

Ref. No.: 9318

To,

“Jay Jalaram” a partnership firm

Through its admin partner:-

Bhargav Vishnuprasad Prajapati

Having address at: Survey No. 543,

Karnavati Rivera, Nr. Karnavati Enclave,

New Maninagar, Ramol, Ahmedabad.

TITLE REPORT

Re:-

Non-Agricultural land bearing **Sub Plot No. 2**, containing by admeasurements 7572 Sq. Mtrs. of **Final Plot No.13**, containing by total admeasurements 31779 Sq. Mtrs. [allotted in lieu of Survey No.474/2, containing by admeasurements 10100 Sq. Mtrs. (Consolidated Survey No.474+480, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. & Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.) of Town Planning Scheme No. 58 (Vatva outfield-1), situate, lying and being at Moje Vatva, Taluka Vatva in the Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to a partnership firm **“Jay Jalaram Buildcon”**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** revenue records and registration records through my search clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

History of Survey No. 474

1. That, in the year 1945, agricultural land bearing Survey No. 474, Acre 5-15 Guntha was independently owned, occupied and possessed by Ghulamhusain Chhaganbhai.
2. Thereafter, owner of the land, Gulamhusain Chhaganbhai sold and conveyed land bearing Survey No.474, Acre 5-15 Guntha to Jamnadas Dayaji by Sale Deed, registered in the sub registrar office of Ahmedabad, dated 24/04/1963 and entry to

that effect was mutated in the mutation register vide Entry No.5684, dated 20/06/1963.

3. Thereafter, names of (1) Damodardas Dayalji, (2) Haridas Dayalji and (3) Kanaiyalal Dayalji were entered as co-owners and co-owners with name of Jannadas Dayalji and entry to that effect was mutated in the mutation register vide Entry No.6145, dated 11/11/1965.

History of Survey No. 480

4. That, in the year 1940, agricultural land bearing Survey No.480, Acre 5-04 Guntha was independently owned, occupied and possessed by Mohammadbhai Chandbhai Momin.

5. Thereafter, owner of the land, Mohammadbhai Chandbhai Momin sold and conveyed land bearing Survey No.480, Acre 5-04 Guntha Paiki ½ share to Chandulal Chhotalal Mehta by Sale Deed, registered in the sub registrar office of Ahmedabad, dated 04/11/1940 and entry to that effect was mutated in the mutation register vide Entry No.2089, dated 18/12/1940.

6. Thereafter, owner of the land, Mohammadbhai Chandbhai Momin sold and conveyed land bearing Survey No.480, Acre 5-04 Guntha Paiki ½ share to Chandulal Chhotalal by Sale Deed, registered in the sub registrar office of Ahmedabad, under Serial No.1700, dated 13/03/1943 and entry to that effect was mutated in the mutation register vide Entry No.2241, dated 25/05/1943.



7. Thereafter, owner of the land, Chandulal Chhotalal Mehta sold and conveyed land bearing Survey No.480, Acre 5-04 Guntha to Jannadas Dayalji by Sale Deed, registered in the sub registrar office of Ahmedabad, dated 16/03/1943 and entry to that effect was mutated in the mutation register vide Entry No.5681, dated 20/06/1963.
8. Thereafter, names of (1) Damodardas Dayalji, (2) Haridas Dayalji, (3) Kanaiyalal Dayalji were entered as co-owners and co-occupiers in the land with name of Jannadas Dayalji and entry to that effect was mutated in the mutation register vide Entry No.6145, dated 11/11/1965.

Common History of Survey No. 474 & 480

9. Thereafter, co-owner of the land, Jannadas Dayalji died intestate on 12/03/1993 leaving behind him his legal heirs (1) Tansukhlal Jannadas Ganatra, (2) Rasiklal Jannadas Ganatra, (3) Jagdishbhai Jannadas Ganatra, (4) Vinodbhai Jannadas Ganatra, (5) Rashmikant Jannadas Ganatra, (6) Jashvaniben Jannadas Ganatra, (7) Kundanben Jannadas Ganatra and (8) Ranjanben Jannadas Ganatra and their

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names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.11689, dated 13/08/1998.

10. Thereafter, owners of the lands availed loan from Indian Bank and hence, charge of Indian Bank was created on the lands for Rs.4,26,55,511.40/- in other right as per Letter under Form No.44 of Bombay Recovery Tribunal No. 1.A.T/Bombay, Government of India Ministry, dated 12/04/2006 and entry to that effect was mutated in the mutation register vide Entry No. 14280, dated 30/06/2006.

