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SPE/075/
Ref.: 164 /2023



ADVOCATES

AVNISH C. KOTHARI
CHETAN A. KOTHARI
ANANTRAI M. KOTHARI

Dt: 19/10/2023

0/1664/1987

To,
SHRI PARSHVA EPITOME LLP,
702, Shri Parshva Eminent,
Ellisbridge, Ahmedabad.

Dear Sir,

REPORT ON TITLE

Sub.: Immovable property being multipurpose non - agricultural land bearing **Revenue Block / Survey Nos. 51/B** admeasuring **8,701 square meters** being allotted a **Final Plot No. 47/2** admeasuring **5,221 square meters** comprised in the **Draft Town Planning Scheme No. 3 (Shela)** situate, lying and being at Mouje: Shela, Taluka: Sanand, Registration Sub - District: Sanand of District: Ahmedabad.

We refer to your oral instructions to give our Report on Title with respect to the immovable property being multipurpose non - agricultural land bearing **Revenue Block / Survey Nos. 51/B** admeasuring **8,701 square meters** being allotted a **Final Plot No. 47/2** admeasuring **5,221 square meters** comprised in the **Draft Town Planning Scheme No. 3 (Shela)** situate, lying and being at Mouje: Shela, Taluka: Sanand, Registration Sub - District: Sanand of District: Ahmedabad (hereinafter referred to as "**the said Property**" or "**the said Land**"). The boundaries of the said Land are as below:

As per Revenue Block / Survey No. 51/B:

On or towards East	:	Land of Block / Survey No. 51/C
On or towards West	:	Adjoining Road
On or towards North	:	Land of Block / Survey No. 51/A
On or towards South	:	Land of Block / Survey No. 57



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As per Final Plot No. 47/2:

On the East: Adjoining Land of Final Plot No. 49/1,
On the West: 45-00 meters wide T. P. Road,
On the North: Adjoining Land of Final Plot No. 47/1
On the South: 12-00 meters wide T. P. Road

SEARCHES:

1. We have caused searches to be taken of available revenue records and the records of Sub - Registrar of Assurances at Ahmedabad relating to the said Property for the period from 1993 till 19.10.2023 and the search application / receipts bearing nos. 202302900008378 & 202302900039991 pertaining to the said Property is/are enclosed herewith.
2. We find from the copies of documents furnished to us that at present **SHRI PARSHVA EPITOME LLP** appears to be the owner of the said Property.
3. We may state that our Report on Title is based upon available searches obtained from revenue records, the records of Sub - Registrar of Assurances and the copies of documents furnished to us.
4. We may further state that we have not administered the requisition on title.

DOCUMENTS PERUSED:

1. Latest Revenue Records for the said Land.
2. Copies of the Part Plan, F – Form and Zoning Certificate of the said Land.
3. Copy of the Deed of Conveyance dated 24.10.1991 registered with the Sub – Registrar of Assurances, Sanand at serial no. 1736.
4. Copy of the order no. Jamin / Kshati / Sudhara / Vashi / 8636 / 2009 dated 31.12.2009 made by the Dy. Collector, Prant, Dholka.



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5. Copy of the order bearing no. Jamin / Sanand / Block Vibhajan / S.R. / 86 / 2010 / Vashi / 4805 / 2010 dated 06.05.2010 made the Dy. Collector, Prant, Dholka.
6. Copy of the Deed of Conveyance dated 07.01.2010 registered with the Sub - Registrar of Assurances, Sanand at serial no. 73.
7. Copy of the order bearing no. E-Dhara / Shela / Nondh No. 3585 dated 06.08.2010 made by the Mamlatdar, Sanand.
8. Copy of the order bearing no. RTS / Appeal / No. 135 / 2010 dated 10.08.2010 made by the Dy. Collector, Prant, Dholka.
9. Copy of the order bearing no. L.B. / Rev. Appeal / No. 225 / 2010 dated 23.05.2011 made by the Collector, Ahmedabad.
10. Copy of the common order made by the Special Secretary Revenue Department, Ahmedabad in case bearing MVV / HKP / AMD / 47/11 and MVV / HKP / AMD / 92/11 dated 31.07.2014.
11. Copy of the order bearing no. E-Dhara / Sudhara Hukam / Shela / S.R. / 206 / 2014 dated 15.12.2014 made by the Mamlatdar, Sanand.
12. Copy of the order bearing no. RTS / Appeal / No. 376 / 2011 dated 29.07.2015 made by the Dy. Collector, Prant, Sanand.
13. Copy of the order dated 23.01.2017 made in Special Civil Application No. 12784 / 2014 by the Hon'ble High Court of Gujarat.
14. Copy of the Deed of Conveyance dated 31.01.2017 registered with the Sub - Registrar of Assurances, Ahmedabad at serial no. 601 on 08.02.2017.
15. Copy of the order in Revision Application No. MVV / Con / AMD / 04 / 2010 dated 01.03.2017 made by The Special Secretary Revenue Department, Gujarat.



