

TITLE VERIFICATION REPORT

For:- BHAKTI SKY Scheme, launched in 3893.89 Sq.Mtrs. land, being Sub Plot No. 1 (after Sub Division of Original Sub Plot No. 2) of Final Plot no. 68/2 of Town Planning Scheme No. 109, at Mouje Hanspura.

Owner and Developer :- SHREE CORPORATION, a partnership firm,
Registered at the Registrar of Firms, Division 2 (ABD),
vide Regd. No. GUJAH203647.

Scheme Name : "BHAKTI SKY" at Mouje Hanspura.

A. TERMS OF REFERENCE:

Shree Corporation, a partnership Firm ("**Client**"), has approached us to issue a title verification report with respect to the Non Agricultural land for Multi Purpose use, admeasuring 3893.89 Sq.Mtrs, being Sub Plot No.1(after Sub division of Original Sub Plot No.2) fixed for "**BHAKTI SKY**" Scheme; which is out of total land admeasuring 7794.87 Sq.Mtrs, being part of Original Sub-plot no. 2 of Final Plot no. 68/2, total admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya); allotted in lieu of Revenue Block No. 109/B (New), total admeasuring 19,931 Sq.mtrs., situate, lying and being at Moje Hanspura, Taluka -Asarwa, Registration District Ahmedabad, and Sub-District Ahmedabad-6 (Naroda); (Hereinafter referred as "**Said Non Agricultural Land**"), belonging to; Shree Corporation.

That under the instructions of my client, I have conducted an investigation into the title of the aforementioned Non-agricultural land, and have undertaken available searches from the Sub-Registrar Office, and revenue records for a period of 30 years. Also having pursued relevant documents, records and searches, and I opine as under:-

TITLE REPORT

FINDINGS BASED ON THE SEARCHES AND DOCUMENTS OBTAINED, REQUISITIONED, PRODUCED & EXAMINED.



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- 1) Based on the revenue records (i.e. Village form 7/12), it appears that, on or before 1975, the land bearing **Consolidated Revenue Block No. 109 (Old)** admeasuring 39,659 Sq.mts., (Allotted in lieu of (1) Survey No. 134/2 admeasuring 1 Acre 20 Guntha (2) Survey No. 135/2 admeasuring 3 Acre 17 Guntha and (3) Block no. 109 (Old) admeasuring 4 Acre 35 Guntha) of Moje Hanspura, stood recorded in the name of the then owner Shankarlal Jamanashankar Joshi, as its owner.
- 2) At that period of time, the land admeasuring 1 Acre 20 Guntha of said Survey No. 134/2, and the land admeasuring 3 Acre 17 Guntha of Survey No. 135/2, being part of the said total land, total admeasuring 4 Acre 37 Guntha of Consolidated Revenue Block No. 109 (Old), was being cultivated by Hamjiji alias Hamirji Becharji, as it's Protected Tenant.
- 3) It appears that the Mamlatdar and Krushipanch, Daskroi Taluka, passed an order Dated 29-12-1975 to issue form no. 9 (Certificate of Purchase) in favour of Hamjiji Becharji. Hamjiji Becharji paid the purchase price of Rs. 2996.35 for the said land. Therefore, the land admeasuring 4 Acre 37 Guntha of Consolidated Block No. 109 (Old), was recorded in the name of Hamjiji alias Hamirji Becharji as **holder with restricted tenure**.

The mutation entry no.1297 dated 23-07-1976 was recorded for the same.

The remaining land of 4 Acre 37 Gunthas being other part of Block No. 109 (old), continued with the ownership of original owner, Shankarlal Jamanashankar Joshi.

- 4) That thereafter, Hamjiji alias Hamirji Becharji died, leaving behind him, his 7 legal heirs namely; (1) Shantaben wd/o Hamjiji Becharji Thakor, (2) Kanaji Hamjiji Thakor, (3) Champaben Hamjiji Thakor, (4) Javarji Hamjiji Thakor, (5) Bhikhiben Hamjiji Thakor, (6) Dasharathji Hamjiji Thakor, and (7) Pasiben Hamjiji Thakor.

