



Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Nehal Niranjanbhai Shah | Jatin Manishbhai Patel
Advocates

Ref. No.

Date :

10962

28/06/2019

NON - ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property" which is owned by A **PARTNERSHIP FIRM, Shri Hari Corporation** (hereinafter referred as owner). Pursing the title deeds relating thereto and taking necessary searches, I am of the opinion that titles of said land belonging to above owner are clear, marketable and free from all encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the **Multipurpose Non-agricultural land** bearing Revenue Survey No. 439, admeasuring 11226 sq. mts. or thereabouts covered in T.P. Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts., situate, lying and being at Mouje Village GOTA, Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) and A **PARTNERSHIP FIRM, Shri Hari Corporation** has proposed to construct residential and commercial purpose building on said land, under name and style as "**SAHAJ PRIME**".

Yours faithfully,

Saurin R. Shah

Saurin R. Shah
(Advocate)



"ARIHANT"

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TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the **Multipurpose Non-agricultural land** bearing Revenue Survey No. 439, admeasuring 11226 sq. mts. or thereabouts covered in T.P. Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts., situate, lying and being at Mouje Village GOTA, Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) (which is hereinafter stated as "the said land") belongs to **Shri Hari Corporation.**

Dear Sir,

1. I have gone through relevant papers/documents produced before me and search report prepared by my Search Clerk [Receipt No. 2019003034930 Application No. 17547 Date 11/06/2019 sub registrar of Ahmedabad-2 (Vadaj) and Receipt No. 2019313004013 Application No. 2809 Date 10/06/2019 sub register of Ahmedabad-13 (City) and Receipt No. 2019314005368 Application No. 3211 Date 11/06/2019 sub register of Ahmedabad-14 (Daskroi) and Receipt No. 2019308021927 Application No. 10685 Date 11/06/2019 sub register of Ahmedabad-8 (Sola) from available revenue and registration records for last 30 years through my Search Clerk (record of the year 1994 to 2019 is computerized) [with available record of the Sub-Registrar Office] is not properly stitched from available (partly manual and partly computerized) revenue records of the Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis of that, I have investigated the title to the land in question and report as under:





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2. Prior to year 1950, Bababhai Madhabhai was the original owner and possessor of the land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts.
3. That thereafter, Bababhai Madhabhai has sold and conveyed the agricultural land bearing Revenue Survey No. 439, admeasuring 11226 sq. mts. or thereabouts to Y.P. Patel & Associates by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad-2 (Vadaj) on Date 23/07/1996 under Serial No. 4206, and entry to that effect was made on the revenue records of said land vide mutation entry no. 2320 on Date 17/10/1996 which was certified by competent authority on Date 18/02/1997.
4. That thereafter, Lilaben D/o Visabhai Prajapati disappointed on certification of above Entry No. 2320 and admitted a dispute application before the Deputy Collector, Viramgam Prant, Ahmedabad and in the matter said authority has issued Order No. RTS/Appeal/Case No. 257/07, Date 04/06/2009 to reject dispute application, and entry to that effect was made on the revenue records of said land vide mutation entry no. 4262 on Date 22/06/2009 which was certified by competent authority on Date 28/08/2009.
5. That thereafter, Lilaben D/o Visabhai Prajapati further disappointed by above order of the Deputy Collector as per Entry No. 4262 and hence she has admitted a revision application before the District Collector, Ahmedabad and in the matter said authority has issued Order No. LB/Revision/Application No. 240/2009, Date 03/08/2010 to reject revision application of the applicant and stayed permanent with order of the Deputy Collector, Date 04/06/2009, and entry to that effect was made on the revenue records of said land vide mutation entry no. 4663 on Date 03/09/2010 which was certified by competent authority on Date 30/10/2010.



