

Ref. No.: 9114

To,

“Shiv Estate Developers” a partnership firm

Having address at: Office No. 6 to 9,

Mahadev Elegance, Opp. Praharsh Platinum,

V.I.P. Road, Shela, Ahmedabad-380058.

TITLE REPORT

Re.:-

Non-Agricultural land bearing **Final Plot No.118/4**, containing by admeasurements 3996 Sq. Mtrs. (allotted in lieu of Block No. 420/D, containing by total admeasurements 6660 Sq. Mtrs.) of Town Planning Scheme No. 2 (Ghuma), situate, lying and being at Moje Ghuma, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) belonging to a partnership firm **“Shiv Estate Developers”**.



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. 324/1

1. That, prior to the year 1957, land bearing Survey No. 324/1, Acre 0-19 Guntha was independently owned, occupied and possessed by Revabhai Narottamdas.
2. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
3. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai and but per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.

History of Survey No. 325/1

4. That, in the year 1936, land bearing Survey No.325/1, Acre 0-18 Guntha was independently owned, occupied and possessed by Atmaram Bapuji.
5. Thereafter, owner of the land, Atmaram Bapuji died intestate on 10/04/1936 leaving behind him legal heirs (1) Joitaram Atmaram, (2) Malgalbhai Atmaram and (3) Naranbhai Atmaram but only name of Joitaram Atmaram being administrative of undivided family was entered in the land in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.1105, dated 17/08/1936.
6. Thereafter, family partition took place by Joitaram Atmaram for the land bearing Survey No.325/1 and by the virtue of that, Survey No.325/1, Acre 0-18 Guntha came to share of Revabhai Narottamdas and entry to that effect was mutated in the mutation register vide Entry No.2313, dated 15/03/1956.
7. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
8. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai but as per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.



History of Survey No. 325/2

9. That, in the year 1943, land bearing Survey No.325/2, Acre 0-21 Guntha was independently owned, occupied and possessed by Dhulabhai Vitthalbhai.
10. Thereafter, owner of the land, Dhulabhai Vitthalbhai died intestate on 17/11/1943 leaving behind him his legal heirs Minors Kalabhai Dhulabhai and Amratbhai Dhulabhai through their guardian mother as Sankli 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.1385, dated 09/02/1944.
11. Thereafter, owners of the land, Minors Kalabhai Dhulabhai and Amratbhai Dhulabhai through their guardian orally sold and conveyed land bearing Survey

No.325/2, Acre 0-21 Guntha to Revabhai Narottamdas for Rs.100/- and entry to that effect was mutated in the mutation register vide Entry No.1566, dated 09/04/1948.

12. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
13. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai but as per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.

History of Survey No. 338/2 and 338/3

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14. That, in the year 1956, land bearing Survey No.338/2, Acre 0-32 Guntha and Survey No.338/3 Acre 2-16 Guntha, total Acre 3-08 Guntha was independently owned, occupied and possessed by Revabhai Narottamdas.
 15. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
 16. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai but as per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.

History of Survey No.338/4

17. That, in the year 1934, land bearing Survey No.338/4, Acre 0-24 Guntha was independently owned, occupied and possessed by Purshottambhai Muljibhai.

18. Thereafter, owner of the land, Purshottambhai Muljibhai died intestate leaving behind him his only legal heir Ambaram Purshottambhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.1008, dated 23/03/1934.
19. Thereafter, land bearing Survey No.338/4, Acre 0-24 Guntha was cultivated by Revabhai Narottambhai hence, his name was entered as protected tenant in other right as per Order of Taluka Officer, vide no. TNC, dated 08/11/1946 and entry to that effect was mutated in the mutation register vide Entry No.1567, dated 11/04/1948.
20. Thereafter, mutually family partition took place by Ambaram Purshottambhai for the land bearing Survey No.338/4 and by the virtue of that, Survey No.338/4, Acre 0-24 Guntha came to share of Revabhai Narottamdas being Uncle of Ambaram Narottamdas and entry to that effect was mutated in the mutation register vide Entry No.2314, dated 15/03/1956.
21. Thereafter, land bearing Survey No.338/4 was not cultivated by Revabhai Narottamdas as protected tenant for last two years hence, his name was deleted from other right as per Order of Taluka Officer, vide Order No.TNC, dated 08/03/1955 and entry to that effect was mutated in the mutation register vide Entry No.2325, dated 01/07/1956.
22. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
23. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai but as per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.

History of Survey No.340/4

24. That, in the year 1956, land bearing Survey No.340/4, Acre 1-15 Guntha was independently owned, occupied and possessed by Revabhai Narottamdas.