As it's effect, the names of his aforesaid 7 legal heirs (**hereinafter referred as "Thakor Family"**) were entered as the co-owners, in the revenue record

of Consolidated Revenue Block no. 109 (Old); vide mutation entry no.1453 dated 01-08-1992.

- 5) Meanwhile, the original owner, Shankarlal Jamanashakar Joshi died in the year 1983. Subsequently, the names of his legal heirs namely; (1) Shubhadraben wd/o Shankarlal Joshi, (2) Arvindaben Shankarlal Joshi, (3) Urmilaben Shankarlal Joshi, (4) Ushaben Shankarlal Joshi, and (5) Maheshkumar Shankarlal Joshi; (**hereinafter collectively referred as "Joshi Family"**) were entered as co-owners in the remaining land of Consolidated revenue record of Block no. 109 (Old), vide mutation entry no.1540 dated 11-01-1997.

Accordingly, the land admeasuring 19,728 Sq.mts., (i.e. 4 Acre 35 Guntha), being part of **Consolidated Revenue Block No. 109 (Old)**, was recorded in the name of original owners i.e. Joshi family, and the land admeasuring 19,931 Sq.mts., (i.e. 4 Acre 37 Guntha) being part of **Consolidated Revenue Block No. 109 (Old)**, recorded in the name of Thakor family (Holders with restricted tenure as per Tenancy Act).

Note :- The land admeasuring 19,728 sq.mtrs. being part of Consolidated Revenue Block No. 109 (Old), recorded in the name of the Original owners i.e. Joshi family; is not the part of this Title Report and does not owned by Shree Corporation.

- 6) Thereafter, one of the Co-owners, Kanaji Hamjiji Thakor died on 28-04-2005. The names of his legal heirs namely; (1) Madhuben wd/o Kanaji Hamjiji, (2) Hasamukh Kanaji, and (3) Kailashben Kanaji; were entered as the co-owners for Kanaji's share, in the revenue record of Consolidated Block No. 109 (Old) vide mutation entry no. 1716 dated 09-07-2005.

- 7) Thereafter, one of the Co-owner Dasharathji Hamjiji, made an application for mutating the names of his legal heirs as the co-owners of his share; during his lifetime; in the revenue records of Consolidated Revenue Block No. 109 (Old).



And accordingly, the names of, (1) Sunitaben Dasharathji, (2) Dakshaben Dasharathji, and (3) Dharmeshbhai Dasharathji; were added as co-owners along with Dashrathji's name, vide mutation entry no. 1748 dated 02-06-2006, during his life pendency.

- 8) That the District Inspector of the Land Records, Ahmedabad vide order no. K.J.P.DU.P No. 13 dated 20-07-2007, approved "Kami Jastipatrak" and thereby land bearing Consolidated Block no. 109 (Old), total admeasuring 39,659 Sq.mts., was divided into two parts.

Accordingly, land admeasuring 19,728 Sq.mts., of Consolidated Block No. 109 (New) was allotted Block No. 109/A (New) (for 19728 sq. mtrs.), and was recorded in the names of, (1) Shubhadraaben wd/o Shankarlal, (2) Arvindaben Shankarlal, (3) Urmilaben Shankarlal, (4) Ushaben Shankarlal, and (5) Maheshkumar Shankarlal, (Held by Joshi Family).

The land admeasuring 19,931 Sq.mts., (held by Thakor family as tenant) was allotted Block No. 109/B (New), and was recorded in the names of, (1) Shantaben wd/o Hamjiji Becharji, (2) Champaben Hamjiji, (3) Javarji Hamjiji, (4) Bhikhiben Hamjiji, (5) Dasharathji Hamjiji, (6) Pasiben Hamjiji, (7) Madhuben wd/o Kanaji Hamjiji, (8) Hasamukh Kanaji, (9) Kailashben Kanaji, (10) Sunitaben Kanaji, (11) Dakshaben Dasharathji, and (12) Dharmeshbhai Dasharathji; jointly. The above-referred effect was recorded in the revenue record vide mutation entry no. 1809 dated 10-08-2007.

