

2. That as per the order dated 30-04-1964 passed by the Mamlatdar and Agricultural Land Tribunal, that Merubhai Jalubhai had paid the Purchase Price of the land bearing Survey No. 14/4 paiki admeasuring Acre 02-20 Gs. to Jayvantsinhji Sursinhji Thakor. That upon payment of Purchase Price the name of Jayvantsinhji Sursinhji Thakor was deleted and the name of Merubhai Jalubhai was entered as land occupier of the said land bearing Survey No. 14/4 paiki admeasuring Acre 02-20 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 287 dated 22-10-1964.

3. That upon Repayment of the earlier charge the said land bearing Survey No. 14/2 is released from the charge of Shrimati Bhanumatiben Harichandrasinhji. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 433 dated 14-12-1965.

4. That as per Order of D.I.L.R, Ahmedabad Hissa Durasti of land bearing Survey No. 14 was conducted in the following manner:-

SURVEY NO.	AREA (IN Acre - Gs.)	NEW SURVEY NO.	AREA (IN Acre - Gs.)	Owner
14	10-04	14/1	02-14	Jesangji Manorji
		14/2	02-09	Meruji Jalubhai
		14/3	01-10	Nathabhai Ambaram
		14/4	01-16	Baldevbhai Visabhai and others
		14/5	02-36	Punjabhai Gagabhai

Mutation entry to the said effect was made in the revenue records of the said land vide Entry no. 615 dated 18-11-1973.

5. That upon the above said KJP Durasti was conducted, land admeasuring about Acre 02-20 belonging to Merubhai Jalubhai was given Survey No. 14/2 and its area was determined as admeasuring about Acre 02-09 Gs. That this Title Report cum Title Certificate was restricted to the chain of Title of land bearing Survey No. 14/2 admeasuring about Acre 02-09 Gs. belonging to Merubhai Jalubhai.
6. That as per Order No. K.J.P/S.R.V/76/76 dated 27-12-1976 of D.I.L.R, Ahmedabad, Amalgamation scheme became applicable in or around the year 1977, to the land of Village Shela, pursuant to it the land bearing Survey No. 14/2 admeasuring Acre 02 - 09 Gs. was given Block No. 38 admeasuring about 9,004 Sq. Mtrs. and Merubhai Jalubhai was held as occupier of the Said Land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 715 dated 11-04-1977.
7. That Mutation Entry No. 1504 dated 26-03-1988 is not applicable to the said land bearing Block No. 38.
8. That Merubhai Jalubhai sold and conveyed the said land bearing Block No. 38 admeasuring about 9,004 Sq. Mtrs. to Alibhai Memanji vide registered Sale Deed dated 23-05-1996 registered before the Sub - Registrar of Sanand at Serial No. 1108 on 23-05-1996. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2085 dated 06-06-1996.
9. That Alibhai Memanji died intestate on 02-04-1998. Hence the names of his heirs (1) Rehmatben Wd/o Alibhai Memanji (2) Hussainbhai Alibhai (3) Ismailbhai Alibhai (4) Kasambhai Alibhai (5) Halimben Alibhai (6) Ganfurben

Alibhai and (7) Zubedaben Alibhai were entered in the revenue records of the said land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2313 dated 25-09-1998.

10. That said (1) Halimben Alibhai (2) Ganfurben Alibhai and (2) Zubedaben Alibhai released their right, title and interest from the land bearing Block No. 38 in favour of (1) Rehmatben Wd/o Alibhai Memanji (2) Hussainbhai Alibhai (3) Ismailbhai Alibhai and (4) Kasambhai Alibhai. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2314 dated 25-09-1998.

11. That as per No-Due Certificate issued by The Shela Seva Shakari Mandali Ltd., the charge of the said Mandali was released from the land bearing Block No. 38. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2665 dated 13-02-2006.

12. That Rehmatben Wd/o of Alibhai Memanji died intestate on 11-01-2006. Hence an application for the removal of her name from the revenue records of land bearing Block No. 38 was made by (1) Hussainbhai Alibhai (2) Ismailbhai Alibhai and (3) Kasambhai Alibhai. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2691 dated 01-04-2006. The said entry was canceled by Circle Officer, Sanand on 12-05-2006.

13. That Rehmatben Wd/o of Alibhai Memanji died intestate on 11-01-2006. Hence the names of her heirs (1) Hussainbhai Alibhai (2) Ismailbhai Alibhai (3) Kasambhai Alibhai (4) Halimben Alibhai (5) Ganfurben Alibhai and (6) Zubedaben Alibhai were entered in the revenue records of the said land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2726 dated 07-06-2006. The said entry was certified by Circle Officer, Sanand on 08-09-2006.



Sanand at Serial No. 663 on 31-01-2011. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 3738 dated 10-02-2011.

