified on 30/01/2018.



9. Thereafter, legal heirs of deceased Naranbhai Bababhai, Taraben Naranbhai & others filed Ganot Case No. 26/16 (Old Case No. 56/97) against Ashokkumar Chunilal & others before the Hon'ble Court of Mamlatdar and Agricultural Land Tribunal, Daskroi, Ahmedabad for the land bearing Block No. 547 and in which Hon'ble Court of Mamlatdar and Agricultural Land Tribunal, Daskroi, Ahmedabad vide its order dated 07/04/2018 declared the mutation entry nos. 4493 and 4538 for sale transaction as invalid as per Section-84-C(1) of Tenancy Act and as per Sub Section-3, said land acquired by the Government with no encumbrances and ordered to dispose the said case u/s. 84-C(4) of Tenancy Act. Entry to that effect was recorded in the revenue records vide mutation entry no. 10944 dated 24/04/2018, which was certified on 06/06/2018.
10. Thereafter, being aggrieved of the order of Mamlatdar and Agricultural Land Tribunal, Daskroi, Ahmedabad dated 07/04/2018, Govindbhai Ambaram Patel & others filed Dispute Application vide Ganot Appeal Case No. 19/2018, Ganot Review No. 134/2018 against legal heirs of deceased Naranbhai Bababhai, Taraben Naranbhai & others before the Hon'ble Court of Deputy Collector (Land Reform & Appeal), Ahmedabad for the land bearing Block No. 547 and in which Deputy Collector (Land Reform & Appeal), Ahmedabad vide its Order dated 01/11/2018 has granted the Dispute Application No. 19/2018 and ordered to cancel the Order of



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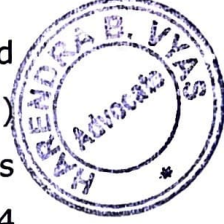
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Mamlatdar and Agricultural Land Tribunal, Daskroi, Ahmedabad dated 07/04/2018 of Ganot Case No. 26/16 (Old Case No. 56/97) for the land bearing Block No. 547. Entry to that effect was recorded in the revenue records vide mutation entry no. 11204 dated 13/11/2018, which was certified on 20/01/2019.



11. Thereafter, co owners-occupants of the land Priyanka Pavan Patel & Ruchi Jagat Patel have released their each 1/6 undivided rights and shares in land bearing Block No. 547, total admeasuring 354 sq.mtrs. in favour of (1) Govindbhai Ambalal Patel (2) Narmadaben Govindbhai Patel (3) Pavanbhai Govindbhai Patel & (4) Jagatbhai Govindbhai Patel by Release Deed (With Consideration), which was registered with the Sub-Registrar of Ahmedabad on 21/04/2018 under serial No. 4413. Entry to that effect was recorded in the revenue records vide mutation entry no. 11661 dated 14/10/2019, which was certified on 19/12/2019.
12. Thereafter, legal heirs of deceased Naranbhai Bababhai, Taraben Naranbhai & others filed Delay Condone Application and Dispute Application No. RTS/Appeal/Case No. 474/2019 against Ashokkumar Chunilal Patel & others u/s. 108 (5) of the Land Revenue Code before the Hon'ble Court of Deputy Collector, Daskroi Prant, Ahmedabad for the land bearing Block No. 547 and in which Deputy Collector, Daskroi Prant, Ahmedabad rejected the Delay Condone Application and Dispute Application and ordered to dismiss the said Case vide its Order dated 28/08/2020. Entry to that effect was recorded in the revenue records vide mutation entry no. 11931 dated 31/08/2020, which was certified on 07/10/2020.



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13. Thereafter, co owners-occupants of land (1) Govindbhai Ambalal Patel (2) Narmadaben Govindbhai Patel (3) Pavanbhai Govindbhai Patel (4) Jagatbhai Govindbhai Patel & (5) Shaileshbhai Jivanbhai Patel sold and conveyed the Non-Agricultural land bearing Final Plot No. 21, admeasuring 1275 sq.mtrs. (allotted in lieu of Block No. 547 admeasuring 2125 sq.mtrs.) of Town Planning Scheme No. 3 (Ghuma) admeasuring 1275 sq.mtrs. to Gamara Construction Company, a Partnership Firm through its Partner Mehulbhai Laljibhai Gamara by Sale Deed, which is registered with the Sub-Registrar of Ahmedabad-9 (Bopal) on 26/04/2022 under serial No. 6637. Entry to that effect is recorded in the revenue records vide mutation entry no. 12712 dated 29/04/2022, which is certified on 22/06/2022.
14. As a part of investigation, we have published a Public Notice in daily newspaper namely "Divya Bhaskar" on 24/09/2022 for inviting objections, claims, interest or rights from the public and we have not received any objection till date with regard to the same.
15. Thus, after referring documents and after due sub-registrar search and from that information provided to me and relevant papers/documents given to me and believing same to be true, correct and genuine, in our opinion said Non-Agricultural Land bearing Block No. 547 (Old Survey No. 445), admeasuring 2125 sq.mtrs. comprised in the Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 21, admeasuring 1275 sq.mtrs., situate, lying and being at Mouje: Ghuma, Taluka: Ghatlodia, Registration District of Ahmedabad & Sub District of Ahmedabad-9 (Bopal) is in the name of Gamara Construction Company, a Partnership Firm



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and same is clear, marketable and free from reasonable doubts and encumbrances subject to:

1. Laws, rules & regulations, be applicable at the time being in force.
2. Original documents/papers being produced at the time of transfer.
3. Regular Civil Suit No. 310/2019 filed by Dineshbhai Naranbhai Patel etc. against Ashokkumar Chunilal Patel & others before the Hon'ble Court of Civil Judge, Ahmedabad (Rural) for the said land and withdrawal pursis has been filed in the Hon'ble Court.




H Vyas & Company
Harendra B. Vyas (Advocate)

H. Vyas & Co.