- 9) Thereafter, Mamlatdar of the Daskroi, vide order no. RTS/ Record Promulgation/14/08 carried out record promulgation of the handwritten and computerized revenue records. This resulted in correction of an error wherein the mutation entry no. 1809, was inadvertently recorded twice in the revenue records of Block No. 109/A (New), and Block No. 109/B (New). Therefore an order was passed for deleting one of the repeated entry, bearing no. 1809, from the revenue record of Block No. 109/A (New), and Block No. 109/B (New). This correction was recorded vide mutation entry no. 1891 dated 18-07-2008.



- 10) Thereafter, one of the co-owner, Hasamukhbhai Kanaji died on 12-06-2008, leaving behind him, his legal heirs, namely; (1) Shilpaben wd/o Hasamukhbhai Kanaji Thakor, and (2) Ronakbhai, a minor through his legal guardian Shilpaben, wd/o Hasamukhbhai Kanaji. The names of these two heirs were recorded as a co-owner for Hasamukhbhai's share of the land bearing revenue record of Block No. 109/B (New). The mutation entry No. 1926, to this effect; was entered in the revenue record on 06-10-2008.
- 11) Thereafter, one of the co-owner, Shantaben wd/o Hamajiji Becharji died on 25-06-2009. As her heirs were already existed as the co-owners; her name was deleted from the revenue record of Block no. 109/B (New) vide mutation entry no. 1975, dated 29-08-2009.
- 12) Thereafter, One of the co-owner Champaben Hamajiji died on 22-10-2008, therefore the name of her legal heirs namely; (1) Gitaben Babarji Thakor, and (2) Bhavansinh Babarji Thakor, were entered as co-owners in the revenue record of Block No. 109/B (New), for Champaben's share, vide mutation entry no. 1985, dated 07-09-2009.
- 13) The Dy. Collector of Viramgam Prant, Ahmedabad, vide his order no. JAMIN/C-HANSPURA/PRASAPA/SR No. 65/2008, dated 07-09-2009; removed the restriction of the "restricted tenure", for the said land by converting and recording it, as "**old tenure for agricultural purposes**", on condition of making payment of the premium amount for the said conversion. The said order dated 17-09-2009, of the Dy. Collector of Viramgam Prant; was recorded in the revenue record, vide mutation entry no. 1986.
- 14) Thereafter, (1) Zavarji Hamjiji, (2) Bhikhiben Hamjiji, (3) Dasharathji Hamjiji, (4) Pasiben Hamjiji (5) Madhuben, wd/o Kanaji Hamjiji, (6) Kailashben Kanaji, (7) Sunitaben Dasharathji alias Sunitaben Kanaji, (8) Dakshaben Dasharathji, (9) Dharmeshbhai Dasharathji, (10) Shilpaben, wd/o Hasamukhbhai Kanaji Thakor, as self and guardian of her son Ronak Hasamukhbhai, (11) Gitaben Babarji, and (12) Bhavansinh Babarji; along with the confirmation of, (1) Vishvbandhu Dahyabhai Patel (2) Sunil

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Javarji, (3) Manish Javarji, and (4) Lilaben Dasharathbhai; sold and conveyed the said land bearing Block No. 109/B (New), admeasuring 19,931 Sq.mts., in favour of; (1) Bhikhubhai Haribhai Sorathiya (50% undivided land share holder) and (2) Sureshbhai Suvalal Jaysval (50% undivided land share holder), vide registered sale deed, bearing registration no. 1338 dated 19-02-2010.

A rectification deed was executed to rectify the name "Hamjiji" in the place of "Hajaji". The said Rectification Deed was duly registered before the Sub-Registrar bearing registration no. 1928, dated 03-03-2010, for effecting the above referred registered sale deed.

The above registered sale deed and rectification deed, both were jointly recorded and effected in the revenue record of Block no. 109/B (New), vide mutation entry no. 2028 dated 19-03-2010.

