

Sanad no. G/102/1964
Sanad year - 1964

1758/2021

29/5/ 2021

To,
Dushyant Manishankar Pandya
20, Rambaug, B/h.Karnavati Club,
S.G.Highway, Ahmedabad.

Sub:-Investigation and Report on title in respect to the Non-Agricultural land bearing amalgamated Final Plot no. 79/1+79/2+ 79/3+52/2 admeasuring about 13659 Sq.Mtrs. described as Final Plot no. 52/2+79/1+79/2+79/3 admeasuring 13659 Sq Mtrs in the development permission allotted in lieu of Block no. 348/A admeasuring 3609 Sq. Mtrs., Block No. 348/B admeasuring 3608 Sq. Mtrs., Block No. 348/C admeasuring 3608 Sq. Mtrs. and Block No. 320A/1 admeasuring 11938 Sq.Mtrs. in the Draft Town Planning Scheme no.1 of Shela, in the Sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District Ahmedabad-Sanand.

Dear Sir,

Upon receiving instructions from you, we have investigated rights, titles and interests in respect to the captioned property which you have acquired.



For that purpose, we have caused searches to be taken of Revenue as well as records of Sub-Registrar at Sanand through our search clerk. We had also published a public notice in local daily "Sandesh" on 07/08/2011 for Block No. 320 paiki and on 02/03/2008 & 30/12/2010 for Block No. 348 in "Sandesh" and "Gujarat Samachar", inviting objections if any against the land owner's title from whom you have purchased the said lands. We have to state that in response thereof we did not receive any objection from any person and no claim has been registered with us by anybody against either previous owner's or your own ownership of the land described hereinabove. We have caused searches to be taken, both of the revenue records pertaining to these lands as well as records of Sub-Registrar's office through our search clerk, for more than 30 years. Based on report and on scrutiny of the records our Report on title as well as our opinion is as follows:-

Our Report on Title:-

Block no. 348/A+348/B+348/C:-

It appears that earlier land bearing Block no. 348 was hissa no. 2 of

Survey no. 288 admeasuring Acre 2 guntha 27 owned and possessed by Malek Pirabhai Kamjibhai, Malek Motibhai Kamjibhai, Malek Umarbhai



Kamjibhai and Malek Alibhai Kamjibhai. The said survey no. 288/2 under implementation of Prevention of Fragmentation and Consolidation of Agricultural Lands Act in Village Shela, and by the order of Settlement Commissioner Ahmedabad no. LR/7 dated 29/4/1974 the land of survey no.288/2 was consolidated by District Inspector Land Records under no. K.J.P.S.R./9/76/76 dated 27/12/1976, and the land was consolidated into Block no. 348 admeasuring 10825 sq mtrs. The fact was reflected into revenue records i.e. 6 haak-patrak under mutation entry no. 715 dated 11/4/1977.

1). It appears that thereafter the owners/occupants of the said land were, namely (1) Malek Pirabhai Kamjibhai (2) Malek Motibhai Kamjibhai and (3) Malek Rahimbhai Alibhai, and Malek Fakirbhai Alibhai, and 4) Kalubhai Umarbhai and Yusufbhai Umarbhai, however co-owners namely Pirabhai Kamjibhai, Motibhai Kamjibhai, Rahimbhai ALibhai, Fakirbhai Alibhai, waived their rights in the said land in favour of Kalubhai Umarbhai and Yusufbhai Umarbhai and thereafter (1) Malek Kalubhai Umarbhai and (2) Malek Yousufbhai Umarbhai remained the owners and occupants of the said land. The said fact was reflected under



mutation entry no. 1452 dated 15/06/1988 which was certified on 18/07/1988.

2). It appears that (1) Malek Kalubhai Umarbhai and (2) Malek Yousufbhai Umarbhai conveyed their rights, titles and interest of the said land to Jivabhai Motibhai Malek on 29/07/2006 under registered sale-deed serial no. 3008. The said transfer was recorded in the revenue records under mutation entry no. 2820 dated 16/11/2006, which was duly certified on 02/01/2007.

3). Thereafter Jivabhai Motibhai Malek sold conveyed his rights, titles and interest of the said land to you and (1) Deepak P.Nimbark and (2) Hitesh R. Vyas on 23/03/2008 under registered sale-deed serial no. 2186.