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6. That thereafter, Lilaben D/o Visabhai Prajapati further disappointed by above order of the Deputy Collector as per Entry No. 4262 and hence she has admitted a revision application before the District Collector, Ahmedabad and in the matter said authority has issued Order No. LB/R.A. No. 240/2009, Date 03/08/2010 to reject revision application of the applicant and stayed permanent with order of the Deputy Collector, Date 04/06/2009, and entry to that effect was made on the revenue records of said land vide mutation entry no. 4741 on Date 11/11/2010 which was certified by competent authority on Date 15/02/2011.
7. That thereafter, Lilaben D/o Visabhai Prajapati further disappointed by above order of the District Collector, Ahmedabad as per Entry No. 4741 and hence she has admitted an application for Stay Order before the Secretary, Revenue Department (Dispute), Ahmedabad and in the matter said authority has issued Order No. MVV/HKP/AMD/136/2010, Date 21/01/2012 to reject application of the applicant for Stay Order and stayed permanent with order of the District Collector, Ahmedabad, Date 03/08/2010, and entry to that effect was made on the revenue records of said land vide mutation entry no. 5219 on Date 04/02/2012 which was certified by competent authority on Date 10/04/2012.
8. That thereafter, proceedings U/s. 84C of the Tenancy Act was initiated before the Mamlatdar and Krushi Panch, Daskroi, Ahmedabad under Tenancy Case/84/C/239/2007 in the matter of purchase of above land by non-farmer person/firm, wherein the authority has issued order on Date 04/08/2015 to return possession of the land by Y.P. Patel & Associates to the landowner or his heirs (if landowner died) within 3 (three) months from the date of order, and failing which land is to be entered to the government head U/s. 84/C(3) on breach of provisions



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U/s.84/C(2) of the Tenancy Act, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6316 on Date 19/09/2015 which was certified by competent authority on Date 15/12/2015.

9. That thereafter, in the matter of Special Civil Suit No. 541/2015 between partners of Y.P. Patel & Associates, Hon. Senior Civil Judge, Ahmedabad has issued order on Date 03/11/2015 to keep the land AS IS WHERE IS till Date 19/11/2015 and accordingly order issued by the Mamlatdar, Ghatlodia, Ahmedabad on Date 05/11/2015, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6365 on Date 05/11/2015 which was certified by competent authority on Date 22/01/2016.
10. That thereafter, in the matter of Special Civil Suit No. 541/2015 between partners of Y.P. Patel & Associates, Hon. Fifth Additional Senior Civil Judge, Ahmedabad Rural has issued order on Date 10/02/2016 and (1) rejected an application for stay order under Exhibit-5 and (2) removed effect of AS IS WHERE IS condition of suit, and accordingly order issued by the Mamlatdar, Ghatlodia, Ahmedabad on Date 26/07/2016, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6694 on Date 26/07/2016 which was certified by competent authority on Date 16/09/2016.
11. That thereafter, Sale Deed, Date 23/07/1996 under Serial No. 4206 for the above agricultural land has been cancelled and necessary Cancellation Deed for the same is executed by Y.P. Patel & Associates a partnership firm through its partner, Yatinbhai Pramukhbhai Patel for above agricultural land in favour of legal heirs of deceased Bababhai Madhabhai namely, (1) Legal heirs of Late Naranbhai Bababhai Prajapati-Jashodaben Wd/o Naranbhai Bababhai Prajapati,

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Bharatbhai Naranbhai Prajapati, Bhaveshbhai Naranbhai Prajapati, Rajubhai Naranbhai Prajapati, Kanubhai Naranbhai Prajapati, (2) Legal heirs of Late Visabhai Bababhai Prajapati-Lilaben D/o Visabhai Bababhai Prajapati W/o Jayantibhai Prajapati (3) Legal heirs of Late Manguben alias Maliben D/o Bababhai Prajapati W/o Shankarbhai Prajapati-Kokilaben D/o Shankarbhai Prajapati W/o Rameshbhai Prajapati, Rajeshbhai Shankarbhai Prajapati and Laljibhai Shankarbhai Prajapati on Date 14/10/2015, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 15/10/2015 under Serial No. 2153, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6696 on Date 27/07/2016 which was certified by competent authority on Date 16/09/2016.