- 15) Thereafter, Sureshbhai Suvalal Jaysval, a co-owner, with holding of 50% undivided land share, sold and conveyed his undivided 25% land share i.e. 4982.75 Sq.mts land being part of Block No. 109/B (New) total admeasuring 19,931 Sq.mts., in favour of remaining co-owner, Bhikhubhai Haribhai Sorathiya; vide registered sale deed no. 6877 date 13-07-2010. By virtue of this sale deed, Bhikhubhai Haribhai Sorathiya became the owner of total 75%, and Sureshbhai Suvalal Jaysval remained the owner of the remaining 25% of the said land, admeasuring 19931 Sq.Mtrs.

A rectification deed was executed to rectify the "village account no.166" in the place of "village account no.130", mentioned for above referred Sale Deed. The said Rectification Deed was duly registered before the Sub-Registrar vide registration no. 7875 dated 07-08-2010.

The above referred registered sale deed, and rectification deed, both were jointly recorded and effected in the revenue record of New Block No. 109/B vide mutation entry no. 2118 dated 20-08-2010.

- 16) Thereafter, Bipinchandra R. Patel, Advocate and Solicitor, published a public notice in "Gujarat Samachar" daily newspaper, on 21-08-2010,



on behalf of the two co-owners; (1) Bhikhubhai Haribhai Sorathiya, and (2) Sureshbhai Suvalal Jaysval; inviting objections and claims, for processing the issuance of Title Clearance Certificate, for the said land. That pursuant to the said public notice, no objection or claim were received, as per his certificate. And therefore, the Title Clearance Certificate in respect of said land dated 02-11-2010; had been issued by Bipinchandra R. Patel, Advocate and Solicitor, in favour of the above two co-owners; (1) Bhikhubhai Haribhai Sorathiya, and (2) Sureshbhai Suvalal Jaysval; certifying their clear and marketable rights and titles, pertaining to the said land, as per their shares.

- 17) It appears from "F-Form", issued under the Town Planning Act, that, Town Planning Scheme No.109 (Muthiya-Hanspura-Bilasiya), was implemented in revenue Village Hanspura. In accordance with the said Town Planning scheme, the land bearing Block No. 109/B (New) admeasuring 19,931 Sq.mts., was allotted Final Plot no. 68/2 admeasuring 11,959 Sq.mts.
- 18) Thereafter, (1) Bhikhubhai Haribhai Sorathiya (75% holder of the land) and (2) Sureshbhai Suvalal Jaysval (25% holder of the land), sold and conveyed the said land bearing Final Plot no. 68/2, admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya), (allotted in lieu of Block No. 109/B (New) admeasuring 19,931 Sq.mts., of Moje Hanspura); in favour of, (1) Patel Pravinkumar Manekalal (25% holder of the land), (2) Patel Nareshbhai Hansarajbhai (15% holder of the land), (3) Patel Niketan Kishorchandra (10% holder of the land), (4) Patel Parabatbhai Mavjibhai (8.34% holder of the land), (5) Patel Chandubhai Parabatbhai (8.33 % holder of the land), (6) Patel Amrutbhai Parabatbhai (8.33% holder of the land), (7) Patel Devang Girishbhai (5% holder of the land), (8) Patel Vinod Tulsidas (15% holder of the land), and (9) Patel Nilesh Chhaganlal (5% holder of the land) jointly vide registered sale deed no. 10068, dated 19-09-2011; which was executed on 14-09-2011 and the same was recorded in the revenue record of Block No. 109/B (New) vide mutation entry no. 2289 date 12-04-2012.
- 19) Subsequently, the Revenue Department of the Government of Gujarat, through its resolution no. PFR/102011/275/L/1, dated 17-03-



2012; notified the Restructuring of both the City Taluka and Daskroi Taluka, of Ahmedabad District.

Accordingly, two new talukas i.e. Ahmedabad (East) and Ahmedabad (west), came into existence, as per the said Government Resolution. The area of the Revenue village Hanspura, was merged in the Ahmedabad (East) Taluka.

The Mutation entry no. 2296 to this effect, was recorded on 03-05-2012.

