



201, Gold Souk Complex, Opp. Body Line, C.G.Road, Ahmedabad 380 006

Ref.No. CSA/JDP/3860/2025

Date: 19-5-2025

To,
Swara Builders and others.
Ahmedabad.

Ref.:

IN THE MATTER OF INVESTIGATION TO THE TITLE of immovable land bearing Final Plot No. 718/2+718/3 of Town Planning Scheme No. 3 admeasuring 1897 Sq.Mtrs. situated, lying and being at Mouje: Chhadavad, Taluka: Sabarmati in the Registration Sub-District of Ahmedabad and District: Ahmedabad and belonging to Swara Builders and Parimal Apartment Co-Operative Housing Society Limited.



In pursuance of your instructions to investigate/verify the titles of aforesaid property, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true. Our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

History of Final Plot No. 718/3

1. Originally, the land in question was independently owned, occupied and possessed by Parimal Apartment Co-Operative Housing Society Limited prior to the year 1995 by way of Sale Deed registered in the office of Sub-Registrar of Assurances under Serial No. 11939 dated 6-10-1981.
2. The Non-Agricultural Use permission was granted vide Order bearing No. N.A./U-1/Chhadavad/83-87 dated 31-8-1998.
3. Parimal Apartment Co. Op. Housing Society Limited is the society registered under the Societies Act bearing Reg. No. GH-8749 dated 31-8-1981.
4. Thereafter, the owner of the said land Parimal Apartment Co. Op. Housing Society Limited have floated the scheme known as "PARIMAL APARTMENT" on the said land.
5. That, Ahmedabad Municipal Corporation vide case bearing No. B.N.B./3/308/82-83 have approved the plans of the said scheme





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and have issued commencement certificate bearing No. 84 dated 3-10-1982.

6. Thereafter, the City Mamlatdar, Ahmedabad vide his Order No. RTS/Sudharo/Kshatiyadi/SRNo. – 1226/08 dated 25-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6177 dated 27-9-2008, which was certified by the competent authority.
7. Thereafter, Parimal Apartment Co-operative Housing Society Limited have entered into Development Agreement with Swara Builders to Re-Develop the said Scheme by Development Agreement registered in the office of Sub-registrar of Assurances under Serial No.3900 dated 17-4-2025.

History of Final Plot No. 718/2

1. Originally, the land in question was independently owned, occupied and possessed by Madhukar Kantilal prior to the year 1995.
2. Thereafter, the City Mamlatdar, Ahmedabad vide his Order No. RTS/Sudharo/Kshatiyadi/SRNo. – 1226/08 dated 25-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6177 dated 27-9-2008, which was certified by the competent authority.
3. Thereafter, the Owner of the said land Madhukar Kantilal Solanki by himself and as a karta and manager of H.U.F. have Sold and Conveyed the said land to (1) Kamlesh Shankarlal Patel, (2) Ileshkumar Purasottamdas Shah and (3) Chiragbhai Hasmukhlal Shah by Sale Deed registered in the Office of Sub-registrar of Assurances under Serial No. 859 dated 21-1-2011 and entry to that effect was mutated in the revenue records vide Mutation Entry No.6656 dated 3-2-2011, which was certified by the competent authority.
4. Thereafter, the Co-owner of the said land Ileshkumar Purasottamdas Shah have Sold and Conveyed the said land of his Share to Swara Builders by Sale Deed registered in the Office of Sub-registrar of Assurances under Serial No. 10422 dated 14-8-2023 and entry to that effect was mutated in the revenue records vide Mutation Entry No.8545 dated 29-11-2023, which was certified by the competent authority.
5. Thereafter, the Co-owner of the said land Ileshkumar Purasottamdas Shah have given power to Swara Builders by





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Power of Attorney registered in the Office of Sub-registrar of Assurances under Serial No. 10423 dated 14-8-2023.

6. Thereafter, the Co-owner of the said land Kamlesh Shankarlal Patel have Sold and Conveyed the said land of his Share to Swara Builders by Sale Deed registered in the Office of Sub-registrar of Assurances under Serial No. 4539 dated 8-4-2023 and entry to that effect was mutated in the revenue records vide Mutation Entry No.8545 dated 29-11-2023, which was certified by the competent authority.
7. Thereafter, the Co-owner of the said land Chiragbhai Hasmukhlal Shah have Sold and Conveyed the said land of his Share to Swara Builders by Sale Deed registered in the Office of Sub-registrar of Assurances under Serial No. 2417 dated 27-2-2024 and entry to that effect was mutated in the revenue records vide Mutation Entry No.8583 dated 1-3-2024. The said entry was standing as disputed Entry and the same was certified by the competent authority as per the Order of City Deputy Collector(West), Ahmedabad in Disputed Case No.60/24 dated 31-5-2024.
8. Thereafter, the Co-owner of the said land Chiragbhai Hasmukhlal Shah have given power to Swara Builders by Power of Attorney registered in the Office of Sub-registrar of Assurances under Serial No. 2418 dated 27-2-2024.
9. Thereafter, the Co-owner of the said land Chiragbhai Hasmukhlal Shah have indemnify the Sale Deed No.2417 dated 27-2-2024 to Swara Builders by Declaration Cum Indemnity Bond registered in the Office of Sub-registrar of Assurances under Serial No. 2419 dated 27-2-2024.
10. Thereafter, the City Deputy Collector, Ahmedabad vide their Order bearing No.RTS/Appeal/Case No.-60/2024 dated 19-9-2024 have rejected the application of Appeal of applicant and entry to that effect was mutated in the revenue records vide Mutation Entry No.8639 dated 23-9-2024, which was certified by the competent authority.

Common History

1. Thereafter, the Ahmedabad Municipal Corporation have granted Development Permission bearing No.001LD24250473 dated 17-1-2025 and have Amalgamated the land of Final Plot No. 718/2 of Town Planning Scheme No.3 and land of Final Plot No. 718/3 of Town Planning Scheme No.3 as per the application of applicant.
2. Thereafter, the owners of the said land have floated and Re-Developed the New scheme known as "SWARA SKYPARK" on the said land.





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3. That, Ahmedabad Municipal Corporation have approved the plans of the said scheme and have issued commencement certificate bearing No. 06709/130423/A7502/R1/M1 dated 12-5-2025.

The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for purposes to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. It is to be noted that the search of complete registration records is not available due to tearing of pages of Books available for inspection. We have also pursued the copies of papers, documents, statements etc. produced/submitted by you and relied on the facts mentioned therein believing the same to be true and trustworthy.

We have been informed by you that the said property has not been given in security and neither you nor your predecessor in title, your heirs, assigns, executors, administrators, successors etc. have created any charge or encumbrances of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings or any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect your title.

In view of aforementioned facts and circumstances and perusal of the deeds, documents, papers, writings and records etc. submitted/furnished by the owner/s of the captioned property and believing the same to be true, genuine and obtained from original sources. It appears that the titles of the captioned property shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

- a) Usual Declaration-cum-Indemnity on title being made by the owners and also confirming the aforesaid facts and circumstances.
- b) Confirmations of major members of HUF and safeguards of minors being protected.
- c) Clearance of Charges, if any.
- d) Terms and condition laid down in NA Order.
- e) Laws applicable and in force to effect legally and properly sale, transfer or other transaction with respect to the said land.
- f) Search of complete registration record is not available due to tearing of pages of Books available for inspection.

Yours faithfully,

Apurva P. Shah
Advocate

[6/10/19/2009]