The said transfer by sale was recorded in the revenue records under mutation entry no. 3172 dated 27/04/2008 which was certified on 26/06/2008 by Mamlatdar of Sanand.

4). It appears that, you and other co-owners decided to develop the said land of Block no. 348 along with other lands of Village Shela and therefore the plans for the construction and sub-plotting were submitted before the Nagar Niyojak, Ahmedabad and Nagar Niyojak given his

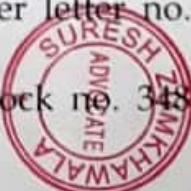


opinion by his letter no. NABP/SHELA/SANAND/4057 on 18/08/2008 for the said land.

5). It appears that, you and other co-owners thereafter applied for N-A permission in respect to the said land before the District Development Office, Ahmedabad and the same was granted by order no. MSL/BKHP/S.R-100/Vashi 2842 to 2849 on 19/09/2008. The said order was recorded in the revenue records under mutation entry no. 3384 dated 08/04/2009 and the same was certified on 05/06/2009.

It further appears that the application of the said co-owners for permission for construction in respect to the said land alongwith other lands was granted by the Shela Gram Panchayat under its resolution no. 3/2 dated 30/09/2008.

6). Thereafter, you and other co-owner could not develop the said land, and hence decided to partition their share in respect of the said land by mutual understanding. As a result you and other co-owners i.e 1) Deepak P Nimbark and 2) Hitesh R.Vyas had had applied for K.J.P.[Kami Jasti Patrak] for the said non agricultural land before the District Inspector Land Records, Ahmedabad, for the same was granted under letter no. D.R.K./DU.Patrak/10-11 no. 33 on 22/02/2011 whereby Block no. 343



admeasuring 10825 Sq.Mtr. divided in to (1) Block no. 348/A admeasuring 3609 Sq.Mtrs. which came to the share of Dushyant M.Pandya (2) Block no. 348/B admeasuring 3608 Sq.Mtrs. which came to the share of Deepak P. Nimbark and (3) Block no. 348/C admeasuring 3608 Sq.Mtrs. which came to the share of Hitesh R. Vyas. This division was reported in the revenue records under mutation entry no. 3785 on 10/3/2011.

7). Thereafter, the land bearing block no. 348/B admeasuring 3608 sq.mtr was purchased by you Dushyant M. Pandya from its owner Deepak P. Nimbark and Block no. 348/C admeasuring 3608 sq.mtr. from its owner Hitesh R. Vyas vide registered Sale Deed no. 5374 and 5375 respectively on 04/08/2011. The said fact was recorded in the revenue records under mutation entry no. 4110 and 4111 respectively on 05/08/2011, which were both certified on 07/10/2011 and thereafter you remained the sole owner and occupant of the non-agricultural land bearing Block nos. 348/A, 348/B, AND 348/C.

8). Thereafter, AUDA published Draft Town Planning Scheme-1 Shela and as per the F-Form of AUD, Final Plot no. 79/1 admeasuring 2165 sq.mtrs allotted in lieu of block no. 348/A admeasuring 3609 sq. mtrs.,

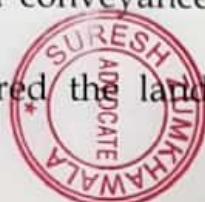


Final Plot no. 79/2 admeasuring 2165 sq. mtrs allotted in lieu of Block no. 348/B admeasuring 3608 sq. mtrs and Final Plot no. 79/3 admeasuring 2165 sq. mtrs allotted in lieu of Block no. 348/C admeasuring 3608 sq. mtrs. It further appears that, as per the Part Plan of AUDA the said Final Plot no. 79/1+79/2+79/3 allotted in lieu of block nos. 348/A, 348/B and 348/C in D.T.P.S no.1

Block no. 320A/1:-

1). It appears that land bearing Survey no. 217 part-1 and Survey no. 219 part-1 were owned by one Nurabhai Jamalbhai. It appears that the said old tenure agricultural lands bearing survey no. 217/1 and survey no. 219/1, under implementation of Prevention of Fragmentation and Consolidation of Agricultural Lands Act in Village Shela, was by the order of Settlement Commissioner Ahmedabad under order no. LR/7 was consolidated by District Inspected Land Records under no. K.J.P.S.R./9/76/76 dated 27/12/1976, into Block no. 320 admeasuring 50787 sq mtrs. This fact was reflected into revenue records under mutation entry no. 715 dated 11/4/1977.