- 20) Thereafter, one of the co-owners, Patel Nileshbhai Chhaganbhai along with the confirmation of all other co-owners; (1) Patel Niketanbhai Kishorchandra, (2) Patel Parabatbhai Mavjibhai, (3) Patel Chandubhai Parabatbhai, (4) Patel Amrutbhai Parabatbhai, (5) Patel Devangbhai Girishbhai, and (6) Patel Vinod Tulsidas; sold and conveyed his undivided 5% share i.e. 996 Sq.mts., of land being part of Final Plot no. 68/2 admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya) (allotted in lieu of Block No. 109/B (New) admeasuring 19,931 Sq.mts., of Moje Hanspura); in favour of, (1) Patel Pravinkumar Manekalal (having 50% share in the land admeasuring 996 Sq.mts.), (2) Patel Nareshbhai Hansarajbhai (having 50% share in the land admeasuring 996 Sq.mts.) vide registered sale deed no. 1515 dated 28-06-2013. The Mutation entry no. 2416 to this effect was entered in the revenue record on 28-06-2013.
- 21) On 12-04-2013, the District Collector, Ahmedabad, passed an order to divide City Taluka of Ahmedabad District, by Public Notification No. MKM/102013/245/N of Government. As a result of this order, the revenue sim of Hanspura Village, came in Asarwa Taluka.
- 22) Thereafter, District Collector, Ahmedabad, through his order no. CB/Prasap/Premium/Hanspura/Survey No./Block No. 109/B/ S.R.776/2018 dated 06-01-2020, passed an order to remove the restriction of "New Tenure" from the land bearing Final Plot No. 68/2 admeasuring 11,959 Sq.mts., for use of Non-agricultural purposes, on the payment of the premium amount of Rs.2,39,18,000/-. The mutation entry no. 3269, to this effect was recorded in the revenue record on 02-02-2020.



- 23) Thereafter, The Collector of Ahmedabad, through order no.1022/ 07/14/ 026/2020 dated 19-04-2020, granted Non-agricultural use permission, **for multiple purposes** for the said land, bearing Final Plot no. 68/2 admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya) [allotted in lieu of Block no. 109/B (New) admeasuring 19,931 Sq.mts., of Moje Hanspura]; subject to the terms and conditions stated therein. The mutation entry No. 3289, was recorded in the revenue record on 19-04-2020.
- 24) Thereafter, Parbatbhai Mavjibhai Patel being one of the co-owner, (Having 8.34% share in the land bearing Block No. 109/B), died on 18-12-2019. The names of his heirs namely; (1) Mangalaben, wd/o Parabatbhai Mavajibhai Patel, (2) Jayantilal Parabatbhai Patel, (3) Chandulal Parabatbhai Patel, (4) Amrutlal Parabatbhai Patel, (5) Parulben Parabatbhai Patel, and (6) Mita Parabatbhai Patel; were entered as co-owners in the revenue record of Block No. 109/B (New), for Parbatbhai's share. The mutation entry No. 3311, to this effect was recorded in the revenue record on 28-07-2020.
- 25) That during his lifetime, Parbatbhai Mavjibhai Patel had executed his last and legal Will on 20-07-2019, the same was notarized before Notary Shri Bhavna P. Patel, vide his notary serial no. 812 of 2019. According to this Will, his only son, namely Jayantilal Parabatbhai Patel, was entitled to own his 8.34% share of the said land. Thereby Jayantilal Parabatbhai Patel's name was recorded in the revenue records of Block No. 109/B (New), accordingly, and the names of other heirs of Parbatbhai, were deleted. The Mutation entry No. 3369 to this effect was entered in the revenue record on 22-12-2020.

