



belonging to Shri Jayvantsinhji Sursinhji Thakore since prior to the year 1955.

2. That as per the provisions of Sec. 6 of the Talukadari Abolition Act and order of the Collector bearing no. T.S.O 572 dated 13-05-1953, the name of Shri Jayvantsinhji Sursinhji Thakore was entered as the occupier of the land bearing Survey No. 275 admeasuring Acre 02-19 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 01 dated 25-02-1955.
3. That name of Khodidas Madhavji was entered as Ordinary Tenant of the said land bearing Survey No. 275 admeasuring Acre 02-19 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 15 dated 25-02-1955.
4. That the name of Khodidas Madhavji was deleted as Ordinary Tenant from the revenue records of the said land bearing survey no. 275 and the name of Galab Jalu was entered as the Ordinary Tenant as he had cultivated the said land in the year 1955-56. Mutation entry to the said effect was made in revenue record vide Entry No. 29 dated 26-01-1957.
5. Mutation Entry no. 67 is not applicable to the said land. Hence not dealt with herein.
6. That Financial Assistance was obtained from Bhanumatiben Harichandrasinhji d/o Late Shri Harichandrasinh by Jayavantsinhji Sursinhji Thakore, hence the charge of Bhanumatiben Harichandrasinhji for Rs. 81,000/- was recorded on the said land and other lands as per order passed in Civil Case No. 114/1953 dated 10-02-1955 and Taluka order bearing No. R.T.S. -15 dated 31-07-1958.





10. That a family partition took place between the family members of Galabji Ajuji Thakor wherein the land bearing Block no. 352 admeasuring 10,016 Sq. Mtrs. came to the share of Bapuji Ajuji Thakor. Mutation Entry to the said effect was made in revenue records of the said land vide Entry No. 966 dated 21-10-1981.
11. That a society Charge was created on the land bearing Block no. 352 admeasuring 10,016. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1504.  
[Note: We have not been provided with the copy of Form- 6 of the Mutation Entry no. 1504 and the said entry has been written as per the old 7/12 forms.]
12. That said Bapuji Ajuji Thakor died intestate on 11-09-1993. Hence names of his legal heirs viz. (1) Varvaji Bapuji and (2) Babiben Bapuji were entered in the revenue records of the said land bearing Block No. 352. That the said Babiben Bapuji released her right, title and interest from the said land bearing Block no. 352. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1833 dated 06-12-1993.
13. That upon the repayment of loan, the earlier charge of Gujarat State Co-operative Agricultural Rural Bank Limited stands released from the land bearing Block no. 352. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1842 dated 22-01-1994.
14. That said Varvaji Bapuji sold and conveyed the said land bearing Block No. 352 admeasuring 10,016 Sq. mtrs. to Thakor Meruji Galabji by sale deed which was registered





dated 09-06-2008. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.2757 dated 21-08-2006.

Note: We have not been provided with the Copy of Sale Deed dated 09-06-2008 registered before the Sub Registrar at Serial no. 4030.

19. That the said Babiben Bapuji Thakor through her Power of Attorney holder Suryakantbhai Girdharbhai Patel had agreed to sell the land bearing Block no. 352 paiki admeasuring 5008 Sq. Mtrs. out of the total land admeasuring 10,016 Sq. Mtrs. to Dharendra Hariprasad Shukal vide Agreement for Sale which was registered before the Sub Registrar, Sanand at Serial no. 6305 dated 24-12-2009.

That the said Agreement for Sale between Babiben Bapuji Thakor through her Power of Attorney holder Suryakantbhai Girdharbhai Patel and Dharendra Hariprasad Shukal which was registered before the Sub Registrar, Sanand at Serial no. 6305 dated 24-12-2009 was subsequently cancelled vide Cancellation of Agreement for Sale which was registered before the Sub Registrar, Sanand at Serial no. 2162 dated 19-03-2016.