12. That thereafter, legal heirs of deceased Bababhai Madhabhai namely, (1) Legal heirs of Late Naranbhai Bababhai Prajapati-Jashodaben Wd/o Naranbhai Bababhai Prajapati, Bharatbhai Naranbhai Prajapati, Bhaveshbhai Naranbhai Prajapati, Rajubhai Naranbhai Prajapati, Kanubhai Naranbhai Prajapati, (2) Legal heirs of Late Visabhai Bababhai Prajapati-Lilaben D/o Visabhai Bababhai Prajapati W/o Jayantibhai Prajapati (3) Legal heirs of Late Manguben alias Maliben D/o Bababhai Prajapati W/o Shankarbhai Prajapati-Kokilaben D/o Shankarbhai Prajapati W/o Rameshbhai Prajapati, Rajeshbhai Shankarbhai Prajapati and Laljibhai Shankarbhai Prajapati have agreed to sell the agricultural land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. to (1) Vijay Karsanbhai Patel, (2) Ketankumar Natubhai Patel, (3) Dipinkumar Manilal Patel, (4) Vikramkumar Pahladbhai Patel, (5) Rameshchandra Vitthalbhai Patel and (6) Jagdishbhai Bhagwatbhai Desai and after receiving full consideration of the land, they have executed an Irrevocable General Power of Attorney for above land in



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favour of (1) Vijay Karsanbhai Patel, (2) Ketankumar Natubhai Patel, (3) Dipinkumar Manilal Patel, (4) Vikramkumar Prahladbhai Patel, (5) Rameshchandra Vitthalbhai Patel and (6) Jagdishbhai Bhagwatbhai Desai, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 01/09/2016 under Serial No. 1974.

13. That thereafter, legal heirs of deceased Bababhai Madhabhai namely, (1) Legal heirs of Late Naranbhai Bababhai Prajapati-Jashodaben Wd/o Naranbhai Bababhai Prajapati, Bharatbhai Naranbhai Prajapati, Bhaveshbhai Naranbhai Prajapati, Rajubhai Naranbhai Prajapati, Kanubhai Naranbhai Prajapati, (2) Legal heirs of Late Visabhai Bababhai Prajapati-(a) Lilaben D/o Visabhai Bababhai Prajapati W/o Jayantibhai Prajapati (b) Legal heirs of Late Manguben alias Maliben D/o Bababhai Prajapati W/o Shankarbhai Prajapati-Kokilaben D/o Shankarbhai Prajapati W/o Rameshbhai Prajapati, Rajeshbhai Shankarbhai Prajapati and Laljibhai Shankarbhai Prajapati through their Power of Attorney Holders have sold and conveyed agricultural land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. to (1) Vijay Karsanbhai Patel, (2) Ketankumar Natubhai Patel, (3) Dipinkumar Manilal Patel, (4) Vikramkumar Prahladbhai Patel, (5) Rameshchandra Vitthalbhai Patel and (6) Jagdishbhai Bhagwatbhai Desai by way of Sale Deed, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 01/09/2016 under Serial No. 1975, and also Confirmation Deed was executed by all legal heirs of Late Bababhai Madhabhai in favour of above purchasers, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 01/09/2016 under Serial No. 1976, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6768 on Date 19/09/2016 which was certified by competent authority on Date 03/11/2016.



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14. That thereafter, an appeal admitted before the Deputy Collector (J.Su. and Appeal) Ahmedabad under Case No. 60/2015 against order of the Mamlatdar and Krushi Panch, Daskroi, Ahmedabad, Date 04/08/2015 and in the matter above said authority has by their Order, Date 31/08/2016, rejected Dispute Application/ Appeal No. 60/2015 and granted above order of the Mamlatdar, Date 04/08/2015, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6811 on Date 27/10/2016 which was certified by competent authority on Date 26/12/2016.
15. That thereafter, the land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts.
16. That thereafter, (1) Vijay Karsanbhai Patel, (2) Ketankumar Natubhai Patel, (3) Dipinkumar Manilal Patel, (4) Vikramkumar Prahladbhai Patel, (5) Rameshchandra Vitthalbhai Patel and (6) Jagdishbhai Bhagwatbhai Desai have sold and conveyed the agricultural land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts. to (1) Suresh Kantilal Patel, (2) Vishal Jagdishbhai Patel, (3) Anand Parsottambhai Patel, (4) Govind Dharamshi Ravariya and (5) Arvind Parsottambhai Patel by way of Sale Deed, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 01/09/2016 under Serial No. 1977, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 6821 on Date 07/11/2016 which was certified by competent authority on Date 29/12/2016.