Accordingly, (1) Patel Pravinbhai Maneklal, (Having 27.5 % land Share) (2) Patel Nareshbhai Hansarajbhai, (Having 17.5 % land Share) (3) Patel Niketan Kishorchandra, (Having 10 % land Share) (4) Patel Chandubhai Parbatbhai, (Having 8.33 % land Share) (5) Patel Amrutbhai Parbatbhai, (Having 8.33 % land Share) (6) Patel Devang Girishbhai, (Having 5 % land Share) (7) Patel Vinod Tulsidas, (Having 15 % land Share) and (8) Jayatilal Parabatbhai Patel, (Having 8.34 % land Share); jointly became the Co-owners of the said land.



- 26) Thereafter, Relying on the application, bearing no. 001BDP21220087; the Assistant Town Development Officer, AMC, vide his order dated 27-04-2021; granted the permission as per Town Planning Act, to split the land of Final Plot no. 68/2 admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya) into two Sub-plots, i.e. (1) land admeasuring 4164.13 Sq.mts., was allotted Sub-plot no. 1 and (2) land admeasuring 7794.87 Sq.mts. was allotted Sub-plot no. 2.
- 27) Thereafter, the Co-Owners of the Said Land, (1) Patel Pravinbhai Maneklal, (Having 27.5 % land Share) (2) Patel Nareshbhai Hansarajbhai, (Having 17.5 % land Share) (3) Patel Niketan Kishorchandra, (Having 10 % land Share) (4) Patel Chandubhai Parbatbhai, (Having 8.33 % land Share) (5) Patel Amrutbhai Parbatbhai, (Having 8.33 % land Share) (6) Patel Devang Girishbhai, (Having 5 % land Share) (7) Patel Vinod Tulsidas, (Having 15 % land Share) (8) Jayantilal Parabatbhai Patel, (Having 8.34 % land Share), jointly sold and conveyed the land bearing Sub-plot no. 2, admeasuring 7794.87 Sq.mts, being Final Plot no. 68/2, total admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya), allotted in lieu of Block No. 109/B (New), total admeasuring 19,931 Sq.mts., situate, lying and being at Moje Hanspura in favour of **Shree Corporation**, a partnership firm, vide registered Sale Deed no. 17845 date 03-09-2021. The same was recorded in the revenue record, vide mutation entry no.3496, dated 22-09-2021.

By this way, **Shree Corporation** a partnership firm, became the absolute owner and possessor of land admeasuring 7794.87 Sq.Mtrs of Original Sub Plot No.2 being Final Plot No. 68/2 of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya), allotted in lieu of Block No. 109/B (New), total admeasuring 19,931 Sq.mts., situate, lying and being at Moje Hanspura.

- (28) Thenafter, **Shree Corporation** got approval for Sub Division of the land of Original Sub Plot No.2 admeasuring 7794.87 Sq.Mtrs, by the appropriate authority.



After the effect of Sub Division, the Original Sub Plot No.2 was divided into two Sub Plots, being sub plot no.1, admeasuring 3893.89 Sq.Mtrs, and sub plot no.2, admeasuring 3900.98 Sq.Mtrs. This two sub plot plans are approved by Ahmedabad Municipal Corporation. Both sub plots are having two different Schemes owned by the Owner and Developer Shree Corporation i.e., (1) Sub Plot No. 2, admeasuring 3900.98 Sq.Mtrs. having Scheme named "Bhakti Pearl" and (2) Sub Plot No.1, admeasuring 3893.89 Sq.Mtrs having Scheme named "Bhakti Sky".

C. ZONING CERTIFICATE:-

The Town Planning Inspector of Ahmedabad Municipal Corporation, through his letter no. RZ20210125/8093/1, dated 27-01-2021, issued Zoning Certificate; stating that the area of said land is covered in R-1 Residential Zone, and in connection to S. P. Ring Road; as per section 12 (2) (m), said land is covered in RAH Zone (i.e Residential Affordable Housing Zone).