2). It appears that said Nurabhai Jamalbhai has under a conveyance deed registered at serial no. 1468 on 18/8/1992, transferred the land



having Block no. 320 admeasuring 12342 sq mtrs out of 50787 Sq. Mts. in favour of 1) Shambhubhai Maganbhai, 2) Dhulabhai Shambhubhai, and 3) Ashokbhai Shambhubhai. The said transfer by sale was reflected in the revenue records under mutation entry no. 1701 dated 21/8/1992, thereon the said land of Block no. 320 was held by both the transferor and transferees jointly.

3). It further appears that as per family understanding land admeasuring 12342 Sq. Mts. of block no. 320 Paiki was divided among the joint owners 1) Shambhubhai Maganbhai, 2) Bholabhai Shambhubhai, and 3) Ashokbhai Shambhubhai where the land admeasuring 12342 sq mtrs came to the share of Ashokbhai Shambhubhai. The said fact is reflected in the revenue records under mutation entry no. 2324 dated 22/1/1999.

It further appears that application of non-agricultural permission submitted before the District Development Officer, Ahmedabad by Ashokbhai Shambhubhai for the use of residential purpose of the said land. The said application for N.A. permission was approved by District Development Officer under his order no. MSL/BKHP/S.R.-



159/VASHI/1347-1352 dated 31/5/2006. The said fact is recorded under mutation entry no. 2724 dated 05/06/2006 in the revenue records.

4). It further appears that whereas Nurabhai Jamalbhai remained the sole owner and occupant of the remaining land of Block no. 320 under an Application made by him in the revenue records the names of his sons 1) Pir Mohammad Nurabhai, 2) Kasambhai Nurabhai, and 3) Rahemanbhai Nurabhai were entered as co-owners under mutation entry no. 3052 dated 24/10/2007.

5). It further appears that an application was made by both the co-owners i.e. Nurabhai Jamalbhai and Ashokbhai Shambhubhai for the partition of the said land i.e Kami Jasti Patrak [K.J.P.]. An order was passed by District Inspector Land Records, Ahmedabad dated 07/08/2010 under order no. DRK/Durasti Patrak/10, on the effect of the said order of D.I.L.R. where both Village Form no. 7/12 were separated as Block no. 320/A and Block no. 320/B and as per the correction statement Form-29 in the revenue records Block no. 320-A admeasuring 38435 and Block no. 320-B admeasuring 12352 sq mtrs were separated. This KJP Durasti was recorded in the revenue records of the village Shela under mutation entry no. 3655 on 8/8/2010.



6). It further appears that Nurabhai Jamalbhai and his sons were interested in selling the land admeasuring 11938 sq mtrs to Dushyant M.Pandya and 5969 sq mtrs to Deepak Parmanand Nimbark out of the total land admeasuring 38445 sq mtrs therefore an application was made for the division for Block no. 320/A. For that formal permission was granted by Deputy Collector, Sanand under order no. RTS/Block Vibhajan/Shela/S.R. 52/11, dated 23/11/2011.

7). It further appears that T.P. Scheme was introduced by AUDA in the Shela Village as a result Block no. 320-A was included in the Shela T.P. Scheme no. 1. The co-owners of the Block no. 320-A requested the Town Planning Officer to divide the said Block no. 320-A into 3 different Final Plots. On resultant reduction of 38445 sq mtrs area of Block no. 320-A, T.P. authorities formatted Final Plot no. 52/1 admeasuring 12315 sq mtrs was allotted to land admeasuring 20538 sq mtrs which was owned by the Co-owners and which they wanted to retain. Final Plot no. 52/2 admeasuring 7164 sq mts was allotted to land admeasuring 11938, which was agreed to be sold to you Dushyant M. Pandya and Final Plot no. 52/3 admeasuring 3582 sq mtrs was allotted to land admeasuring 5939 sq mtrs which the co-owners also decided to sell to Deepak P. Nimbark.

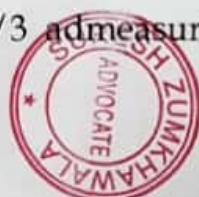


8). It appears that, you have purchased the land bearing Block no. 320/A part admeasuring 11938 Sq. Mtrs. which was given Final Plot No. 52/2 admeasuring 7164 Sq.Mtrs. Draft T.P. Scheme no. 1 of Shela on 21/12/2011 under a Sale Deed registered vide Sr. No. 8186 on the same day.

