

A.V. BHATT & CO. ADVOCATES

I-307, Titanium City Centra Mall Nr.Sachin Tower, 100ft. Road,
Satellite, Ahmedabad-380 015, (M) 9898954055
Email _aarti_bhatt@yahoo.com

Aarti V. Bhatt
Advocate

To,

Vivek Co Operative Housing Society Ltd.

Date -31-1-2025



TITLE REPORT

Non Agriculture Land admeasuring 2491 sq.mts
of Final Plot No.307 (Survey No.56/1) of Town
Planning Scheme No.22 situate lying and being
at Mouje : Paldi, Taluka Sabarmati in the
Registration District of Ahmedabad and Sub
District Ahmedabad-4 [Paldi] belonging to
Vivek Co Operative Housing Society Ltd.



I have examined the titles of the above referred Land and have
caused to be taken search of Registration record for last 30 years
on dated 16-01-2025 Search of Registration Record of Few Years
is not available And a Search obtained from concern Sub-Registrar
with remark that is not well prepared/maintained by State
Government Agency and hence may be erroneous, resulting into
our error and with that I hereby Opine my Title Report as under :

Originally land admeasuring 2491 sq.mts bearing Final Plot No.307
(Survey No.56/1) of Town Planning Scheme No.22 belonged to





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(1)Zakir Ahmeded Mohamad Hussain,(2) Mohnad Naim Mohamad Hussain,(3) Abdulbhai Mohamad Hussain.

Thereafter (1)Zakir Ahmeded Mohamad Hussain sold and conveyed the land bearing Final Plot No.307/2 paiki 250 sq yds to Vivek Co Operative Housing Society Ltd by Sale Deeds No. 4290, (2) Mohnad Naim Mohamad Hussain, sold and conveyed the land bearing Final Plot No.307/2 paiki 250 sq yds to Vivek Co Operative Housing Society Ltd by Sale Deeds No. 4201, and (3) Abdulhakim Mohamad Hussain sold and conveyed the land bearing Final Plot No.307/2 paiki 250 sq yds to Vivek Co Operative Housing Society Ltd by Sale Deeds No. 4292 all dated 2.5.1979.Entry to that effect was carried out in revenue record by entry no.7703 dated 5.5.1979 which was certified on 5.6.1979

Thereafter Abdulabhai Mohamad Hussain Sold and Conveyed the land admeasuring 192.50sq.yds of Final Plot No.307/1 paiki (Survey No.56/1) of Town Planning Scheme No.22 to Vivek Co Operative Housing Society Ltd by three different Sale Deeds No. 4293 dated 2.5.1979.Entry to that effect was carried out in revenue record by entry no.7704 dated 5.5.1979 which was certified on 5.6.1979.

Thereafter (1)Zakir Ahmeded Mohamad Hussain sold and conveyed the land bearing Final Plot No.307 paiki 192.50 sq yds. to Vivek Co Operative Housing Society Ltd by Sale Deeds No. 11483, (2) Mohnad Naim Mohamad Hussain, sold and conveyed the land



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bearing Final Plot No. 307 paiki 192.50 sq yds to Vivek Co Operative Housing Society Ltd by Sale Deeds No.11485 , and (3) Abdulhakim Mohamad Hussain sold and conveyed the land bearing Final Plot No. 307 paiki 192.50 sq yds to Vivek Co Operative Housing Society Ltd by Sale Deeds No. 11484 ,(4) Abdulabhai Mohamad Hussain Sold and Conveyed the land admeasuring 142.50sq.yds of Final Plot No.307 paiki (Survey No.56/1) of Town Planning Scheme No.22 to Vivek Co Operative Housing Society Ltd by three different Sale Deeds No.11482 all dated 12.10.1979.Entry to that effect was carried out in revenue record by entry no.7764 dated 16.10.1979 which was certified on 8.1.1980.



The said Vivek Co Operative Housing Society Ltd is registered under the Gujarat Co-Operative Housing Societies Act,1961 under serial No.GH-7217 dated 17.5.1978.

Thereafter Vivek Co Operative Housing Society Ltd had obtained necessary permission from competent authorities and constructed scheme for residential and commercial units on said land which is known as "Vivek Flat".