25. Thereafter, owner of the land, Revabhai Narottamdas died intestate on 08/02/1957 leaving behind him his only legal heir Mohanbhai Revabhai and his name was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2365, dated 06/05/1957.
26. Thereafter, owner of the land, Mohanbhai Revabhai died intestate on 30/05/1960 leaving behind him his legal heirs (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai, (3) Santokben wd/o Mohanbhai Revabhai and (4) Trikambhai Mohanbhai but as per reply given by (1) Sitaben D/o Mohanbhai, (2) Joitaben D/o Mohanbhai and (3) Santokben wd/o Mohanbhai Revabhai not to enter their names in revenue record hence, only name of Trikambhai Mohanbhai was entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2556, dated 20/03/1961.

History of Block No.420

27. Thereafter, land bearing (1) Survey No. 324/1, Acre 0-19 Guntha, (2) Survey No. 325/1, Acre 0-18 Guntha, (3) Survey No. 325/2, Acre 0-21 Guntha, (4) Survey No. 338/2, Acre 0-32 Guntha, (5) Survey No. 338/3, Acre 2-16 Guntha, (6) Survey No. 338/4, Acre 0-24 Guntha and (7) Survey No. 340/4, Acre 1-15 Guntha, aggregating Acre 6-25 Guntha was allotted Block No.420, containing by total admeasurements 26811 Sq. Mtrs. fixed, wherein name of Trikambhai Mohanbhai was running as owner and occupier thereof and entry to that effect was mutated in the mutation register vide Entry No.2901, dated 01/04/1969.
28. Thereafter, names of (1) Savitaben Trikamlal Patel, (2) Laxmiben Trikamlal Patel, (3) Kantaben Trikamlal Patel, (4) Ranchhodbhai Trikamlal Patel and (5) Chetankumar Trikamlal Patel were entered as co-owners and co-owners in the land with name of Trikambhai Mohanbhai and entry to that effect was mutated in the mutation register vide Entry No.5451, dated 12/08/1995.
29. Thereafter, land bearing Block No.420, containing by total admeasurements 26811 Sq. Mtrs. merged into Town Planning Scheme No.2 (Ghuma) and allotted Final Plot No.118, containing by admeasurements 16086 Sq. Mtrs. fixed.
30. Thereafter, co-owner of the land, Kantaben Trikambhai Patel sold and conveyed land bearing Block No.420, containing by total admeasurements 26811 Sq. Mtrs. Paiki, her undivided share of 4468.50 Sq. Mtrs. to Ranchhodbhai Trikambhai Patel by Sale Deed, registered in the sub registrar office of Ahmedabad-3 (Memnagar), under Serial No.6111, dated 04/06/2007 and entry to that effect was mutated in the mutation register vide Entry No.9374, dated 09/11/2011.



31. Thereafter, co-owner of the land, Trikambhai Mohanbhai sold and conveyed land bearing Block No.420, containing by total admeasurements 26811 Sq. Mtrs. Paiki, his undivided share of 4468.50 Sq. Mtrs. to Ranchhodbhai Trikambhai by Sale Deed, registered in the sub registrar office of Ahmedabad-3 (Memnagar), under Serial No.5625, dated 19/05/2007 and entry to that effect was mutated in the mutation register vide Entry No.9434, dated 30/03/2013.
32. Thereafter, co-owners of the land, Savitaben Trikambhai Patel died intestate on 25/03/2016 leaving behind her legal heirs (1) Laxmiben Trikambhai, (2) Ranchhodbhai Trikambhai, (3) Alpeshbhai Govindbhai, (4) Sonalben Govindbhai and (5) Chetanbhai Trikambhai and (deceased Kantaben Trikambhai Patel) their names were entered in the land upon hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.10366, dated 21/07/2016.
33. Thereafter, co-owner of the land, Laxmiben D/o Trikambhai Patel w/o Amrutlal Purshottamdas Patel released and relinquished her right and share persisting in the land bearing Block No.420, containing by total admeasurements 26811 Sq. Mtrs. Paiki, her undivided share of 4468.50 Sq. Mtrs. in favour of Chetanbhai Trikambhai by Release Deed, registered in the sub registrar office of Ahmedabad-14 (Daskroi), under Serial No.2936, dated 17/12/2016 hence, her name was deleted from revenue record and entry to that effect was mutated in the mutation register vide Entry No.11241, dated 18/12/2018.
34. Thereafter, co-owner of the land, Savitaben Trikambhai Patel died on 25/03/2016 but, before her demise, she executed her last WILL for her undivided share pertaining to the land bearing Block No.420, registered in the sub registrar office of Ahmedabad-9 (Bopal), under Serial No.6670, dated 09/11/2012 and she bequeathed her undivided share to Chetankumar Trikambhai Patel and by the virtue of that, name of Chetankumar Trikambhai Patel was entered in undivided share and entry to that effect was mutated in the mutation register vide Entry No.11242, dated 18/12/2018.
35. Thereafter, names of (1) Geetaben Ranchhodbhai Patel, (2) Brijesh Ranchhodbhai Patel and (3) Ishan Ranchhodbhai Patel were entered as co-owners and co-occupiers in the land with name of Ranchhodbhai Trikambhai Patel and entry to that effect was mutated in the mutation register vide Entry No.11677, dated 19/10/2019.
36. Thereafter, names of (1) Harsh Chetanbhai and (2) Shitalben Chetanbhai were entered as co-owners and co-occupiers in the land with name of Chetanbhai



Trikambhai Patel and entry to that effect was mutated in the mutation register vide Entry No.11685, dated 22/10/2019.