11. Thereafter, co-owner of the land, Kanaiyalal Dayalji died intestate on 29/11/2002 leaving behind him his legal heirs (1) Shirish Kanaiyalal Ganatra, (2) Shyam Kanaiyalal Ganatra, (3) Madhu Kanailayal Ganatra, (4) Bhaviniben Kanaiyalal Ganatra and (5) Soniya Kanaiyalal Ganatra and their names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.14576, dated 08/06/2007.

12. Thereafter, co-owner of the land, Damodardas Dayalji died intestate on 28/01/1998 leaving behind him his legal heirs (1) Devidas Damodardas, (2) Mahesh Damodardas, (3) Kalaben Damodardas, (4) Sharmilaben Girishkumar and (5) Naynaben Shirishkumar and their names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.14577, dated 08/06/2007.



Thereafter, owners of the land could not pay loan amount availed from Indian Bank hence, owners of the land declared defaulters therefore, proceeding were initiated by Recovery Officer and in pursuant Public Auction held by the recovery authority on dated 19/02/2007 for bank dues in respect of land bearing Survey No.474 and 480, during public auction, Dilipkumar Kanubhai Patel was declared as highest bidder and upon paying entire recovery payment by Dilipkumar Kanubhai Patel and order for confirmation of sale has been passed by the Recovery Officer, Debt Recovery Tribunal No.1, Mumbai on dated 27/03/2007. Further the recovery authority appointed Satishbhai I. Raval as a Court Receiver to hand over vacant and peaceful possession of the land bearing Survey No.474 and 480 and hence, Satishbhai I. Raval being court receiver of Debt Recovery Officer, DRT No.1, Mumbai executed sale deed for the above agricultural land bearing Survey No.474, containing by total admeasurements 21752 Sq. Mtrs. and Survey No.480, containing by total admeasurements 20639 Sq. Mtrs. in favour of Dilipkumar Kanubhai Patel, registered in the office of sub-registrar of Ahmedabad-5 (Narol),

under Serial No.3467, dated 23/05/2007 and entry to that effect was mutated in the mutation register vide Entry No.14672, dated 06/10/2007.

14. Thereafter, owner of the land, Dilipbhai Kanubhai Patel sold and conveyed land bearing (1) Survey No. 474, containing by total admeasurements 21752 Sq. Mtrs. and (2) Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. aggregating 42391 Sq. Mtrs. to (1) Babubhai Somabhai Patel, (2) Mayurbhai Babubhai Patel and (3) Rajeshkumar Somabhai Patel by Sale Deed, registered in the sub registrar office of Ahmedabad-5 (Narol), under Serial No.2230, dated 05/03/2010 and entry to that effect was mutated in the mutation register vide Entry No.15864, dated 15/04/2010.

15. Thereafter, name of co-purchaser of the land, Rajeshkumar Babubhai Patel was written in revenue record instead of Rajeshkumar Somabhai Patel while preparing computer script regarding above sale mutation entry no.15864, which was corrected and rectified as Rajeshkumar Somabhai Patel as per Order of Circle Officer, Aslali vide Order No. Vatva/Sudhara Hukam/S.R.No./2011, dated 16/05/2011 and entry to that effect was mutated in the mutation register vide Entry No.16697, dated 18/05/2011.

16. Thereafter, charge of Indian Bank was removed from revenue record of the land bearing Survey No. 474 & 480 as per No-Due Certificate issued by Indian Bank and entry to that effect was mutated in the mutation register vide Entry No.16779, dated 07/07/2011.



17. Thereafter, co-owner of the land, Babubhai Somabhai Patel died intestate on 08/07/2011 and his wife Mandakiniben Babubhai Patel also died on 24/03/2009 leaving behind them their legal heirs (1) Mayurbhai Babubhai Patel, (2) Belaben Babubhai Patel, (3) Geetaben Babubhai Patel and (4) Parulben Babubhai Patel and their names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.16946, dated 11/10/2011.

18. Thereafter, co-owners of the land, (1) Belaben Babubhai Patel, (2) Geetaben Babubhai Patel and (3) Geetaben Babubhai Patel willingly waived and relinquished their undivided right and share persisting in the land in favour of Mayurbhai Babubhai Patel hence, their names were deleted from revenue record of the land and entry to that effect was mutated in the mutation register vide Entry No.17045, dated 16/12/2011.

19. Thereafter, co-owner of the land, Rajeshkumar Somabhai Patel died intestate on 25/12/2016 leaving behind him his legal heirs (1) Kanaklata Rajeshbhai Patel, (2)

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Hiralben Rajeshbhai Patel and (3) Sujalbhai Rajeshbhai Patel and their names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.19686, dated 31/01/2017.

