



NAVINCHANDRA MARATHA & CO. ADVOCATES

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Ref: TCR/2223-1/Shubham-I/2014

Date :- 23-9-2014

TITLE CERTIFICATE

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REPORT ON TITLE

Re: Non-Agricultural land for residential purpose now on site known as "SHUBHAM-I" bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 -6374 sq.mtrs. paiki and Survey No.672/1/2 -6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand and belonging to **M/s.SHREENATH ASSOCIATES-** a p/s. firm having its' business place at A/608, Pinnacle Business Park, Opp. Royal Orchid, Corporate Road, Prahaladnagar, Satellite, Ahmedabad.



As per instructions, I have investigated the Titles of said **M/s.Shreenath Associates** - a p/s. firm to the abovereferred Non-Agricultural land for residential purpose bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 -6374 sq.mtrs. paiki

and Survey No.672/1/2 -6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand and I have caused necessary searches to be taken of the Revenue Record as well as available and legible Registration record through my search clerk and my Report on Title is as under;

History of said Survey No.672/1/1 of Moje Sanand

Originally Land of said Survey No.672/1/1 containing by admeasurements Acre 1-23 Gs. i.e. 7623 sq.yards i.e. 0-63-74 Hectre-are-Sq.mtrs. situate, lying & being at Moje Sanand was recorded/registered in the name of one Chandulal Fulchandbhai..

Said Chandulal Fulchandbhai had been died intestate on or about 7-3-1995, leaving behind him, 1. Anantkumar Chandulal, 2. Kantaben wd/o. Chandulal Fulchandbhai, 3. Vasuben Chandulal, 4. Ramaben Chandulal, 5.Bhartiben Chandulal, 6.Prabhavatiben Chandulal, 7.Divyaben Chandulal and 8. Heenaben Chandulal as his heirs. Hence replacing/deleting/removing their name, their names of said 1. Anantkumar Chandulal, 2. Kantaben wd/o. Chandulal Fulchandbhai, 3. Vasuben Chandulal, 4. Ramaben Chandulal, 5.Bhartiben Chandulal, 6.Prabhavatiben Chandulal, 7.Divyaben Chandulal and 8. Heenaben Chandulal were entered in the revenue record as co-owners of said land. Entry to this effect is entered in the Revenue Record on 11-4-1996 by Entry No.16671, which is certified by Mamlatdar-the Competent Revenue Authority on 25-6-1996.

Whereas said 1. Kantaben wd/o. Chandulal Fulchandbhai, 2. Vasuben Chandulal, 3. Ramaben Chandulal, 4.Bhartiben Chandulal, 5.Prabhavatiben Chandulal, 6.Divyaben Chandulal and 7. Heenaben Chandulal had released



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their rights, share & interest in/from said land in favour of said Anantkumar Chandulal. Hence their names were deleted/removed from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 11-4-1996 by Entry No.16672, which is certified by Mamlatdar-the Competent Revenue Authority on 25-6-1996.

Thereafter said Anantkumar Chandulal as self and as a Power of Attorney Holder of said Himmatlal Fulchand sold, conveyed and transferred their said agricultural land of Survey No.672/1/1 containing by admeasurements Hectre-are-Sq.mtrs. 0-63-74 to Bharatkumar Babaldas Amin by a Sale Deed, which is registered in the office of the sub-registrar of Sanand on 20-07-2009 at Serial No.2732. Entry to this effect is entered in the Revenue Record on 22-03-2010 by Entry No.23048, which is certified by Mamlatdar, Sanand- the Competent Revenue Authority on 03-06-2010.



Whereas said Bharatkumar Babaldas Amin sold, conveyed and transferred his said agricultural Land of Survey No.672/1/1 containing by admeasurements Hectre-are-Sq.mtrs. 0-63-74 to 1.Bipinbhai Karshanbhai Mendpara (undivided 20% share), 2.Girishbhai Karshanbhai Rojivadiya (undivided 10% share), 3.Hasmukhbhai Shivilalbhai Metliya (undivided 15% share), 4. Rajeshbhai Shamjibhai Kalavadia (undivided 10% share), 5.Mansukhbhai Karshanbhai Rojivadiya (undivided 15% share), 6. Jamanbhai Parsottambhai Patel (undivided 20% share), 7. Rameshkumar Mohanlal Kansagar (undivided 5% share) and 8.Satishbhai Sombhai Patel (undivided 5% share) by a Sale Deed, which is registered in the office of the sub-registrar of Sanand on 14-06-2010 at Serial No.5732. Entry to this effect is entered in the Revenue Record on 19-06-2010 by Entry No.23373, which is certified by Mamlatdar, Sanand- the Competent Revenue Authority on 10-08-2010.