18. That Narendra Gopalbhai Patel sold and conveyed his undivided 25% share in the land bearing Block No. 38 admeasuring about 2251 Sq. Mtrs out of total land admeasuring about 9,004 Sq. Mtrs to (1) Tarunkumar Dineshchandra Patel (having undivided 12.5% share) and (2) Shilpaben Tarunkumar Patel (having undivided 12.5% share) vide registered Sale Deed dated 01-11-2018 registered before the Sub - Registrar of Sanand at Serial No. 12499 on 01-11-2018. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5721 dated 13-11-2018.

19. That Narendra Gopalbhai Patel executed an Indemnity Bond Cum Declaration dated 01-11-2018 registered before the Sub - Registrar of Sanand at Serial No. 12501 on 01-11-2018 in favour of (1) Tarunkumar Dineshchandra Patel and (2) Shilpaben Tarunkumar Patel with respect to registered Sale Deed dated 01-11-2018 registered before the Sub - Registrar of Sanand at Serial No. 12499 on 01-11-2018.

20. That (1) Tarunkumar Dineshchandra Patel (having undivided 20% share) (2) Shilpaben Tarunkumar Patel (having undivided 20% share) sold and conveyed their undivided 40% share of the land bearing Block No. 38 admeasuring about 3601.60 Sq. Mtrs out of total land admeasuring about 9,004 Sq. Mtrs. To (1) Jayeshkumar Talakshibhai Kotak (having undivided 20% share) (2) Anilbhai Shakrabhai Patel (having undivided 10% share) and (3) Babubhai Shambhudas Patel (having undivided 10% share) vide registered Sale Deed dated 28-11-2018 registered before the Sub - registrar of Sanand at Serial No. 13296 dated 28-11-2018. Mutation



entry to the said effect was made in the revenue records of the said land vide Entry No. 5741 dated 05-12-2018.

That Jayantibhai Shibhaji had filed an objection against Mutation Entry No. 5741. Hence Takrari Case No. 29/2019 was registered before the Mamlatdar, Sanand. The objectionist was claiming to be the heir of Punjabhai Gagabhai and he was raising dispute with regards to Hissa Durasti of Original Survey No. 14. The Mamlatdar vide Order dated 18-05-2019 rejected the said objection and certified Mutation Entry No. 5741.

21. That Smitaben Sharadbhai Patel (having undivided 20% share) sold and conveyed her undivided 20% share in the land bearing Block No. 38 admeasuring about 1,800.80 Sq. Mtrs. out of total land admeasuring about 9,004 Sq. Mtrs. to (1) Jayeshkumar Talakshibhai Kotak (having undivided 10% share) and (2) Anilbhai Shakrabhai Patel (having undivided 10% share) vide registered Sale Deed dated 01-11-2018 registered before the Sub - Registrar of Sanand at Serial No. 12552 on 01-11-2018. Mutation entry to the said effect was made in the revenue record of the said land vide Entry No. 5824 dated 23-02-2019.

That Jayantibhai Shibhaji had raised a similar objection against certification of Mutation Entry No. 5824. Hence the Takrari Case No. 51/2019 was registered before the Mamlatdar, Sanand, the Mamlatdar, Sanand vide Order dated 29-06-2016 canceled Mutation Entry No. 5824 because proof regarding purchaser being an agriculturist was not produced and there was violation of Bombay Prevention of Fragmentation and Consolidation of Land Holdings Act, 1947.

22. That (1) Tarunbhai Dineshchandra Patel and (2) Shilpaben Tarunkumar Patel sold and conveyed undivided 25% of their share of the land bearing Block No. 38 admeasuring about

2,251 Sq. Mtrs out of total land admeasuring about 9,004 Sq. Mtrs. to Anilbhai Shakrabhai Patel vide registered Sale Deed dated 26-04-2019 registered before the Sub - Registrar of Sanand at Serial No. 4502 on 30-04-2019. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5868 dated 11-05-2019.

23. That (1) Tarunkumar Dineshchandra Patel and (2) Shilpaben Tarunkumar Patel executed an Indemnity Bond Cum Declaration dated 26-04-2019 registered before the Sub - Registrar of Sanand at Serial No. 4504 on 30-04-2019 in favour of Anilkumar Shakrabhai Patel with respect to registered Sale Deed dated 26-04-2019 registered before the Sub - Registrar of Sanand at Serial No. 4502 on 30-04-2019.

24. That Jayeshkumar Talakshibhai Kotak sold and conveyed undivided 20% of his share of the land bearing Block No. 38 admeasuring about 1,800.80 Sq. Mtrs out of total land admeasuring about 9,004 Sq. Mtrs. to Anilbhai Shakrabhai Patel vide registered Sale Deed dated 28-11-2019 registered before the Sub - Registrar of Sanand at Serial No. 13066 on 28-11-2019. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6155 dated 03-12-2019.