20. That as per the Order of District Inspector Land Records, Ahmedabad dated 16-06-2008, Durasti Patrak no. 15 was issued according to which durasti of land bearing Block No. 352 was made and accordingly the land bearing block no. 352 was divided into the following:

SR. NO.	BLOCK NO.	AREA (IN SQ. MTRS.)	Owner
1	352 A	5008 (including 202 Sq. Mtrs. Pot Kharaba	Raiben Chagaji



		Land)	
2	352 B	5008	Mohammedbhai Valibhai Momin

Mutation entry to the said effect was made in the revenue records vide Entry No. 3334 dated 19-12-2008.

21. That said legal heir of Bapuji Ajuji Thakor viz. Babiben Bapuji had instituted Special Civil Suit No. 574/2009 before Principal Senior Civil Judge, Sanand against Varvaji Bapuji Thakor and others. In the said suit the plaintiff had claimed that they she had right, title and interest in the said land as said land was ancestral property of their father viz. Bapuji Ajuji Thakor. The plaintiff had alleged that without their consents and signatures, other Co. owners had sold the said lands to Mohammadbhai Valibhai Momin by sale deed which was registered at Serial No. 4030, and also alleged that name of Babiben Bapuji were not mentioned in the said sale deed registered at Serial No. 4030. Thereafter Mohammadbhai Valibhai Momin further sold the said land to Gangadasbhai Mavjibhai Patel vide sale deed registered at Serial no. 5254 dated 30-07-2008. Hence plaintiff had prayed for partition of the said suit land and to grant injunctions against defendants restraining to selling, mortgaging, gifting the said land to third parties.
22. That said Raiben Chagaji Thakor died intestate on 28-04-2012. Hence names of her legal heirs viz. (1) Shantiji Chagaji and (2) Bhikhiben Chagaji were entered as occupiers of the said land bearing Block no. 352 A admeasuring 5008 Sq. Mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 4321 dated 03-08-2012, which was cancelled as the records did not match.

23. That said Raiben Chagaji Thakor died intestate on 28-04-2012. Hence names of her legal heirs viz. (1) Shantiji Chagaji and (2) Bhikhiben Chagaji were entered as occupiers of the said land bearing Block no. 352 A admeasuring 5008 Sq. Mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 4427 dated 08-02-2013.
24. That as per order bearing no. Jamin/ Kshati Sudhara/S.R.58/ Vashi. Juno 49/14 dated 20-03-2014 passed by the Mamlatdar, Sanand and as per the Mutation Entry no. 1842, rectification was made in the computerized 7/12 and accordingly the charge of L.M.B (Land Mortgage Bank) was deleted from the second rights column of the revenue records of the said land. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 4593 dated 24-03-2014.
25. That upon the repayment of the loan, the charge of The Shela Seva Sahkari Mandali Limited stands released from the revenue records of the said land bearing Block no. 352 A. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 4757 dated 15-06-2015.
26. That said (1) Shantiji Chagaji Thakor and (2) Bhikhiben Chagaji Thakor sold and conveyed the said land bearing Block No. 352 A admeasuring 5008 Sq. mtrs. to Dushyant Manishankar Pandya by sale deed which was registered before the Sub Registrar at Serial No. 2885 dated 21-04-2016.

That the said (1) Punjiben Shantiji W/o Shantiji Chagaji (2) Shilpaben Shantiji D/o Shantiji Chagaji (3) Ramiben Shantiji D/o Shantiji Chagaji (4) Minor Dakshaben Shantiji D/o Shantiji Chagaji (5) Minor Anjuben Shantiji D/o Shantiji Chagaji (6) Minor Manishaben Shantiji D/o Shantiji Chagaji and (7) Minor Anand Shantiji joined as Confirming



Parties in the above Sale Deed which was registered before the Sub Registrar at Serial No. 2885 dated 21-04-2016. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 4939 dated 21-04-2016.

27. That thereafter in respect to above referred Special Civil Suit No. 574/2009, Mutual Settlement was arrived at between the parties, and the plaintiffs vide withdrawal pursis has withdrawn the said suit, accordingly the Additional Senior Civil Judge at Sanand vide his order dated 18-03-2016, disposed of said Special Civil Suit No. 574/2009 as withdrawn. That thereafter the said Babiben Bapuji executed a Confirmation Deed in favor of (1) Shantiji Chagaji Thakor (2) Bhikhiben Chagaji Thakor and (3) Gangadasbhai Mavjibhai Patel which was registered before the Sub Registrar, Sanand at Serial no. 2163 dated 19-03-2016.