On registration of the conveyance deed in the revenue records your name was mutated as owner-occupant of the said land under mutation entry no. 4179 dated 21/12/2011 which was certified by Circle Officer, Sanand on 23/03/2012.

9). Thereafter you and other occupants of the Block No. 320/A had applied for KJP[Kami Jasti Patrak] before the District Inspector Land Record, Ahmedabad and the same was granted K.J.P. by its letter no.D.R.K./Durastti/15 on 27/06/2012.

The said fact was recorded in revenue record by mutation entry no. 4301 dated 29/06/2012 where under Block No. 320/A admeasuring 38445 Sq. Mtrs. was divided into (1) Block No. 320A/1 admeasuring 11938 Sq. Mtrs. which came to the share of Dushyant M. Pandya (2) Block No. 320A/2 admeasuring 20538 Sq. Mtrs. which came to the share of Nurabhai Jamalbhai & Others and (3) Block No. 320A/3 admeasuring



5969 Sq. Mtrs. which came to the share of Deepak P. Nimbark, who purchased the Block no. 320/A/3 land separately.

10). Thereafter, you had applied for getting non-agriculture permission of the said land of Final Plot No. 52/2 admeasuring 7164 Sq.Mtrs. to the District Collector, Ahmedabad and District Collector granted the same on 29/01/2015 by his order no. CB/CTS-1/N.A./Shela-S.No.320-A/1/S.R.-1591/2014. The said order was recorded in the revenue record by mutation entry no. 4704 dated 04/02/2015.

Since then, said non-agricultural lands of Final Plot no. 79/1 admeasuring 2165 sq.mtrs. allotted in lieu of Block no. 348/A admeasuring 3609 sq.mtrs., Final Plot no. 79/2 admeasuring 2165 sq.mtrs allotted in lieu of Block no. 348/B admeasuring 3608 sq.mtrs., and Final Plot no. 79/3 admeasuring 2165 sq.mtrs allotted in lieu of Block no. 348/C admeasuring 3608 sq. mtrs and Final Plot No. 52/2 admeasuring 7164 Sq. Mtrs. allotted in lieu of Block No. 320A/1, in Draft T.P.Scheme no. 1 of Shela are owned and occupied by you.

It further appears that you have submitted amalgamation plan of the said non agricultural lands. The same has been approved by the



AUDA on 24/03/2021 vide permission no. 1114LD20210074 creating Final Plot no. 79/1+ 79/2+ 79/3+ 52/2.

It further appears that you have submitted plans for construction over the said amalgamated Final Plot admeasuring 13659 Sq.Mtrs. non-agricultural land and the same has been sanctioned by local authority AUDA vide its order no.PRM/64/3/2021/180 dated 18/05/2021 describing the said land as Final Plot no. 52/2 + 79/1 + 79/2 + 79/3 + in the said order.

We have not found any subsisting charge over the said property during our investigation.

In view of the above report on title, we are of the opinion that your rights, title and interests in respect to the land describe in the schedule hereunder are clear and marketable and without any reasonable doubts, and also free from any encumbrance and we certify the same as such.

Schedule

All that Non-Agricultural land bearing amalgamated Final Plot no. 52/2 +79/1+79/2+79/3 admeasuring about 13659 Sq. Mtrs. allotted in lieu of Block no. 348/A admeasuring 3609 Sq. Mtrs., Block No. 348/B



admeasuring 3608 Sq. Mtrs., Block No. 348/C admeasuring 3608 Sq. Mtrs., and Block No. 320A/1 admeasuring 11938 Sq. Mtrs. in the Draft Town Planning Scheme no. 1 of Shela, in the Sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District Sanand (Ahmedabad) and the same are bounded as under:-

FINAL PLOT NO. 52/2+79/1+79/2+79/3

East : Final Plot no. 60
 West : 18.00 mtrs T.P.Road
 North : Final Plot no. 87/1 and Final Plot no. 192
 [Auda Reservation]
 South : Final Plot nos. 78/1+81/1 and 78/3+81/3

DATED THIS 29th DAY OF MAY 2021.

Suresh Zumkhawala
 Suresh T. Zumkhawala
 Advocate