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16. Copy of the order in Case No. L.B. / Rev. Appeal No. 870 / 2015 dated 30.03.2017 made by The Collector, Ahmedabad.
17. Copy of the Deed of Conveyance dated 05.11.2017 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10960 on 05.12.2017.
18. Copy of the Deed of Conveyance dated 01.12.2020 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10045 on the same day.
19. Copy of the Indemnity Bond cum Undertaking dated 01.12.2020 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10047 on the same day.
20. Copy of the General Power of Attorney dated 01.12.2020 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10049 on the same day.
21. Copy of the order bearing no. KJP / S.R. / 521 dated 18.03.2021 vide its Puravni Patrak No. 67 made by The District Inspector of Land Records, Ahmedabad together with its Hissa Form and Measurement Sheet.
22. Copy of the Deed of Conveyance dated 29.03.2021 registered with the Sub – Registrar of Assurances, Sanand at serial no. 5529 on the same day.
23. Copy of the Power of Attorney dated 29.03.2021 registered with the Sub – Registrar of Assurances, Sanand at serial no. 5530 on the same day.
24. Copy of the non – agricultural use permission for multipurpose usage granted vide an Order No. 2336 / 07 / 04 / 024 / 2021 dated 20.10.2021 made by the Collector, Ahmedabad.
25. Copy of the Agreement for Sale dated 06.12.2019 registered with the Sub – Registrar of Assurances, Sanand at serial no. 13411 on the same day.



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26. Copy of the Deed of Cancellation of the Agreement for Sale dated 26.05.2022 registered with the Sub – Registrar of Assurances, Sanand at serial no. 11594 on the same day.
27. Copy of Deed of Conveyance dated 17.04.2023 registered with the Sub – Registrar of Assurances, Sanand at serial no. 9246 on the same day.
28. Copy of the Registration Certificate issued by Registrar of Companies, Ahmedabad for incorporation of M/s. Shri Parshva Epitome LLP is a Limited Liability Partnership Firm.

BRIEF FACTS AND HISTORY OF THE SAID PROPERTY:

1. We find from the copies of the documents furnished to us that the said agricultural land bearing Revenue Block No. 51 (being old Revenue Survey Nos. 22/1, 22/2 & 22/3) admeasuring 30,149 square meters belonged to one Prehlabhai Chaturbhai since the year 1972.
2. We further find that thereafter the Prehlabhai Chaturbhai sold and conveyed the said Land bearing Revenue Block No. 51 (being old Revenue Survey Nos. 22/1, 22/2 & 22/3) admeasuring 30,149 square meters to (1) Pirabhai Memonji, (2) Alibhai Memonji and (3) Shankaji Dhiraji vide a Deed of Conveyance dated 24.10.1991 registered with the Sub – Registrar of Assurances, Sanand at serial no. 1736. An entry to this effect is made in the revenue records for the said Land vide mutation entry no. 1713 dated 17.11.1992.
3. We further find from mutation entry no. 1927 dated 06.03.1995 that upon the demise of one of the co-owners of the said Land namely, Shankaji Dhiraji on 04.08.1994 the names of his legal heirs namely, (1) Budhaji Shankaji, (2) Aataji Shankaji, (3) Dahyaji Shankaji, (4) Bharatji Shankaji, (5) Manguben Shankaji and (6) Manekben Shankaji were entered in the revenue records for the said Land in lieu thereof. We further find from mutation entry no. 1927 dated 06.03.1995 that Budhaji Shankaji was already a pre-deceased legal heir of Shankaji Dhiraji and therefore the names of his legal heirs namely, (1) Ruhiben



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Budhaji, (2) Shivaji Budhaji and (3) Sitaben Budhaji were also entered in the revenue records for the said Land.

