

Ref. No.:8996

To,

“Green Turban Builders” a partnership firm

Having address at: 9, Kishan Bungalow,

B/h Rajpath Club, Bodakdev,

Ahmedabad-380054.

TITLE REPORT

Re:-



Non-Agricultural land bearing **Final Plot No70**, containing by admeasurements 3581 Sq. Mtrs. [allotted in lieu of Block No.338/Paiki 1, containing by admeasurements 2388 Sq. Mtrs. (deducted towards town planning scheme) & Survey No.338/Paiki 2, containing by admeasurements 3581 Sq. Mtrs. (final plot area), aggregating 5969 Sq. Mtrs.] of Town Planning Scheme No.1 (Shela), situate, lying and being at Moje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District Sanand belonging to a partnership firm **“Green Turban Builders”**.

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 :-

1. That, in the year 1955, agricultural land bearing Survey No.289/1, Acre 2-21 Guntha was independently owned, occupied and possessed by Jayvantsinhji Sursinhji.
2. Thereafter, land bearing Survey No.289/1 was cultivated by Jamalbhai Kamalbhai hence, his name has entered as tenant in other right of the land and entry to that effect was mutated in the Mutation Register vide Entry No.15/42.
3. Thereafter, Jamalbhai Kamalbhai has died intestate on 23/03/1964 leaving behind him his legal heirs (1) Usmanbhai Jamalbhai, (2) Alarakhiben Jamalbhai, (3) Amirben Jamalbhai and (4) Majiben wd/o Jamalbhai and their names have been entered in the land upon hereditary rights and entry to that effect was mutated in the Mutation Register vide Entry No.152, dated 01/05/1964.
4. Thereafter, as per resolution of Adjudication officer of Agricultural land under Case No.339, dated 01/08/1964, Usmanbhai Jamalbhai has paid amount towards

possession right under Talukdari Act and produced receipt for the same in respect of the land bearing Survey No.289/1 hence, the names of Usmanbhai Jamalbhai & others have been entered as owners and occupiers and the name of Jayvantsinhji Sursangji has deleted as owner and occupier from revenue record and entry to that effect was mutated in the Mutation Register vide Entry No.199, dated 19/10/1964.

5. Thereafter, co-owners of the land, (1) Alarakhiben Jamalbhai, (2) Amirben Jamalbhai and (3) Majiben wd/o Jamalbhai have willingly waived and relinquished their undivided right and share persisting in the land bearing Survey No.289/1 hence, their names have been deleted from revenue record and entry to that effect was mutated in the Mutation Register vide Entry No.438, dated 27/03/1966.
6. Thereafter, as per Hissa Durasti Sheet being Form No.12 issued by DILR, Ahmedabad and by the virtue of that, land bearing Survey No.289/1 has allotted Survey No.289/3, Acre 1-19 Guntha, wherein name of Usmanbhai Jamalbhai has entered as owner and occupier in revenue record and entry to that effect was mutated in the Mutation Register vide Entry No.615, dated 18/11/1973.
7. Thereafter, provisions of prevention of fragmentation and consolidation of holding act has implemented at village Shela and by the virtue of that, land bearing Survey No.289/3 has allotted Block No.338, containing by total admeasurements 5969 Sq. Mtrs. wherein name of Usmanbhai Jamalbhai was running as owner and occupier thereof and entry to that effect was mutated in the Mutation Register vide Entry No.715/33, dated 21/04/1973.
8. Thereafter, family partition took place by Usmanbhai Jamalbhai among his sons for the land bearing Block No.338 with other lands belonged to him and by the virtue of that, land bearing Block No.338, containing by total admeasurements 5969 Sq. Mtrs. came to share of Ibrahimbhai Usmanbhai and entry to that effect was mutated in the Mutation Register vide Entry No.1063, dated 26/02/1983.
9. Thereafter, the names of (1) Naushadalam Ibrahimbhai, (2) Javedhusain Ibrahimbhai and (3) Irfanhusain Ibrahimbhai have entered as co-owners and co-occupiers in the land with name of Ibrahimbhai Usmanbhai and entry to that effect was mutated in the Mutation Register vide Entry No.2578, dated 11/03/2005.
10. Thereafter, being aggrieved and dissatisfied with above partition mutation entry no.1063, Applicant Sharifaben Usmanbhai through her Power of Attorney holder Harpalsinh Chhatrasinh Vaghela filed appeal against Naushadalam Ibrahimbhai & others before Deputy Collector, (Sanand Prant), Sanand and the authority has

rejected dispute application of applicant by their Order No. RTS/Appeal No.329/2016, dated 19/03/2018 and entry to that effect was mutated in the Mutation Register vide Entry No.5496, dated 21/03/2018.

