



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

2023/4316

SEARCH REPORT ON TITLE

Re.: In the matter of investigation of title to the Non-Agriculture Multipurpose Use Land bearing Final Plot No.52 admeasuring 5828 sq.mts. of Draft Town Planning Scheme No.3 (Shela) (Draft approved dated 04/02/2016) allotted in lieu of Revenue Survey/Block No.56 admeasuring 9713 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand and more particularly described in the Schedule hereunder written and belonging to **M/s. DEEP PROJECTS**, a partnership firm having its principal place of business at 10th Floor, President House, Opp: C.N. Vidyalaya, Ambawadi, Ahmedabad 380 006.

01. That from the search of the revenue records being maintained by the Mamlatdar, Sanand Taluka at Sanand and that of the Talati, Mouje Shela as also from the search of the records being maintained by the District Registrar of Ahmedabad and Sub Registrar of Sanand for more than last 30 years as also from certain agreements, deeds, documents, permissions, papers, T.P.S. Records and plan etc. produced before us, we have found that as per Order No.L.R.7 of the Settlement Commissioner, Ahmedabad, an Amalgamation Scheme of all the Agricultural Lands situated within the Village Limits of Mouje Shela was implemented, which was accepted by the Revenue Department, Government of Gujarat and accordingly the land bearing Old Revenue



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Survey No.150/1 was given Block No.56 and area thereof was fixed to the extent of A 2 = 16 G i.e. 9713 sq.mts. and mutated in the joint names of said (1) Arvindhbai Khusalbai (2) Vishnubhai Khushalbai (3) Jagdishbai Khusalbai (4) Sarojben Khusalbai and (5) Bai Sakari Wd/o. Khusalbai Chaturbai vide Order No. KJP/S.R-9/76-76 dated 27/12/1976 of the District Inspector, Land Records, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.715/230 on 11/04/1977 which was duly certified by the revenue authority concerned on 09/02/1978.

02. That thereafter (1) Arvindhbai Khusalbai (2) Vishnubhai Khusalbai (3) Jagdishbai Khusalbai (4) Sarojben Khusalbai and (5) Sakariben W/o. Khusalbai sold and conveyed the said land bearing Block No.56 admeasuring 9713 sq.mts. to Noormahmed Nabibhai. A Deed of Conveyance in respect whereof was duly executed on 20/02/1986 and duly registered with the Sub Registrar, Sanand on the same day under Serial No.1019. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1265 on 10/03/1986 which was duly certified by the revenue authority concerned on 30/04/1986.

03. That thereafter said Noormahmed Nabibhai sold and conveyed the said land bearing Block No.56 admeasuring 9713 sq.mts. to (1) Ramanji Becharji Thakore (2) Ujmalji Becharji Thakore (3) Jilaji Becharji Thakore and (4) Jayantiji Becharji Thakore. A Deed of Conveyance in respect whereof was duly executed on 31/5/2006 and duly registered with the



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Sub Registrar, Sanand on 28/06/2006 under Sr. No.2021. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2806 on 12/10/2006 which was duly certified by the revenue authority concerned on 18/11/2006.

04. That thereafter the said Ramanji Becharji Thakor died on 31/03/2013 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1)Maghiben Wd/o. Ramanji Becharji Thakor (2) Dineshbhai Ramanji Thakor (3) Vijaybhai Ramanji Thakor and (4) Alkeshbhai Ramanji Thakor. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4465 on 01/06/2013 which was duly certified by the revenue authority concerned on 24/06/2013.
05. That thereafter the said land bearing Block No.56 admeasuring 9713 sq.mts. was covered under the DRAFT Town Planning Scheme No.3 (Shela) – (Draft approved dated 04/02/2016) and the same was allotted with a Final Plot No.52 and the area thereof were fixed to the extent of 5828 sq.mts.
06. That thereafter the said (1) Ujmalji Becharji Thakore (2) Jilaji Becharji Thakore (3)Jayantiji Becharji Thakore (4) Maghiben (Madhuben) Wd/o. Ramanji Becharji Thakor (5) Dineshbhai Ramanji Thakor (6) Vijaybhai Ramanji Thakor and (7) Alkeshbhai Ramanji Thakor had agreed to sell the said land bearing Final Plot No.52 admeasuring 5828 sq.mts. of Draft Town Planning Scheme No.3 (Shela) and Old Revenue Survey No.56 admeasuring 9713 sq.mts. to **DEEP PROJECTS**, a partnership



