

G. A. Memon - Associates

Advocates

OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE. B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDBAD-380009.

ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26580599, 26580698

Ref : PVT/035/2018

Date : 03-05-2018

To

M/S Raj Infra

A Partnership Firm

S.No.855/2-1, Chandkheda

Ahmedabad.

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **CHANDKHEDA**, Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad-2 (Wadaj) bearing Final Plot No.172 of TP Scheme No.44 **admeasuring 2208 Sq.Mtrs.** allotted in lieu of Revenue Survey No.855/2/1 admeasuring 3642 Sq.Mtrs. (or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **(1) Sumeshbhai Pukhrajbhai Shah & (2) Rutvi Sumeshbhai Shah and to be developed by M/s.Raj Infra a partnership firm.**

Subject To :

- 1...Development rights of M/s.Raj Infra, a partnership firm.
- 2...Fulfillment of conditions laid down in NA Use permission.
- 3...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.44.

SCHEDULE

Non-Agricultural land bearing Final Plot No.172 of TP Scheme No.44 **admeasuring 2208 Sq.Mtrs.** allotted in lieu of Revenue Survey No.855/2/1 admeasuring 3642 Sq.Mtrs. of Mouje Village **CHANDKHEDA**, Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad-2 (Wadaj).

TITLE HISTORY

- 1...That, the land bearing Survey No.855/2/1 admeasuring Acre 00-36 Gunthas originally belonged to Shankarlal Mohanlal as it is explicit from Village Form-7+12 of the year 1951-52.
- 2...That, land of Survey No.855/2/1 adm.00-36 Gunthas declared as Tukda. Entry to that effect was recorded in mutation entry book vide entry No.3020 dated 25-04-1951. As per Notification of The Government, vide No.1054/L dated 29-10-1956 and also passed an order by The Collector, Gandhinagar, passed an order to remove the records of Tukda from said survey number. Entry to that effect was recorded in mutation entry book vide entry No.4766 dated 14-03-1974.
- 3...That, name of an ordinary Tenant Ishwarbhai Dosabhai was entered in the revenue records vide Taluka Order No.TNC of the year 1955. Entry to that effect was recorded in mutation entry book vide entry No.3569 dated 03-07-1956.
- 4...Thereafter name of an ordinary Tenant was removed from the Revenue records vide Taluka order dated 15-10-1961/30-01-1962. Entry to that effect was recorded in mutation entry book vide entry No.3999 dated 10-08-1963.