4. We further find from mutation entry no. 1928 dated 06.03.1995 that (1) Aataji Shankaji, (2) Dahyaji Shankaji, (3) Bharatji Shankaji, (4) Manguben Shankaji and (5) Manekben Shankaji released and relinquished all their respective rights, titles and interests in the said Land and that their names were deleted from the revenue records for the said Land.
5. We further find from mutation entry no. 2313 dated 25.09.1998 that upon the demise of another co-owner of the said Land namely, Alibhai Memonbhai on 02.04.1998 the names of his legal heirs namely, (1) Hussainbhai Alibhai, (2) Ismailbhai Alibhai, (3) Kasambhai Alibhai, (4) Halimaben Alibhai, (5) Gafurben Alibhai, (6) Zubaidaben Alibhai and (7) Rematben Alibhai were entered in the revenue records for the said Land in lieu thereof.
6. We further find from mutation entry no. 2314 dated 25.09.1998 that (1) Halimaben Alibhai, (2) Gafurben Alibhai and (3) Zubaidaben Alibhai released and relinquished all their respective rights, titles and interests in the said Land and that their names were deleted from the revenue records for the said Land.
7. We further find that thereafter the Dy. Collector, Prant, Dholka made an order bearing no. Jamin / Kshati / Sudhara / Vashi / 8636 / 2009 on 31.12.2009 to rectify the records pertaining to the names of the co-owners of the said Land, i.e. the names of the legal heirs of Budhaji Shankaji entered in the revenue records vide mutation entry no. 1927 dated 06.03.1995 and that the correct names to be entered in the revenue records are (1) Dahiben Budhaji, (2) Minor Shivaji Budhaji and (3) Minor Sitaben Budhaji. An entry to this effect is made in the revenue records vide mutation entry no. 3492 dated 07.01.2010.
8. We further find from mutation entry no. 3506 dated 28.01.2010 that upon the demise of another co-owners of the said Land namely, Dahiben Budhaji on 10.07.2005, her name was deleted from the revenue records for the said Land as the names of her legal heirs were already on record.



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9. We further find from mutation entry no. 3532 dated 15.03.2010 that upon the (1) Minor Shivaji Budhaji and (2) Minor Sitaben Budhaji attaining majority, an entry was made in the revenue records to delete the word "minor" and "legal representative" from their names and enter their independent names in the revenue records for the said Land.
10. We further find that thereafter, the Dy. Collector, Prant, Dholka made an order bearing no. Jamin / Sanand / Block Vibhajan / S.R. / 86 / 2010 / Vashi / 4805 / 2010 dated 06.05.2010 for the land bearing Revenue Block No. 51 admeasuring 30,149 square meters for granting a permission u/s. 31(1)(b) of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 for selling a portion of the said Land bearing Revenue Block No. 51 part admeasuring 8,701 square meters to (1) Yogeshbhai Natwarlal and (2) Babubhai Hussainbhai. An entry to this effect was made in the revenue records vide mutation entry no. 3579 dated 21.05.2010.
11. We further find that thereafter, (1) Shivaji Budhaji and (2) Sitaben Budhaji sold and conveyed their respective shares in the said Land bearing Block No. 51 part admeasuring 8,701 square meters by virtue of the aforesaid permission u/s. 31(1)(b) of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 to (1) Yogeshbhai Natwarlal and (2) Babubhai Hussainbhai vide a Deed of Conveyance dated 07.01.2010 registered with the Sub - Registrar of Assurances, Sanand at serial no. 73. An entry to this effect is made in the revenue records for the said Land vide mutation entry no. 3585 dated 28.05.2010. The said mutation entry was then later on certified on 05.07.2010 by The Mamlatdar, Sanand.
12. We further find from mutation entry no. 3609 dated 24.06.2010 that upon the demise of another co-owner of the said Land namely, Pirabhai Memonji on 04.01.2003, the names of his legal heirs namely, (1) Jiviben Pirabhai, (2) Rasulbhai Pirabhai, (3) Hussainbhai Pirabhai, (4) Dawoodbhai Pirabhai and (5) Ibrahimbhai Pirabhai were entered in the revenue records for the said Land in lieu thereof.