20. Thereafter, Mamlatdar, Vatva, Ahmedabad consolidated land bearing (1) Survey No. 474, containing by total admeasurements 21752 Sq. Mtrs. and (2) Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. total 42391 Sq. Mtrs. and given New Consolidated Survey No.474, containing by total admeasurements 42391 Sq. Mtrs. by their Order No. City/Vatva/Jamin/Ekatrikaran/Vatva/S.R.2/2017, dated 22/08/20017 and entry to that effect was mutated in the mutation register vide Entry No.19921, dated 29/08/2017.
21. Thereafter, land bearing (1) Survey No. 474, containing by total admeasurements 21752 Sq. Mtrs. and (2) Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. total 42391 Sq. Mtrs. merged into Town Planning Scheme No.58 (Vatva outfield-1) and allotted Final Plot No.13, containing by admeasurements 31779 Sq. Mtrs. affixed.



22. Thereafter, District Collector, Ahmedabad granted Non-Agricultural use permission to the land bearing Final Plot No.13, containing by total admeasurements 31779 Sq. Mtrs. (28779 Sq. Mtrs. for residential purpose and 3000 Sq. Mtrs. for commercial purpose) (allotted in lieu of Survey No.474, containing by total admeasurements 21752 Sq. Mtrs. & Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. total 42391 Sq. Mtrs.) of Town Planning Scheme No.58 by their Order No. CBL/and-2/NA/S.R.437/2011, dated 23/09/2011 and entry to that effect was mutated in the mutation register vide Entry No.19954, dated 20/09/2017.
23. Thereafter, the Ahmedabad Municipal Corporation has divided the entire land bearing Final Plot No.13, containing by total admeasurements 31779 Sq. Mtrs. into different four parts i.e. (1) Sub Plot No. 1, containing by admeasurements 13401 Sq. Mtrs., (2) **Sub Plot No.2**, containing by admeasurements 7572 Sq. Mtrs., (3) Sub Plot No.3, containing by admeasurements 7542 Sq. Mtrs. and (4) Sub Plot No.4, containing by admeasurements 3564 Sq. Mtrs. of Town Planning Scheme No.58 (Vatva outfield-1) under Case No.LTS/SZ/071117/CGDCR/A0013/M2 & Rajachithi No.00090/071117/A0013/M2, dated 06/01/2018.
24. Thereafter, DILR, Ahmedabad consolidated land bearing (1) Survey No.474, containing by total admeasurements 21752 Sq. Mtrs. and (2) Survey No.480, containing by total admeasurements 20639 Sq. Mtrs. total 42391 Sq. Mtrs. and given Consolidated Survey No. 474, containing by total admeasurements 42391 Sq.

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Mtrs. by their Order No. DSO/DRK/S.R. No. 1071/17-18, dated 11/06/2018 and entry to that effect was mutated in the mutation register vide Entry No.20258, dated 08/06/2018.

25. Thereafter, as per order of the DILR, Ahmedabad vide Order No.DSO/DRK/KJP/S.R.1048/17-18, dated 14/06/2018 and Puravani Patrak No.89, entire land bearing Consolidated Survey No.474, containing by total admeasurements 42391 Sq. Mtrs. has been divided into four separate parts, and by virtue of that (1) Survey No.474/1, containing by admeasurements 17876 Sq. Mtrs. wherein name of a partnership firm "Sainath Buildcon" was entered as owner and occupier thereof, (2) Survey No. 474/2, containing by admeasurements 10100 Sq. Mtrs., wherein name of Mayurbhai Babubhai Patel & Sujalbai Rajeshbhai Patel were entered as owners and occupiers thereof, (3) Survey No. 474/3, containing by admeasurements 9660 Sq. Mtrs. wherein name of a partnership firm "Barsana Developers" and (4) Survey No.474/4, containing by admeasurements 4755 Sq. Mtrs. wherein name of a partnership firm "Shri Hari Corporation" entered as owner and occupier thereof, and entry to that effect was entered in the Mutation Register by Entry No. 20264 dated 14/06/2018.