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History of said Survey No.672/1/2 of Moje Sanand

Originally Land of said Survey No.672/1/2 containing by admeasurements 0-62-73 Hectre-are-Sq.mtrs. situate, lying & being at Moje Sanand was recorded/registered in the name of one Manilal Khodidas.

Said Manilal Khodidas had been died intestate in the year about 1948, leaving behind him his son Bhikhabhai Manilal and his wife Bai Hira wd/o. Manilal Khodidas as his heirs. Hence replacing/deleting/removing his name, their names were entered in the revenue record as co-owners of said land. Entry to this effect is entered in the Revenue Record on 21-7-1960 by Entry No.7761, which is certified by the Competent Revenue Authority on 07-02-1961.



Said Bai Hira wd/o. Manilal Khodidas had been died intestate on or about 03-02-2004. Hence her name was removed from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 21-02-2004 by Entry No.18984, which is certified by Mamlatdar, Sanand-the Competent Revenue Authority on 12-04-2004.

Thereafter said Bhikubhai alias Bhikhabhai Manilal Patel sold, conveyed and transferred his said agricultural Land of Survey No.672/1/2 containing by admeasurements Hectre-are-Sq.mtrs. 0-62-73 situate, lying & being at Moje Sanand to 1.Karamshibhai Laxmanbhai Desai, 2.Arjunbhai Laxmanbhai Desai, 3.Ishwarbhai Laxmanbhai Desai and 4. Gafulbhai Jakshibhai Rabari through their P.O.A. Rajendrabhai Bhikhubhai Patel by a Sale Deed, which is registered in the office of the sub-registrar of Sanand on 04-09-2006 at Serial No.3497. Entry to this effect is entered in the Revenue Record on 21-09-2006 by Entry No.20341, which is certified by Circle Officer, Sanand- the Competent Revenue Authority on 24-02-2007.



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Thereafter said Gafulbhai Jakshibhai Rabari got entered names of his heirs- 1. Jebarben Gafulbhai Rabari (wife), 2. Bhadresh Gafulbhai Rabari (son) and 3. Alpesh Gafulbhai Rabari (son) as the co-parcener of said land (pertaining to his share only). Entry to this effect is entered in the revenue record of said land by Entry No.22006 on 01-01-2009, which is certified by Mamlatdar, Sanand- The Competent Revenue Authority on 03/03/2009. This entry is being entered and certified pursuant to the order in RTS Appeal No.127/07. I hereby note that previous entry No.21215, dt.04-01-2008 in respect to get entered the names of said Jebarben Gafulbhai and others was rejected by the Mamlatdar of Sanand, hence said RTS Appeal was preferred.



Thereafter said 1. Karamshibhai Laxmanbhai Desai, 2. Ishwarbhai Laxmanbhai Desai 3. Arjanbhai Laxmanbhai Desai, 4. Gafulbhai Jakshibhai Rabari, 5. Jebarben Gafulbhai Rabari, 6. Bhadresh Gafulbhai Rabari and 7. Alpesh Gafulbhai Rabari sold, conveyed and transferred their said agricultural Land of Survey No.672/1/2 containing by admeasurements 0-62-73 Hectre-are-Sq.mtrs. to 1. Bipinbhai Karshanbhai Mendpara (undivided 20% share), 2. Girishbhai Karshanbhai Rojivadiya (undivided 10% share), 3. Hasmukhbhai Shivrulbhai Metaliya (undivided 15% share), 4. Rajeshbhai Shamjibhai Kalavadiya (undivided 10% share), 5. Mansukhbhai Karshanbhai Rojivadiya (undivided 15% share), 6. Jamanbhai Parsottambhai Patel (undivided 20% share), 7. Rameshkumar Mohanlal Kansagar (Undivided 5% share) and 8. Satishbhai Sombhai Patel (undivided 5% share) by a Sale Deed, which is registered in the office of the sub-registrar of Sanand on 29-05-2010 at Serial No.5217. Entry to this effect is entered in the Revenue Record on 19-06-2010 by Entry No.23374, which is certified by Mamlatdar, Sanand- the Competent Revenue Authority on 18-09-2010.