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13. We further find from mutation entry no. 3616 dated 03.07.2010 that the land owners had earlier availed a loan from The Shela Seva Sahkari Mandali Ltd. and created a charge over the said Land, whereby upon repayment of all the outstanding dues to the said Bank, the said charge was then later on deleted from the revenue records.
14. We further find that thereafter, the Mamlatdar, Sanand made an order bearing no. E-Dhara / Shela / Nondh No. 3585 dated 06.08.2010 for rectifying the revenue records for the said Land whereby the names of the previous land owners namely, (1) Shivaji Budhaji and (2) Sitaben Budhaji were inadvertently not deleted from the revenue records, which now stand deleted by virtue of the aforesaid order. An entry to this effect is made in the revenue records vide mutation entry no. 3645 dated 10.08.2010.
15. We further find that upon being aggrieved with the order dated 05.07.2010 of The Mamlatdar, Sanand for certifying the mutation entry no. 3585, an appeal was preferred by (1) Hussainbhai Alibhai, (2) Ismailbhai alibhai, (3) Kasambhai Alibhai, (4) Rasulbhai Pirbhai, (5) Dawoodbhai Pirbhai and (6) Ibrahimbhai Pirbhai against (1) The Mamlatdar, sanand, (2) Shhiaji Budhaji, (3) Sitaben Budhaji, (4) Babubhai Hussainbhai and (5) Yogeshbhai Natwarlal Patel before the Dy. Collector, Prant, Dholka, vide RTS / Appeal / No. 135 / 2010 in pursuance whereof an interim order dated 10.08.2010 was made to maintain a status quo for the said Land. An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 3648 dated 13.08.2010.
16. We further find that upon being aggrieved with the order bearing no. Jamin / Kshati / Sudhara / Vashi / 8636 dated 31.12.2009 of The Dy. Collector, Prant, Dholka, Sanand, an appeal was preferred by Hussainbhai Alibhai and others against (1) The Dy. Collector, Prant, Dholka and others, before the Collector, Ahmedabad, vide L.B. / Rev. Appeal / No. 225 / 2010 in pursuance whereof an order dated 23.05.2011 was made to remand the case back to the Dy. Collector, Prant, Dholka, to verify all the records again and make another order on the merits of the case for the said Land. An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 3885 dated 21.06.2011.



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17. We further find that upon being aggrieved with the order dated 23.05.2011 of The Collector, Ahmedabad in L.B. / Rev. Appeal / No. 225 / 2010, an appeal was preferred by Shivaji Budhaji and others against Hussainbhai Alibhai and others before the Special Secretary Revenue Department, Ahmedabad, vide MVV / HKP / AMD / 47/11 link - 92/11, in pursuance whereof an interim order dated 29.09.2011 was made to maintain a status quo for the said Land till 01.12.2011. An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 4147 dated 05.10.2011.
18. We further find from mutation entry no. 4257 dated 23.04.2012 and mutation entry no. 4298 dated 28.06.2012 that Special Secretary Revenue Department, Ahmedabad had made another interim order in MVV / HKP / AMD / 47/11 link - 92/11 to maintain a status quo till the next date of hearing in the subject matter.
19. We further find that the Special Secretary Revenue Department, Ahmedabad, dismissed and rejected the revision appeal filed by Shivaji Budhaji and others vide MVV / HKP / AMD / 47/11 and allowed the revision appeal filed by Hussainbhai Alibhai and others vide MVV / HKP / AMD / 92/11, whereby a common order dated 31.07.2014 was made in that regards. An entry to this effect was made in the revenue records vide mutation entry no. 4638 dated 21.08.2014.
20. We further find that thereafter, the Mamlatdar, Sanand made an order bearing no. E-Dhara / Sudhara Hukam / Shela / S.R. / 206 / 2014 dated 15.12.2014 for rectifying the revenue records for the said Land whereby the details of the orders made in Revision Appeals bearing nos. MVV / HKP / AMD / 47/11 and MVV / HKP / AMD / 92/11 were earlier recorded only in the column of other rights in Village Form No. 7 of the said Land, and therefore it was ordered to record the correct details in the column of owner - occupier in the revenue records for the said Land. An entry to this effect is made in the revenue records vide mutation entry no. 4676 dated 16.12.2014.