26. Thereafter, owners and occupiers of the land, (1) Mayurbhai Babubhai Patel and (2) Sujalbai Rajeshbhai Patel sold and conveyed non-agricultural land bearing **Sub Plot No. 2**, containing by admeasurements 7572 Sq. Mtrs. of **Final Plot No.13** [allotted in lieu of Survey No.474/2 (Old Consolidated Survey No.474+480, containing by total admeasurements 42391 Sq. Mtrs.), containing by total admeasurements 10100 Sq. Mtrs.] of Town Planning Scheme No. 58 (Vatva outfield-1) to "**Jay Jalaram Buildcon**" a partnership firm through its admin partner Bhargav Vishnuprasad Prajapati by sale deed, registered in the sub registrar office of Ahmedabad-11 (Aslali) under Serial No.13295, dated 14/09/2018 and entry to that effect was mutated in the mutation register vide Entry No.20444, dated 24/09/2018.
27. Thereafter, Ahmedabad Municipal Corporation approved layout and building construction plans for residential and commercial purpose and issued Commencement Letter (Rajachithi) under Case No. (1) BHNTV/SZ/090119/CGDCRV/A1491/R0/M1 & Rajachithi No.06061/090119/A1491/R0/M1 for Block A, (2) BHNTS/SZ/090119/CGDCRV/A1492/R0/M1 & Rajachithi No.06062/090119/A1492/R0/M1 for Block B, (3) BHNTS/SZ/090119/CGDCRV/A1493/R0/M1 & Rajachithi No. 06063/090119/A1493/R0/M1 for Block C, (4) BHNTS/

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SZ/090119/CGDCRV/A1494/R0/M1 & Rajachithi No.06064/090119/A1494/R0/M1 for Block D+E and (5) BLNT/SZ/090119/CGDCRV/A1497/R0/M1 & Rajachithi No. 06065/090119/A1497/R0/M1 for Block F (Society Office), all dated 30/03/2022.

28. I have issued a Public Notice in “GUJARAT SAMACHAR NEWSPAPER” dated **22/11/2024** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

29. Thereafter, Ahmedabad Municipal Corporation sanctioned revised layout and building construction plans for residential and commercial purpose under Case No. (1) BHNT/SZ/090119/CGDCRV/A1491/R1/M1 & Rajachithi No.0659/090119/A1491/R1/M1 for Block A, (2) BHNTS/SZ/090119/CGDCRV/A1492/R1/M1 & Rajachithi No. 06540/090119/A1492/R1/M1 for Block B, (3) BHNTS/SZ/090119/CGDCRV/A1493/R1/M1 & Rajachithi No.06541/090119/A1493/R1/M1 for Block C, (4) BHNTS/SZ/040125/CGDCRV/A8902/R0/M1 & Rajachithi No.06542/040125/A8902/R0/M1 for Block D, (5) BHNTS/SZ/190119/CGDCRV/A1494/R1/M1 & Rajachithi No. 06543/090119/A1494/R1/M1 for Block E+F and (6) BHNT/SZ/090119/CGDCRV/A1497/R1/M1 & Rajachithi No.06544/090119/A1497/R1/M1 for Block G (Service Society), all dated 18/03/2025 for sub plot no. 2 of Final Plot No.13.



I have examined the titles of the land belonging to a partnership firm “Jay Jalaram Buildcon” and have caused to be taken searches of the available revenue and registration record for last 30 years through our search clerk to the **Non-Agricultural** land bearing **Sub Plot No.2**, containing by admeasurements 7572 Sq. Mtrs. of **Final Plot No.13** [allotted in lieu of Survey No.474/2, containing by admeasurements 10100 Sq. Mtrs. (Consolidated Survey No.474+480, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No.474, containing by admeasurements 21752 Sq. Mtrs. & Survey No.480, containing by admeasurements 20639 Sq. Mtrs.) of Town Planning Scheme No. 58 (Vatva outfield-1), situate, lying and being at Moje Vatva, Taluka Vatva in the Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine and also based upon the information provided by partner that no transfer/agreement was made in respect of the said land during the period for which the record is clear and available which would make the title defective. I hereby

Sharad N. Darji

M.Com., LL.B. Advocate & Notary

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opine that the same is clear and marketable and free from reasonable doubts and without encumbrances subject to:-

1. Any other Laws Acts and Rules if applicable.
2. Fulfillment of conditions laid down in the N. A. Order and approved plans.
3. Provisions of the Municipal Corporation Act and use as per Zone of AMC and provisions of Town Planning Scheme.
4. Lease right of Torrent Power Ltd for area 12.98 Sq. Mtrs. of sub plot no.2 (Serial No. 775, dated 10/01/2025).
5. Verification of all original documents.

DATED THIS 29th DAY OF MARCH, 2025




(Sharad N. Darji)
Advocate

Note:

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1985 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2025) is not well prepared/ maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance report.