THUS, said 1.Bipinbhai Karshanbhai Mendpara, 2.Girishbhai Karshanbhai Rojivadiya, 3.Hasmukhbhai Shivilalbhai Metaliya, 4. Rajeshbhai Shamjibhai Kalavadiya, 5.Mansukhbhai Karshanbhai Rojivadiya, 6. Jamanbhai Parsottambhai Patel, 7.Rameshkumar Mohanlal Kansagar and 8.Satishabhai Sombhai Patel were became the owner and occupier in the share mentioned hereinabove of said agricultural Land of Survey No.672/1/1 and Survey No.672/1/2 containing by admeasurements Hectre-are-Sq.mtrs. 0-63-74 and Hectre-are-Sq.mtrs. 0-62-73 respectively.

Whereas said 1.Bipinbhai Karshanbhai Mendpara, 2. Girishbhai Karshanbhai Rojivadiya, 3.Hasmukhbhai Shivilalbhai Metaliya, 4. Rajeshbhai Shamjibhai Kalavadiya, 5.Mansukhbhai Karshanbhai Rojivadiya, 6. Jamanbhai Parsottambhai Patel, 7.Rameshkumar Mohanlal Kansagar and 8.Satishabhai Sombhai Patel brought their said lands of Survey No.672/1/1 and Survey No.672/1/2 as stock-in-trade in their Partnership firm "M/s. Shreenath Associates", A/608, Pinnacle Business Park, Opp. Royal Orchid, Corporate Road, Prahaladnagar, Satellite, Ahmedabad.

Thus said M/s. Shreenath Associates-a partnership firm is the owner & occupier of said Non-Agricultural land for the residential purpose bearing Survey No.672/1/1- 6374 sq.mtrs. and Survey No.672/1/2- 6273 sq.mtrs. of Moje Sanand.

The Collector of Ahmedabad District has converted agricultural Lands of said Survey No.672/1/1 containing by admeasurements 6374 Sq.mtrs. and Survey No.672/1/2 containing by admeasurements 6273 sq.mtrs. into N.A. for the residential purpose by separate two orders dated 28-02-2011 bearing No.CB/CTS/NA/S.R.-1231/2010 and No.CB/CST/NA/SR.1230/2010 respectively. Necessary entries to these effects are entered in the Revenue



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Record of said land on 01-08-2012 by Entry No.25951 and Entry No.25952, which are certified by Deputy Mamlatdar Mehsul, Sanand- the Competent Revenue Authority on 21-09-2012.

Mamlatdar of Sanand Taluka has removed said land from the Fragmentation by his office order No.RTS/TUKDA-KAMI/VASHI.10SR32/2010 (inrespect to said Survey No.672/1/1) and No.RTS/TUKDA-KAMI/VASHI.10SR31/2010 (inrespect to said Survey No.672/1/2). Entries to these effects are entered in the Revenue Record of said land on 01-06-2010 by Entry No.23306 & 23307, which are certified by Mamlatdar, Sanand- the Competent Revenue Authority on 21-07-2010.



As a Draft Town Planning Scheme No.1 (Sanand) came into existence in Sanand village sim, said land of Survey No.672/1/1 admeasuring 6374 sq.mtrs. and Survey No.672/1/2 admeasuring 6273 sq.mtrs. is given Final Plot No.147 (Sub-Plot No.1-758.08 sq.mtrs. and Sub-Plot No.2-6829.92 sq.mtrs.) under said T.P. Scheme.

Whereas Senier Town Planner, Ahmedabad Urban Development Authority (AUDA), Ahmedabad has sanctioned the plan of construction on said N.A. land of Sub-Plot No.1 & 2 of Final Plot No.147 by No.PRM/502/12/2012/129, dtd.09-09-2014.