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21. We further find that thereafter upon being aggrieved with the order of the Mamlatdar, Sanand, an appeal was preferred by Hussainbhai Alibhai and others before the Dy. Collector, Prant, Sanand, vide RTS / Appeal / No. 376 / 2011 , in pursuance whereof an order was made on 29.07.2015 to dismiss the said appeal for the reasons mentioned therein. An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 4785 dated 05.08.2015.
22. We further find that upon being aggrieved with the order dated 31.07.2014 of The Special Secretary Revenue Department, Ahmedabad in MVV / HKP / AMD / 47/11 link – 92/11, a Special Civil Application No. 12784 / 2014 was preferred before the Hon'ble High Court of Gujarat by Shivaji Budhaji and others against Hussainbhai Alibhai, in pursuance whereof an interim order was made on 08.05.2015 to maintain a status quo in the subject matter and for the said Land till the final disposal of the said Special Civil Application No. 12784 of 2014. An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 4840 dated 08.01.2016.
23. We further find that thereafter, the parties arriving for mutual settlement and a common compromise during the pendency of the Special Civil Application No. 12784 / 2014 before the Hon'ble High Court of Gujarat, an order was passed by the Ld. Single Judge Bench on 23.01.2017, whereby it was recorded as "*During the pendency of the petition, the parties have entered into compromise. The terms of compromise has been reduced in writing and produced in the Court today, which is taken on record. The signatories to the compromise are stated to be present in the court, who have been identified by their counsels. Under the circumstances, the present petition stands disposed of in terms of settlement, and accordingly, the impugned orders are quashed and set aside. The parties will remain bound by the settlement.*" An entry to this effect was made in the revenue records for the said Land vide mutation entry no. 5116 dated 30.01.2017.



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24. We further find that thereafter (1) Babubhai Hussainbhai, (2) Yogeshbhai Natwarlal, through the confirming parties namely, (3) Hussainbhai Alibhai, (4) Kasambhai Alibhai, (5) Ismailbhai Alibhai for himself and as a Power of Attorney of (6) Halimaben Alibhai, (7) Gafurben Alibhai, (8) Zubaidaben Alibhai, (9) Dawoodbhai Pirbhai, (10) Ibrahimbhai Pirbhai, (11) Rasulbhai Pirbhai for himself and as a Power of Attorney holder of (12) Jiviben Pirbhai and (13) Hussainaben Pirbhai sold and conveyed the said agricultural Land bearing Revenue Block No. 51 part admeasuring 8,701 square meters to (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai vide a Deed of Conveyance dated 31.01.2017 registered with the Sub – Registrar of Assurances, Ahmedabad at serial no. 601 on 08.02.2017. An entry to this effect is made in the revenue records vide mutation entry no. 5124 dated 13.02.2017 and later certified on 31.03.2017.

25. We further find that earlier upon being aggrieved with the order of the Dy. Collector, Prant, Dholka in granting a permission vide Case No. Jamin / Sanand / Block Vibhajan / S.R. / 86 / 2010 / Vashi / 4805 /2010 dated 06.05.2010, an appeal was preferred before The Special Secretary Revenue Department, Gujarat by Hussainbhai Alibhai and others against The Dy. Collector, Prant, Dholka vide a Revision Application No. MVV / Con / AMD / 04 / 2010, which eventually came to be withdrawn unconditionally by the applicants, in pursuance whereof an order dated 01.03.2017 was made by the competent authority to direct the parties to act in accordance of the order dated 23.01.2017 of the Hon'ble High Court of Gujarat in Special Civil Application No. 12784 / 2014. An entry to this effect was made in the revenue records vide mutation entry no. 5140 dated 07.03.2017 for the said Land.