Thereafter order issued by City Mamlatdar vide no. RTS/Sudhara Hukam/Khsatiyadi/ SR No.2831/08 dated 29.9.2008 for correction in computerised 7/12. Entry to that effect was carried out in revenue record by entry no.13832 dated 21.2.2009 which was certified on 26.3.2009.



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Thereafter order issued by City Mamlatdar vide no. RTS/Sudhara Hukam/Khsatiyadi/ SR No.2831/08 dated 29.9.2008 for correction in computerised 7/12. Entry to that effect was carried out in revenue record by entry no.13833 dated 21.2.2009 which was certified on 26.3.2009.

Thereafter Moje Paldi Taluka Sabarmati District Ahmedabad TP No.22 Final Plot No.307 (Account No.1224) Area 2491sq.mts. Out of which the area is 1,271 sq.mts. Petitioner Chairman of Vivek Co. O. Ha. Society Ltd Suhasbhai Shankarlal Gupta made an online application on dated 22.12.2023 to allow the land in question to be converted to non-agricultural purpose Multipurpose Use and Collector of Ahmedabad granted permission for non-agricultural purpose Multipurpose Use vide his Order No. 1001/07/18/018/2024 dated 28/02/2024 recorded under Land Revenue Rules-100/101. Entry to that effect was carried out in revenue record by entry no.18657 dated 28.2.2024 which was certified on 6.3.2024.

Thereafter Moje Paldi Taluka Sabarmati District Ahmedabad TP No.22 Final Plot No.307 (Account No.1224) Area 2491sq.mts. Out of which the area is 1,220 sq.mts. The Non-Agriculture use permission under Section-65 of the Land Revenue Act has not been obtained in the land, petitioner Shri Vivek Co. Operative Housing Society Ltd through its Chairman Suhashbhai Shankarlal Gupta to regularize the land by retrospective permission under Section-66 of the Land Revenue Act dt. Submitting application from 20/12/2023 The non-agricultural use of the land in question for residential



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purposes without permission, the Collector's Ahmedabad order no. 1002/07/18/018/2024 dt. As on 28/02/2024 under Land Revenue Rules-100/101 Rs. 9,49,160.00 to pay penalty and as per submitted plan. An order was made to regulate the construction. which was noted. Entry to that effect was carried out in revenue record by entry no.18658 dated 28.2.2024 which was certified on 6.3.2024.

As a part of our Title Investigation I have published Public Notice of above mentioned Land. I have not received any objection within the stipulated time limit.

Thereafter the said all 46 the members of Vivek Co Operative Housing Society has agreed for redevelopment of said land with Yashasvi Developers a Partnership Firm.

Thereafter Vivek Co Operative Housing Society Ltd through its chairman Suhas S Gupta and Secretory Yogesh Chandulal Dholakiya entered in to Development Agreement with Yashasvi Developers , a Partnership Firm through its Partner Nisarg Varvubhai Bharvad which is registered in the office of Sub Registrar of Ahmedabad-4 (Paldi) under serial No.12187 dated 18-7-2024.

Thereafter Construction Permission and Plan was approved and granted by Ahmedabad Municipal Corporation by CASE NO.BLNTS/WZ/091024/CGDCRV/A8667/ROM1 and given



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Commencement Letter [Rajachitthi NUMBER : 06302/091024/
A8667/R0M1 dated 9.1.2025 for Block A+B+C.

Thereafter Yashasvi Developers , a Partnership Firm has decided to construct a building of residential and commercial units on said land. The said Scheme is known as “Yashasvi Ekam”.

In view of what is stated above I hereby opine that the titles of the above referred Land belonging to Vivek Co Operative Housing Society Ltd shall be clear and marketable free from reasonable doubts and without encumbrances except [1] Rights of existing members of Society to get newly constructed Yashasvi Ekam as per the terms and conditions of Development Agreement registered at serial No.12187 dated 18-07-2024 + Rights of New Members/ Allottees as per the plan passed by Ahmedabad Municipal Corporation. [2] Rights of Developer Yashasvi Developers as per Registered Development Agreement. [3] Verification of all original documents and revenue record. [4] Fulfilment of terms and conditions of N.A. Order. [5] Fulfilment of terms and conditions of Construction Permission. [6] Rules and Regulations of Society

DATED THIS 31st DAY OF JANUARY 2025

Place : Ahmedabad.



Aarti V. Bhatt

Aarti Bhatt
Advocate

(A. V. Bhatt & Co.)