FOR, RAJ INFRA

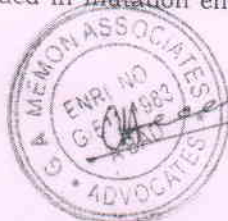
PARTNER I

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- 5...Thereafter, Shankarlal Mohanlal sold and conveyed the said land to Haribhai Mangaldas by a registered sale deed dated 07-06-1965. Entry to that effect was recorded in mutation entry book vide entry No.4196 dated 18-08-1965.
- 6...That, Mutation entry No.4667 was not relevant to the said survey number.
- 7...Thereafter, names of Gordhanbhai Haribhai & Ramanbhai Haribhai were entered as co-owner with Haribhai Mangaldas. Entry to that effect was recorded in mutation entry book vide entry No.6562 dated 21-12-1955.
- 8...Thereafter, names of Manishkumar Gordhanbhai, Dipakkumar Gordhanbhai & Chetankumar Gordhanbhai and Kantaben wife of Gordhanbhai Haribhai were entered as co-owner of the said land. Entry to that effect was recorded in mutation entry book vide entry No.6766 dated 10-12-1997.
- 9...Thereafter, Vimalkumar Ramanbhai, Minor Vaishaliben Ramanbhai and Kokilaben wife of Ramanbhai were entered as co-owner of the said land. Entry to that effect was recorded in mutation entry book vide entry No.6767 dated 10-12-1997.
- 10...Thereafter, Haribhai Mangaldas died on 23-08-1998 without making any kind of WILL, and name of his heirs Gordhanbhai Haribhai, Ramanbhai Haribhai & Madhuben Haribhai were entered in the revenue records.. Entry to that effect was recorded in mutation entry book vide entry No.7063 dated 27-07-2000.
- 11...Thereafter, Madhuben Haribhai released her right title and interest from the said land in favour of their brother Gordhanbhai Haribhai & Ramanbhai Haribhai. Hence her name was deleted from revenue records. Entry to that effect was recorded in mutation entry book vide entry No.7064 dated 27-07-2000.
- 12...Thereafter, charge of Dena Bank, Chandjheda Branch was released as stated in Mutation entry No.7435 dated 25-06-2002.
- 13...Thereafter, Gordhanbhai Haribhai Patel for self and karta & Manager of his HUF, Manishkumar Gordhanbhai Patel, Dipakkumar Gordhanbhai Patel, Chetankumar Gordhanbhai Patel, Kantaben w/o. Gordhanbhai & Ramanbhai Haribhai Patel for self and karta & Manager of his HUF, Vimalkumar Ramanbhai Patel, Vaishaliben Ramanbhai Patel & Kokilaben w/o. Ramanbhai Haribhai sold and conveyed the said land to Arvindkumar Ambalal Patel, Rakeshkumar Ambalal Patel, Ravjibhai Dahyabhai Patel, Vijaykumar Ravjibhai Patel, Jayantibhai Manibhai Patel & Dipakbhai Manibhai Patel by a registered sale deed No.262 dated 17-01-2003. Entry to that effect was recorded in mutation entry book vide entry No.7555 dated 27-01-2003.
- 14...That, Mutation entry No.7562 dated 04-02-2003 was not relevant to the said survey number.
- 15...Thereafter, as per revenue record, order of Govt. dt.17-01-08 Joint Secretary, Revenue Department, Gujarat Government, Gandhinagar above record transfer in Ahmedabad District, Dascroi, Taluka transferred and above entry was entered in revenue record dt.08-02-08 vide entry No.8821.
- 16...Thereafter, District Collector, Ahmedabad made a order dt.30-01-08 Chandkheda Nagar Palika, for revenue area add in Ahmedabad District and above entry was entered in revenue record dt.08-02-08 vide entry No.8822.
- 17...Thereafter, as per revenue record, order of Govt. dt.17-03-2012, Revenue Department, Gujarat Government, Gandhinagar Resolution No.PFR/102011/275/96/1, two Taluka City & Dascroi renamed as Ahmedabad West and Ahmedabad-East. Chandkheda Village transfer in Ahmedabad-West. Entry to that effect was recorded in mutation entry book vide entry No.10761 dated 03-05-2012.



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18...Thereafter, Arvindkumar Ambalal Patel, Rakeshkumar Ambalal Patel, Ravjibhai Dahyabhai Patel, Vijaykumar Ravjibhai Patel, Jayantibhai Manibhai Patel & Dipakbhai Manibhai Patel sold and conveyed the said land bearing Survey No.855/2/1 adm.3642 Sq.Mtrs. to Sumesh Pukhrajbhai & Rutvi Sumeshbhai by a registered sale deed No.9824 dated 05-08-2010. Entry to that effect was recorded in mutation entry book vide entry No.9824 dated 05-08-2010.

19...That, Non-Agricultural Use permission was granted by The District Collector, Ahmedabad vide his order No.CB/JMN/2/NA/Chandkheda/Surve/Block No.855/2/1/SR-1187/2017 dated 20-03-2018 for residence purpose. Entry to that effect was recorded in mutation entry book vide entry No.13060 dated 02-04-2018. Yet to be certified.

20...The said land of Survey No.855/2/1 adm.3642 Sq.Mtrs. was covered under TP Scheme No.44 and given Final Plot No.172 adm.2208 Sq.Mtrs. for residence purpose.

21...That, Sumesh Pukhrajbhai & Rutvi Sumeshbhai have entered in to development agreement with M/s.Raj Infra a partnership firm, which was registered with The Sub Registrar, Wadaj under serial No.7279 dated 25-04-2018.

22....That, we have published a public Notice in daily news paper "SANDESH" on 30-03-2018 inviting any objection from public against the issuance of title clearance certificate to the above mentioned property. In response to the same, we have not received any objection so far.

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural land bearing Final Plot No.172 of TP Scheme No.44 **admeasuring 2208 Sq.Mtrs.** allotted in lieu of Revenue Survey No.855/2/1 admeasuring 3642 Sq.Mtrs. of Mouje Village **CHANDKHEDA**, Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad-2 (Wadaj) is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :

- 1...Development rights of M/s Raj Infra a partnership firm.
- 2...Fulfillment of conditions laid down in NA Use permission.
- 3...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.44.

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Encl : Search Fee Payment Receipt No.20756/11533 & 21148/12963 dated 02-05-2018.

Note of caution and disclaimer

1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.

2...Please note that the registration record of the year 1988 to 2018 of Sub Registrar's office is destroyed/torn out. Hence it can not 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 in to our error.



FOR, RAJ INFRA

PARTNER