26. We further find that similarly earlier upon being aggrieved with the order of the Dy. Collector, Prant, Dholka, an appeal was preferred before The Collector, Ahmedabad by Hussainbhai Alibhai and others against The Dy. Collector, Prant, Sanand vide a Case No. L.B. / Rev. Appeal No. 870 / 2015, which also eventually came to be withdrawn unconditionally by the applicants, in pursuance whereof an order dated 30.03.2017 was made by the competent authority to allow the parties to withdraw the said application without entering into the merits / demerits of the said appeal. An entry to this effect was made

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in the revenue records vide mutation entry no. 5170 dated 27.04.2017 for the said Land.

27. We further find that thereafter (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai sold and conveyed a portion of the said agricultural Land bearing Revenue Block No. 51 part admeasuring 2,900 square meters out of the total 8,701 square meters to (1) Momin Kasamali Noormohammad (undivided 25% share), (2) Momin Salimabbas Rasulbhai (undivided 25% share), (3) Momin Imtiyazbhai Nabibhai (undivided 25% share) and (4) Momin Wahidhussain Babubhai (undivided 25% share) vide a Deed of Conveyance dated 05.11.2017 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10960 on 05.12.2017. An entry to this effect is made in the revenue records vide mutation entry no. 5405 dated 27.12.2017 and later certified on 25.04.2018. We further find that the balance land of the Revenue Block No. 51 part after the abovementioned Deed of Conveyance left with (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai was admeasuring 5,801 square meters.
28. We further find that thereafter The Collector of Stamps and Dy. Collector, Prant, Sanand made an order bearing no. ADM / Stamp Duty / Section – 32 (a) / D. No. 1736 / S.R. 71 / 2019 dated 01.10.2019 to recover the deficit stamp duty together with the penalty and interest charges on the Deed of Conveyance dated 24.10.1991 registered with the Sub – Registrar of Assurances, Sanand at serial no. 1736. An entry to this effect was made in the revenue records vide mutation entry no. 6101 dated 15.10.2019 to record the charge over the said Land.
29. We further find that upon the payment of the requisite stamp duty in pursuance of the order dated 01.10.2019 made by The Collector of Stamps and Dy. Collector, Prant, Sanand in case no. ADM / Stamp Duty / Section – 32 (a) / D. No. 1736 / S.R. 71 / 2019, the aforesated charge over the said Land was removed and deleted from the revenue records. An entry to this effect was also made in the revenue records vide mutation entry no. 6201 dated 17.01.2020.
30. We further find that thereafter upon the implementation of the **Draft Town Planning Scheme No. 3 (Shela)** in the said village Mouje: Shela of Sanand



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Taluka of District: Ahmedabad, the said Land bearing **Revenue Block No. 51 part admeasuring 8,701 square meters** was allotted a proposed **Final Plot No. 47/2** approximately **admeasuring 5,221 square meters**.

31. We further find that thereafter (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai sold and conveyed the balance portion of the said agricultural Land bearing Revenue Block No. 51 part admeasuring 5,801 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 3,481 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela) to (1) Ritaben Ratilal Bharwad (undivided 25% share), (2) Vaishaliben Chetanbhai Bharwad (undivided 25% share) and (3) Jaishil Ratilal Patel (undivided 50% share) vide a Deed of Conveyance dated 01.12.2020 registered with the Sub – Registrar of Assurances, Sanand at serial no. 10045 on the same day. An entry to this effect is made in the revenue records vide mutation entry no. 6435 dated 23.12.2020 and later certified on 30.01.2021.
32. We further find that thereafter (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai have also executed one Indemnity Bond cum Undertaking dated 01.12.2020 in favour of (1) Ritaben Ratilal Bharwad, (2) Vaishaliben Chetanbhai Bharwad and (3) Jaishil Ratilal Patel and a General Power of Attorney dated 01.12.2020 in favour of Vaishaliben Chetanbhai Bharwad for the said Land bearing Revenue Block No. 51 part admeasuring 5,801 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 3,481 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela), both registered with the Sub – Registrar of Assurances, Sanand at serial no. 10047 and 10049 respectively on the same day.
33. We further find that thereafter, The District Inspector of Land Records, Ahmedabad made an order bearing no. KJP / S.R. / 521 dated 18.03.2021 vide its Puravni Patrak No. 67 to record the changes in the land bearing Revenue Block No. 51 aggregately admeasuring 30,149 square meters and allotted a separate and segregated revenue block numbers to each land owner, whereby the agricultural land bearing Revenue Block No. 51 part of Khata No. 1512 admeasuring 2,900 square meters belonging to Momin Kasamali Noormohamad and others and the agricultural land bearing Revenue Block No. 51 part of