25. That being aggrieved by the Cancellation of Mutation Entry No. 5824 dated 23-02-2019, (1) Jayeshkumar Talakshibhai Kotak and (2) Anilkumar Shakrabhai Patel had filed a R.T.S. Appeal bearing no. R.T.S./Appeal No. 194/19 against (1) Mamlatdar, Sanand (2) Circle Officer, Sanand (3) Jayantiji Shihbaji and (4) Smitaben Sharadbhai Patel before Deputy Collector, Sanand Prant.

That Deputy Collector, Sanand Prant vide his order bearing Order No. R.T.S./Appeal No. 194/19 dated 21-01-2020 allowed the above said R.T.S. Appeal and cancelled the order bearing no. R.T.S./Takrari Case No. 51/19 dated 29-06-



2019 passed by Mamlatdar, Sanand and certified the Mutation Entry No. 5824 dated 23-02-2019. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 6209 dated 05-02-2020.

26. That being aggrieved by Certification of Mutation Entry No. 5741 dated 05-12-2018, Jayanti Shibhaji had filed an appeal bearing no. R.T.S./ Appeal No. 241/2019 against (1) Tarunkumar Dineshchandra Patel (2) Shilpaben Tarunkumar Patel (3) Jayeshkumar Talakshibhai Patel (4) Anilkumar Shakrabhai Patel and (5) Babubhai Shambhudas Patel before Deputy Collector, Sanand Prant.

That vide Deputy Collector, Sanand Prant vide his Order No. R.T.S./Appeal No. 241/19 dated 16-03-2020 dismissed the Appeal and upheld the order bearing no. R.T.S./ Taktari Case No. 29/2019 passed by Mamlatdar, Sanand regarding Certification of Mutation Entry No. 5741 dated 05-12-2018. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 6244 dated 28-05-2020.

27. That Jayeshkumar Talakshibhai Kotak sold and conveyed undivided 10% of his share of the land bearing Block No. 38 admeasuring about 900.40 Sq. Mtrs out of total land admeasuring about 9,004 Sq. Mtrs. to Anilbhai Shakrabhai Patel vide registered Sale Deed dated 19-06-2020 registered before the Sub - Registrar of Sanand at Serial No. 3577 on 19-06-2020. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6282 dated 22-07-2020.

28. That upon implementation of Town Planning Scheme No. 3 (Shela) in Moje Shela, the land bearing Block No. 38 admeasuring about 9,004 Sq. Mtrs was given Final Plot No. 35 admeasuring about 5,402 Sq. Mtrs.

29. That as per Order bearing No. 1683/07/04/024/2020 dated 27-07-2020 passed by the Collector, Ahmedabad, Non Agricultural Use permission for Multi Purpose Use for the said land bearing Final Plot No. 35 admeasuring about 5,402 sq. mtrs is granted. Mutation Entry to the said effect is made in the revenue record of said land vide Mutation Entry No 6290 dated 27-07-2020.

30. That (1) Anilbhai Shakrabhai Patel (having undivided 75% share) (2) Kamlesh Chandubhai Patel (having undivided 15% share) and (3) Babubhai Shambhubhai Patel (having undivided 10% share) sold and conveyed land bearing Final Plot No. 35 admeasuring about 5,402 Sq. Mtrs. (given in lieu of land bearing Block No. 38 admeasuring about 9,004 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 3 (Shela) to M/s. Shubham Anthem - A Partnership Firm vide registered Sale Deed dated 11-01-2022 registered before the Sub - Registrar of Sanand at Serial No. 1393 on 27-01-2022. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6819 dated 31-01-2022.

31. That said **M/s Shubham Anthem, a Partnership Firm** has got the plans for commercial construction on the said Land sanctioned from the Ahmedabad Urban Development Authority (AUDA) and development permission to that effect is issued by Ahmedabad Urban Development Authority (AUDA) vide its Rajachitthi No. PRM/18/3/2023/62 dated 12-04-2023 bearing IFP No./E-nagar - JSK/03/2023/0018.

32. That as per the said approved plan the **M/s Shubham Anthem, a Partnership Firm** has commenced development of the said Land and started construction of Residential and Commercial Project named "**SHUBHAM ANTHEM**". The Project consists of various residential and commercial units of different areas.



33. That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 29-12-2022 inviting objections for issuance of Title Certificate for the abovestated land; we have not received any objection from anyone till today.

In view of what is stated above, we hereby opine that the title of above referred Non - Agricultural land bearing Final Plot No. 35 admeasuring about 5,402 Sq. Mtrs. (given in lieu of land bearing Block No. 38 admeasuring about 9,004 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 3 (Shela) situate, lying and being at Moje Shela Taluka Sanand, in the Registration District of Ahmedabad Sub District of Sanand and belonging to M/s. **Shubham Anthem - A Partnership Firm** shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] 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). of construction being sanctioned by appropriate authority and provisions of applicable Town Planning Scheme.

DATED THIS 15TH DAY OF MAY, 2023

Hursh P. Jan.
ATTORNEY-AT-LAW

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 year 1981 to 1993 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 new 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.



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