As stated hereinabove, I have caused necessary searches to be taken with the Revenue record & the Registration record through my search clerk and have not found any mortgage, charge or lien or Lis Pendancy.

As I am informed, said M/s. Shreenath Associates has started the development/construction of a residential flats scheme as per said approved plan in the name & style of "SHUBHAM-I" on its' said N.A. land of Sub-Plot

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No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand).

In view of what is stated hereinabove, I am of the opinion and hereby certify that the Titles of said **M/s. Shreenath Associates** to the abovereferred N.A. land of Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) more particularly described in the Schedule Written Hereunder are clear, marketable and free from reasonable doubts and without encumbrances, Subject to ;

- (1) Usual Declaration being made at the time of transfer/mortgage.
- (2) Conditions laid down in said N.A. Order being fulfilled.
- (3) The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
- (4) Project Loan (if availed by said firm) and the units transferred/sold/booked (reserved) in said project and the loan/finance if availed by such purchasers/deemed purchasers.



SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of Non-Agricultural land for residential purpose now on site known as "Shubham-I" bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 admeasuring 6374 sq.mtrs. paiki and Survey No.672/1/2 admeasuring 6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand, which is bounded as under, i.e. to say;



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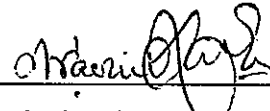
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Towards the East :- Final Plot No.34
Towards the West :- Final Plot No.140/2 and Sub-Plot No.1
of said Final Plot No.147 and S.F.R. 512
Towards the North :- S.F.R.514
Towards the South :- Sub-Plot No.1 of Said Final Plot No.147
and 18 mtrs. wide T.P. Road

DATED THIS 23RD DAY OF THE MONTH SEPTEMBER, 2014.




Navinchandra N. Maratha
Advocate



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Ref: TC/2223-1/Shubham-I/2014

Date :- 17-9-2014

TITLE CERTIFICATE

Re: Non-Agricultural land for residential purpose on site known as "SHUBHAM-I" bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 -6374 sq.mtrs. paiki and Survey No.672/1/2 -6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand and belonging to **M/s.SHREENATH ASSOCIATES-** a p/s. firm, A/608, Pinnacle Business Park, Opp. Royal Orchid, Corporate Road, Prahaladnagar, Satellite, Ahmedabad.



THIS IS TO CERTIFY THAT, I have investigated the Titles of said **M/s.Shreenath Associates** - a partnership firm to the abovereferred Non-Agricultural land for residential purpose on site known as "Shubham-I" bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 -6374 sq.mtrs. paiki and Survey No.672/1/2 -6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand more particularly described in the Schedule Written Hereunder and I have found the same to be clear, marketable and free from reasonable doubts and without encumbrances; subject to

- (1) Usual Declaration being made at the time of transfer/mortgage.
- (2) Conditions laid down in N.A. Order being fulfilled.

-: 2 :-

- (3) The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
- (4) Project Loan (if availed by said firm) and the units transferred/sold/booked (reserved) in said project and the loan/finance if availed by such purchasers/deemed purchasers.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of Non-Agricultural land for residential purpose on site known as "Shubham-I" bearing Sub-Plot No.2 containing by admeasurements 6829.92 sq.mtrs. of Final Plot No.147 paiki of Draft Town Planning Scheme No.1 (Sanand) (land given in lieu of Survey No.672/1/1 -6374 sq.mtrs. paiki and Survey No.672/1/2 -6273 sq.mtrs. paiki of Moje Sanand) situate, lying & being at Moje Sanand, Taluka Sanand in the Registration District of Ahmedabad & Sub-District of Sanand, which is bounded as under, i.e. to say;

Towards the East :- Final Plot No.34
Towards the West :- Final Plot No.140/2 and Sub-Plot No.1
of said Final Plot No.147 and S.F.R. 512
Towards the North :- S.F.R.514
Towards the South :- Sub-Plot No.1 of Said Final Plot No.147
and 18 mtrs. wide T.P. Road

DATED THIS 17TH DAY OF THE MONTH SEPTEMBER, 2014.




Navinchandra N. Maratha
Advocate