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Khata No. 1853 admeasuring 5,801 square meters belonging to Ritaben Ratilal Bharwad and others was allotted a consolidated Revenue Block No. 51/B aggregateately admeasuring 8,701 square meters. An entry to this effect was made in the revenue records vide mutation entry no. 6494 dated 19.03.2021 and later certified on 25.03.2021.

34. We further find that thereafter (1) Momin Kasamali Noormohammad (undivided 25% share), (2) Momin Salimabbas Rasulbhai (undivided 25% share), (3) Momin Imtiyazbhai Nabibhai (undivided 25% share) and (4) Momin Wahidhussain Babubhai (undivided 25% share) sold and conveyed a portion of the said agricultural Land bearing Revenue Block No. 51/B part admeasuring 2,900 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 1,740 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela) to (1) Ritaben Ratilal Bharwad (undivided 25% share), (2) Vaishaliben Chetanbhai Bharwad (undivided 25% share) and (3) Jaishil Ratilal Patel (undivided 50% share) vide a Deed of Conveyance dated 29.03.2021 registered with the Sub – Registrar of Assurances, Sanand at serial no. 5529 on the same day. An entry to this effect is made in the revenue records vide mutation entry no. 6504 dated 30.03.2021 and later certified on 28.05.2021. We further find that since then (1) Ritaben Ratilal Bharwad (undivided 25% share), (2) Vaishaliben Chetanbhai Bharwad (undivided 25% share) and (3) Jaishil Ratilal Patel (undivided 50% share) became the absolute legal owner, occupier and possessor of the said agricultural Land bearing Revenue Block No. 51/B admeasuring 8,701 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 5,221 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela).

35. We further find that thereafter (1) Momin Kasamali Noormohammad (undivided 25% share), (2) Momin Salimabbas Rasulbhai (undivided 25% share), (3) Momin Imtiyazbhai Nabibhai (undivided 25% share) and (4) Momin Wahidhussain Babubhai (undivided 25% share) have also made and executed one Power of Attorney in favour of (1) Ritaben Ratilal Bharwad (undivided 25% share), (2) Vaishaliben Chetanbhai Bharwad (undivided 25% share) and (3) Jaishil Ratilal Patel (undivided 50% share) for the said Land vide a Power of



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Attorney dated 29.03.2021 registered with the Sub – Registrar of Assurances, Sanand at serial no. 5530 on the same day.