37. Thereafter, as per Order of DILR, Ahmedabad vide Order No.DRK/KJP/S.R.277/19-20, dated 03/11/2020 and Puravni Patrak No.94, land bearing Block No.420, containing by total admeasurements 26811 Sq. Mtrs. bifurcated into different four parts and by the virtue of that, (A) Block No.420/A, containing by admeasurements 6746 Sq. Mtrs. fixed, wherein names of (1) Ranchhodbhai Trikambhai and (2) Brijesh Ranchhodbhai were entered as owners and occupiers thereof, (B) Block No. 420/B, containing by admeasurements 6746 Sq. Mtrs. fixed, wherein names of (1) Harsh Chetanbhai Patel and (2) Shitalben Chetanbhai were entered as owners and occupiers thereof, (C) Block No. 420/C, containing by admeasurements 6659 Sq. Mtrs. fixed, wherein names of (1) Geetaben Ranchhodbhai Patel and (2) Ishan Ranchhodbhai Patel were entered as owners and occupiers thereof and (D) Block No.420/D, containing by admeasurements 6660 Sq. Mtrs. fixed, wherein names of (1) Chetankumar Trikambhai Patel and (2) Shitalben Chetanbhai were entered as owners and occupiers thereof and entry to that effect was mutated in the mutation register vide Entry No.12024, dated 05/11/2020.
38. Thereafter, District Collector, Ahmedabad granted non-agricultural use permission to the land bearing Block No.420/D, containing by admeasurements 6660 Sq. Mtrs. Paiki, 3996 Sq. Mtrs. for Multipurpose by their Order No.3256/07/17/062/2024, dated 17/07/2024 and entry to that effect was mutated in the mutation register vide Entry No.13947, dated 17/07/2024.
39. Thereafter, as per Letter of Town Planning Office, Ahmedabad Town Planning Scheme, Unit-2, Ahmedabad vide Letter No. Na. Ra. Yo/No. 2/(Ghuma)/Fi. Plot No.118/3, 118/4/345, dated 02/02/2024, land bearing Final Plot No.118 (allotted in lieu of Block No.420, containing by total admeasurements 26811 Sq. Mtrs.), containing by admeasurements 16086 Sq. Mtrs. was allotted different two final plots viz. Final Plot No.118/1, containing by admeasurements 8095 Sq. Mtrs. and Final Plot No.118/2, containing by admeasurements 7991 Sq. Mtrs. in which Final Plot No.118/2, containing by admeasurements 7991 Sq. Mtrs. was divided into different two Final Plots viz. Final Plot No.118/3, containing by admeasurements 3995 Sq. Mtrs. and **Final Plot No. 118/4**, containing by admeasurements 3996 Sq. Mtrs. (Block No. 420/D, containing by total admeasurements 6660 Sq. Mtrs.) fixed.



40. Thereafter, owners of the land, (1) Chetankumar Trikambhai and (2) Shitalben Chetanbhai sold and conveyed **Non-Agricultural** land bearing **Final Plot No.118/4**, containing by admeasurements 3996 Sq. Mtrs. (allotted in lieu of Block No. 420/D, containing by total admeasurements 6660 Sq. Mtrs.) of Town Planning Scheme No. 2 (Ghuma) to “**Shiv Estate Developers**” a partnership firm by sale deed, registered in the sub registrar office of Ahmedabad-9 (Bopal) under Serial No. 1046, dated 22/01/2025 and entry to that effect was mutated in the mutation register vide Entry No.14176, dated 27/01/2025.
41. I have issued a Public Notice in “**GUJARAT SAMACHAR NEWSPAPER**” dated **10/02/2025** 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.
42. Thereafter, Ahmedabad Municipal Corporation has sanctioned layout and building plans for residential and commercial purpose construction under (1) Case No. BHNTI/SWZ/221024/CGDCRV/A8781/R0M1 & Rajachitthi No.06574/221024/A8781/R0/M1 for Block A and (2) Case No. BHNTS/SWZ/221024/CGDCRV/A8782/R0M1 & Rajachitthi No.06568/221024/A8782/R0/M1 for Block B+C+D, both dated 07/04/2025 on the non-agricultural land bearing Final Plot No.118/4 of Town Planning Scheme No.2 (Ghuma).



I have examined the titles of the land belonging to a partnership firm “**Shiv Estate Developers**” 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 No.118/4**, containing by admeasurements 3996 Sq. Mtrs. (allotted in lieu of Block No.420/D, containing by total admeasurements 6660 Sq. Mtrs.) of Town Planning Scheme No.2 (Ghuma), situate, lying and being at Moje Ghuma, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) 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 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. Verification of all original documents.

DATED THIS 19th DAY OF APRIL, 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.