28. That on implementation of Draft Town Planning Scheme No. 1 (Shela), land bearing Block No. 352 A admeasuring about 5008 Sq. mtrs is given Final Plot No. 82/1 and its area is fixed at 3005 Sq. mtrs.

29. That Non Agricultural use permission for Residential Purpose was granted for the land bearing Final Plot No. 82/1 admeasuring 3005 Sq. mtrs. (given in lieu of Block No. 352A) in Draft Town Planning Scheme No. 1 (Shela) by Collector, Ahmedabad, vide Order bearing No. 1912/07/04/024/2020 dated 18-08-2020. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6299 dated 18-08-2020.

That there was an error in the Order bearing No. 1912/07/04/024/2020 dated 18-08-2020 and the same was rectified by District Collector, Ahmedabad vide Order bearing no. CB/NA/Shela/ Block No. 352/ A/ SAA-

2165/2020 dated 28-08-2020 wherein the Non Agricultural Use permission which was granted for Residential Purpose was changed to Non Agricultural Use permission for Multipurpose Use.

30. That said Dushyant Manishankar Pandya sold and conveyed the said the land bearing Final Plot No. 82/1 admeasuring 3005 Sq. mtrs. (given in lieu of Block No. 352A admeasuring 5008 Sq. Mtrs.) in Draft Town Planning Scheme No. 1 (Shela) to Oceanfront Properties LLP through its Designated Partner, Shaan Zaveri by sale deed which was registered before the Sub Registrar at Serial No. 6225 dated 12-04-2021. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6650 dated 11-08-2021.
31. Thus said Oceanfront Properties LLP became owner of the said Non Agricultural land bearing Final Plot No. 82/1 admeasuring 3005 Sq. mtrs. (given in lieu of Block No. 352 A admeasuring 5008) in Draft Town Planning Scheme No. 1 (Shela).
32. That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 28-07-2022; inviting objections for issuance of Title Certificate for the above stated land; we have not received objection till date.

➤ **RAJACHITTHI**

That Plans for making Residential Construction on the said land bearing Final Plot No. 82/1 admeasuring 3005 Sq. mtrs. (given in lieu of Block No. 352A admeasuring 5008 Sq. Mtrs.) in Draft Town Planning Scheme No. 1 (Shela) is sanctioned by the Ahmedabad Urban Development Authority and in this regard development permission was issued by Junior Town Planner, Ahmedabad Urban Development Authority vide its order bearing No. IFP No/E-



nagar:JSK/03/2023/0016 at Serial no. P.R.M/20/3/2023/64  
dated 12-04-2023 which is issued on 19-04-2023.

➤ **SHELADIA TRINARY:**

That as per the said Rajachitthi, Oceanfront Properties LLP has commenced residential construction on the land bearing Final Plot No. 82/1 admeasuring 3005 Sq. mtrs. (given in lieu of Block No. 352A admeasuring 5008 Sq. Mtrs.) in Draft Town Planning Scheme No. 1 (Shela) and named the said project as "SHELADIA TRINARY".

In view of what is stated above, we hereby opine that the title of above referred Non-Agricultural Land bearing Final No. 82/1 admeasuring about 3005 Sq. Mtrs. [given in lieu of Block No. 352A (Old Survey no. 275) admeasuring 5008 Sq. Mtrs] of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and belonging to Ocean Front Properties LLP, a Limited Liability Partnership Firm shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of the said land.
- [2] Fulfillment of terms and condition laid down in N.A. use permission orders.
- [2] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Draft Town Planning Scheme No. 1 (Shela).
- [3] Company Search of Ocean Front Properties LLP being obtained from the Registrar of Companies.

  
**PATHIK P. PANDYA**  
Advocate  
Enr/ No. G/1409/2010



DATED THIS 25<sup>TH</sup> DAY OF APRIL, 2023

For Jani & Co.,



**PATHIK P. PANDYA**

**Advocate**

**Enrollment No. G/1409/2010**



**Note of caution and disclaimer:**

- [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 years 1986 to 2006 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.