36. We further find that earlier the erstwhile owners of the said Land namely, (1) Manubhai Raymalbhai and (2) Ishwarbhai Raymalbhai had agreed to sell a portion of the said Land bearing Revenue Block No. 51 part admeasuring 5,801 square meters to (1) Ratilal Laljibhai Bharwad and (2) Satishbhai Laljibhai Bharwad vide an Agreement for Sale (without possession) dated 06.12.2019 registered with the Sub – Registrar of Assurances, Sanand at serial no. 13411 on 09.12.2019. However, this Agreement for Sale (without possession) was eventually cancelled vide a Deed of Cancellation dated 26.05.2022 registered with the Sub Registrar of Assurances, Sanand at serial no. 11594 on the same day.
37. We further find that thereafter upon making an application to The Collector, Ahmedabad, a non – agricultural use permission for multipurpose usage was granted vide an Order No. 2336 / 07 / 04 / 024 / 2021 dated 20.10.2021 for the said Land bearing Revenue Block No. 51/B admeasuring 8,701 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 5,221 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela) under the provisions of section 65 of the Gujarat Land Revenue Code, 1879. An entry to this effect was made in the revenue records vide mutation entry no. 6718 dated 20.10.2021 for the agricultural land.
38. We further find that thereafter (1) Ritaben Ratilal Bharwad (undivided 25% share), (2) Vaishaliben Chetanbhai Bharwad (undivided 25% share) and (3) Jaishil Ratilal Patel (undivided 50% share) sold and conveyed Revenue Block No. 51/B admeasuring 8,701 square meters being allotted a proposed Final Plot No. 47/2 admeasuring 5,221 square meters comprised in the Draft Town Planning Scheme No. 3 (Shela) to **M/s. Shri Parshva Epitome LLP** through its authorised partner Shri Devangbhai J. Shah vide a Deed of Conveyance dated 17.04.2023 registered with the Sub – Registrar of Assurances, Sanand at serial no. 9246 on the same day. An entry to this effect is made in the revenue records vide mutation entry no. 7315 dated 24.05.2023 and later certified on 04.07.2023.



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39. We further find that **M/s. Shri Parshva Epitome LLP** is a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 registered with the Registrar of Companies vide LLPIN: ABC - 7135 having its registered office at 702, Shri Parshva Eminent, Ellisbridge, Ahmedabad - 380006 (hereinafter referred to as "the said Promoter").

40. We may further state that since then, the Promoter has been seized and possessed of or otherwise well and sufficiently entitled to develop all that piece or parcel of immovable property being multipurpose non - agricultural land bearing **Revenue Block / Survey Nos. 51/B** admeasuring **8,701 square meters** being allotted a **Final Plot No. 47/2** admeasuring **5,221 square meters** comprised in the **Draft Town Planning Scheme No. 3 (Shela)** situate, lying and being at Mouje: Shela, Taluka: Sanand, Registration Sub - District: Sanand of District: Ahmedabad (hereinafter referred to as "the said Project Land").

PUBLIC NOTICE:

41. We may state that based upon your instructions, we have caused Public Notice for the said Project Land in the local daily newspaper "Gujarat Samachar" on 26.09.2022 and that till date we have not received any objections, claims, etc. in that regards.

OBSERVATION / RECOMMENDATIONS:

42. We may state that the subject Town Planning Scheme No. 3 (Shela) in the said village Mouje: Shela of Sanand Taluka of District: Ahmedabad is at the draft stage and pending finalisation and implementation. A copy of the Opinion u/s. 52 of the Gujarat Town Planning and Urban Development Act, 1976 is pending to be verified by us, and therefore the area of the said Land bearing Revenue Block No. 51 part admeasuring 8,701 square meters allotted a proposed Final Plot No. 47/2 has been taken into consideration as approximately admeasuring 5,221 square meters.

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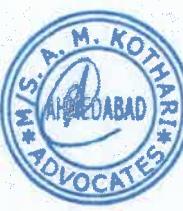
LIABILITY:

43. All information that has been furnished to us has been accepted as being correct unless otherwise stated and that all the documents (photocopies and / or original) furnished to us for inspection by the Present Owner has also been accepted and / or deemed to be accepted to be true and correct.

CONCLUSION:

We may state that based on available searches caused to be taken by us and documents perused as above, the title of **M/s. Shri Parshva Epitome LLP** to the said Project Land being all that piece or parcel of immovable property being multipurpose non - agricultural land bearing **Revenue Block / Survey Nos. 51/B** admeasuring **8,701 square meters** being allotted a **Final Plot No. 47/2** admeasuring **5,221 square meters** comprised in the **Draft Town Planning Scheme No. 3 (Shela)** situate, lying and being at Mouje: Shela, Taluka: Sanand, Registration Sub - District: Sanand of District: Ahmedabad appears to be clear, marketable and free from encumbrances, subject to the aforesaid observations and / or recommendations, if any.


Avnish C. Kothari,
Partner,
M/s. A. M. Kothari,
Advocates.



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