11. Thereafter, being aggrieved and dissatisfied with Order No. Order No. RTS/Appeal No.329/2016, the Applicant Sharifaben Usmanbhai has filed revision application before District Collector, Ahmedabad seeking stay order on the land bearing Block No.338 and in the matter, the authority has rejected the revision application seeking stay order by their Order No. L.B/R.A./246/2018 (Manai), dated 20/05/2019 and entry to that effect was mutated in the Mutation Register vide Entry No.5893, dated 29/05/2019.
12. Thereafter, being aggrieved and dissatisfied with Order No. RTS/Appeal No.329/2016, the Applicant Sharifaben Usmanbhai has filed revision application before Collector, Ahmedabad and in the matter, the authority has rejected revision application and maintained Order of Deputy Collector (Sannad Prant), Sanand vide Order No. Order No. RTS/Appeal No.329/2016, dated 19/03/2018 and entry to that effect was mutated in the Mutation Register vide Entry No.6229, dated 05/03/2020.
13. I have issued a Public Notice in the name of previous owners in **"GUJARAT SAMACHAR NEWSPAPER"** dated **01/06/2024** inviting any claim, rights or encumbrances if any in respect of the said land and in pursuance of the Public Notice I have received an objection from Sharifaben w/o Badalkhan Rasulkhan Pathan D/o deceased Usmanbhai Jamalbhai Malek represented through her Power of Attorney Holder Harpalsinh Chhatrasinh on dated 04/06/2024 stating she having right and share in the said land bearing Block No.338 and in response thereof, I have replied on dated 26/06/2024 and I have rejected the objection and except this till date, I have not received any objection or obligation in response thereof from anybody.
14. Thereafter, Collector, Ahmedabad has granted permission to purchase the land bearing Block No.338, containing by total admeasurements 5962 Sq. Mtrs. Paiki, 3582 Sq. Mtrs. for Residential purpose U/s 63 of Gujarat Tenancy Act and Agricultural land Act-1948 by their Order No.4069/07/04/024/2024, dated 09/09/2024 and entry to that effect was mutated in the Mutation Register vide Entry No.7706, dated 09/09/2024.



15. Thereafter, land bearing Block No.338, containing by total admeasurements 5962 Sq. Mtrs. has merged into Town Planning Scheme No.1 (Shela) and allotted Final Plot No.70, containing by admeasurements 3581 Sq. Mtrs. affixed.
16. Thereafter, owners of the land, (1) Ibrahimbhai Usmanbhai Malek, (2) Naushadalam Ibrahimbhai Malek, (3) Javedhusain Ibrahimbhai Malek and (4) Irfanhusain Ibrahimbhai Malek have sold and conveyed land bearing **Final Plot No.70**, containing by admeasurements 3581 Sq. Mtrs. (allotted in lieu of Block No.338, containing by total admeasurements 5969 Sq. Mtrs.) of Town Planning Scheme No.1 (Shela) to **"Green Turban Builder"** a partnership firm by Sale Deed, registered in the sub registrar office of Sanand, under Serial No.24659, dated 04/10/2024 and entry to that effect was mutated in the Mutation Register vide Entry No.7722, dated 04/10/2024.


Thereafter, Collector, Ahmedabad has granted Non-Agricultural use permission to the land bearing Block No.338, containing by total admeasurements 5969 Sq. Mtrs. Paiki, 3581 Sq. Mtrs. by their Order No.5402/07/04/024/2024, dated 07/12/2024 and entry to that effect was mutated in the Mutation Register vide Entry No.7768, dated 07/12/2024.
18. Thereafter, in pursuance above non-agricultural mutation entry no.7768, land bearing Block No.338, containing by total admeasurements 5969 Sq. Mtrs. Paiki, 2388 Sq. Mtrs. has given Block No.338/Paiki 1 (deducted towards town planning scheme) & remaining area of 3581 Sq. Mtrs. has given Block No.338/Paiki 2 (Final Plot area) of Town Planning Scheme No.1 (Shela).
19. Thereafter, Collector, Ahmedabad granted revised Non-Agricultural use permission to the land bearing Final Plot No.70, containing by total admeasurements 3581 (Block No.338/Paiki 2) Paiki, 500 Sq. Mtrs. of Town Planning Scheme No.1 (Shela) by their Order No.2659/07/04/024/2025, dated 08/05/2025 and entry to that effect was mutated in the Mutation Register vide Entry No.7924, dated 08/05/2025.
20. Thereafter, Ahmedabad Urban Development Authority has sanctioned layout and building plans for residential and commercial purpose construction and issued Development Permission under IFP No./E-Nagar/JSK/02/2025/0020, under Letter No.PRM/19/2/2025/82, dated 30/05/2025 for Block A+B+C on the Non-Agricultural land bearing Final Plot No.70, admeasuring 3581 Sq. Mtrs. of Town Planning Scheme No.1 (Shela).

I have examined the titles of the land belonging to a partnership firm **"Green Turban Builders"** 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 **Final Plot No70**, containing by admeasurements 3581 Sq. Mtrs. [allotted in lieu of Block No.338/Paiki 1, containing by admeasurements 2388 Sq. Mtrs. (deducted towards town planning scheme) & Survey No.338/Paiki 2, containing by admeasurements 3581 Sq. Mtrs. (final plot area), aggregating 5969 Sq. Mtrs.] of Town Planning Scheme No.1 (Shela), situate, lying and being at Moje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District Sanand 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 given by partner that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same shall be 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 Town Planning and Urban Development Act and use as per Zone of AUDA and provisions of Town Planning Scheme.
4. Verification of all original documents.

DATED THIS 02nd DAY OF JUNE, 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 2006 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 (2007 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.