D. PUBLIC NOTICE AND OBJECTION:-

That on behalf of Mahendra Bhavsar & Co., I have issued a Public Notice in Two prominent daily news papers namely, "Sandesh" and "Divya Bhaskar" dated 22-03-2025. The public notices were issued for inviting objections, claims or rights from any concerned person or financial institute for any body, pertaining to the Said Non Agricultural land for multipurpose use admeasuring 3893.89 Sq.Mtrs being Sub Plot No.1(after division of Original Sub Plot No.2) for "BHAKTI SKY" Scheme, which is out of total land admeasuring 7794.87 Sq.Mtrs.being part of Original Sub-plot no. 2 of Final Plot no. 68/2, total admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya); allotted in lieu of Revenue Block No. 109/B (New), total admeasuring 19,931 Sq.mtrs., situate, lying and being at Moje Hanspura, Taluka Asarwa, Registration District Ahmedabad, and Sub-District Ahmedabad-6 (Naroda).

We have not received any Claim,encumbrance or Objection, in pursuance to the said Public Notice, in response to the aforesaid Public Notice.



E. SUB-REGISTRAR SEARCH:-

Our comprehensive Sub-Registrar search for last 30 years search for Revenue Record, conducted by our Searcher reveals no encumbrances and charges in respect of the land bearing Non Agricultural land for multipurpose use admeasuring 3893.89 Sq.Mtrs being Sub Plot No.1(after division of Original Sub Plot No.2) for "BHAKTI SKY" Scheme, which is out of total land admeasuring 7794.87 Sq.Mtrs.being part of Original Sub-plot no. 2 of Final Plot no. 68/2, total admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya); allotted in lieu of Revenue Block No. 109/B (New), total admeasuring 19,931 Sq.mtrs., situate, lying and being at Moje Hanspura, Taluka Asarwa, Registration District Ahmedabad, and Sub-District Ahmedabad-6 (Naroda).

- i. For the sake of clarity, for the period until or before 2007, we have mentioned the consolidated Block No. 109 total admeasuring 39,659 Sq.mts. (i.e. 9 Acre 32 Gunthas) comprised of Survey Nos. 134/2, 135/2 and Block No. 109, as Consolidated Block No. 109 (Old).
- ii. On or after 2007, after the effect of division of consolidated Revenue Block No. 109 (Old), two parts of Consolidated Block No. 109 (Old), where given; (1) Block No.109/A (New) admeasuring 19728 Sq.Mtrs. owned and held by the Old owners i.e.Joshi Family.
- iii. Block No. 109/B (New) admeasuring 19931 Sq.Mtrs. was held by the Thakor Family (inherited from original tenant Hamjiji Becharji), was purchased as per the provisions of Tenancy Act.
- iv. The Shree Corporation, A partnership firm, through its authorized partner, Shaileshkumar Parshottamdas Kathiriya executed a notarised declaration on 02-04-2025 declaring its rights and titles in respect of the Said Sub-Plot No. 1 of Original Sub Plot No. 2 to be clear and marketable, and free from any encumbrances and charges whatsoever.




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F. CONCLUSION:-

In view of the aforesaid facts, particulars and documents furnished before us, as well as, in furtherance to the Sub-Registrar and revenue search, undertaken by our searcher; I am of the opinion, that the rights and titles of **Shree Corporation, A partnership firm**; pertaining to Non Agricultural land for multipurpose use admeasuring 3893.89 Sq.Mtrs being Sub Plot No.1(after Sub Division of Original Sub Plot No.2) for "BHAKTI SKY" Scheme, which is out of total land admeasuring 7794.87 Sq.Mtrs.being part of Original Sub-plot no. 2 of Final Plot no. 68/2, total admeasuring 11,959 Sq.mts., of Town Planning Scheme No. 109 (Muthiya-Hanspura-Bilasiya); allotted in lieu of Revenue Block No. 109/B (New), total admeasuring 19,931 Sq.mtrs., situate, lying and being at Moje Hanspura, Taluka Asarwa, Registration District Ahmedabad, and Sub-District Ahmedabad-6 (Naroda); are clear and marketable and without any encumbrance.

Dated this 5th day April, 2025 at Ahmedabad.

For, Mahendra Bhavsar & Co.

Law Firm



A handwritten signature in black ink, appearing to read "Dixit N. Shah", written over a horizontal line.

Dixit N. Shah

(Advocate)

(Enrolment No. G/3706/1999)