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firm of Ahmedabad. An Agreement to Sell (Without Possession) on the terms and conditions mentioned therein was executed on 04/11/2021 and duly registered with the Sub-Registrar, Sanand on the same day under serial No.9029.

07. That thereafter said land bearing Final Plot No.52 admeasuring 5828 sq.mts. of Draft Town Planning Scheme No.3 (Shela) and Old Revenue Survey No.56 admeasuring 9713 sq.mts. was converted into Non-Agricultural Multipurpose use as provided under the Section 65 of the Land Revenue Code, vide Order No.1046/07/04/024/2021 dated 26/04/2021 of the Collector, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6532 on 26/04/2021 which was duly certified by the revenue authority concerned on 04/06/2021.
08. That thereafter the said (1) Ujmalji Becharji Thakore (2) Jilaji Becharji Thakore (3) Jayantiji Becharji Thakore (4) Maghiben (Madhuben) Wd/o. Ramanji Becharji Thakor (5) Dineshbhai Ramanji Thakor (Vaghela) (6) Vijaybhai Ramanji Thakor and (7) Alkeshbhai Ramanji Thakor (Vaghela) sold and conveyed the said Non-Agriculture Multipurpose Use land bearing Final Plot No.52 admeasuring 5828 sq.mts. of Draft Town Planning Scheme No.3 (Shela) allotted in lieu of Old Revenue Survey No.56 admeasuring 9713 sq.mts. to **DEEP PROJECTS**, a partnership firm of Ahmedabad. A Deed of Conveyance in respect whereof was executed on 12/10/2021 and duly registered with the Sub-Registrar, Sanand on the same day under serial No.16333. The entry to that effect was also entered in the revenue records of mutation entry



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book under serial No.6728 on 22/10/2021 which was duly certified by the revenue authority concerned on 14/12/2021.

09. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspaper "Divya Bhaskar" dated 03/09/2023 inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.
10. That by Declaration-Cum-Indemnity made on oath by Dineshbhai Maneklal Patel, an Authorized Partner of **DEEP PROJECTS**, duly attested by Anuradha C. Sheth, a Notary Public of Ahmedabad on 31/10/2023, has inter-alia declared therein that the said land is absolute property of the said partnership firm and except the partners, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assignment, lease or in any manner of whatsoever nature and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.
11. At present the land in question belongs to and stands in the name of said **DEEP PROJECTS** in the revenue records viz. Village Form No.7 and from the search of the records concerned it appears that there is no charge or encumbrances of whatsoever nature thereon



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In view of what is stated above, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Non-Agriculture Multipurpose Use Land bearing Final Plot No.52 admeasuring 5828 sq.mts. of Draft Town Planning Scheme No.3 (Shela) (Draft approved dated 04/02/2016) allotted in lieu of Revenue Survey/Block No.56 admeasuring 9713 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand and the said land is bounded as follows:

Re: As per Revenue Block No.56

On or towards the North : By Revenue Block No.51 and 57
On or towards the South : By Revenue Block No.152
On or towards the East : By Revenue Block No.55
On or towards the West : By Revenue Block No.58

Re: As per Final Plot No.52

On or towards the North : By Final Plot No.53 and 261
On or towards the South : By 18 Mts. Wide Road
On or towards the East : By Final Plot No.261
On or towards the West : By Final Plot No.262

DATED THIS 31ST DAY OF OCTOBER, 2023



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE

G/140/1998