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17. That thereafter, an appeal was admitted before the Deputy Collector, Ahmedabad against order of the Mamlatdar & Krushi Panch, Ahmedabad, Date 04/08/2015 and in the matter said authority has issued Order No. Ganot Appeal/Case No. 60/15 on Date 31/08/2016 to reject the appeal and stayed with above order of the mamlatdar permanently, and entry to that effect was made on the revenue records of said land vide Mutation Entry No. 6823 on Date 08/11/2016 which was certified by competent authority on Date 19/01/2017.
18. That thereafter, Lilaben D/o Visabhai Bababhai with others admitted a Revision Application before the Additional Secretary, Revenue Department (Dispute), Ahmedabad and in the matter said authority has issued Order No. MVV/HKP/AMD/136/2010, Date 04/05/2017 to reject the case from register, and entry to that effect was made on the revenue records of said land vide Mutation Entry No. 7130 on Date 23/05/2017 which was certified by competent authority on Date 28/07/2017.
19. That thereafter, upon implementation of the Town Planning Scheme No. 56 entire land bearing Revenue Survey No. 439, total admeasuring 11230 sq.mts. has allotted Final Plot No. 164, admeasuring 6738 sq.mts. and remaining land of 4492 sq.mts. deducted towards town planning deduction and name of the Ahmedabad Municipal Corporation entered in revenue record for 4492 sq.mts., and entry to that effect was made on the revenue records of said land vide Mutation Entry No. 7822 on Date 25/02/2019 which was certified by competent authority on Date 12/04/2019.



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20. That thereafter, the land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts. was converted in to old tenure for Residential Purpose non agriculture use thereof as per Order No. CB/NT/Premium/Gota/Survey Number/Block Number 439/S.R.105/2018 of the District Collector, Ahmedabad, Date 27/02/2019, and entry to that effect was made on the revenue records of said land vide Mutation Entry No. 7865 on Date 15/03/2019 which was certified by competent authority on Date 04/05/2019.

21. That the District Collector, Ahmedabad has converted the land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts. or thereabouts into non-agricultural use for Multipurpose by their Order No.CB/NA/Ahmedabad/Gota/439/1009269/2019, Date 16/03/2019, and entry to that effect was made on the revenue records of said land vide Mutation Entry No. 7879 on Date 05/04/2019 which was certified by competent authority on Date 29/05/2019.

22. That thereafter, (1) Suresh Kantilal Patel, (2) Vishal Jagdishbhai Patel, (3) Anand Parsottambhai Patel, (4) Govind Dharamshi Ravariya and (5) Arvind Parsottambhai Patel have sold and conveyed the Multipurpose non-agricultural land bearing Revenue Survey No. 439, admeasuring 11226 sq.mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts. to **Shri Hari Corporation** by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad-8 (Sola) on Date 29/03/2019 under Serial No. 5959, and entry to that effect was made on the



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revenue records of said land vide Mutation Entry No. 7882 on Date 16/04/2019 which was certified by competent authority on Date 07/06/2019.

23. That thereafter, the Ahmedabad Municipal Corporation has sanctioned building plans and also issued Commencement Letter (Rajachitthi) for residential and commercial construction on said land in the name of SAHAJ PRIME under (1) Case No. BLNTI/NWZ/050119/CGDCRV/A1348/R0/M1 and Rajachitthi No. 01681/050119/A1348/R0/M1 for Block-A (2) Case No. BLNTI/NWZ/050119/CGDCRV/A1349/R0/M1 and Rajachitthi No. 01682/050119/A1349/R0/M1 for Block-B+C, (3) Case No. BLNTS/NWZ/050119/CGDCRV/A1351/R0/M1 and Rajachitthi No. 01683/050119/A1351/R0/M1 for Block-D and (4) Case No. BLNTS/NWZ/050119/CGDCRV/A1352/R0/M1 and Rajachitthi No. 01684/050119/A1352/R0/M1 for Block-E, all on Date 24/04/2019.

24. As a part of my investigation of title I have published a public notice appeared in daily newspaper "SANDESH" on Date 09/06/2019 inviting claims, objections, encumbrances or charges, if any upon the said land, respect of this public notice I have not received any objection from anybody.

25. I have been informed by above said owner of the said land namely **Shri Hari Corporation** has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and

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there are no other facts or particulars which can adversely affecting the title to the said land subject to below opinion.

In the view of what is stated above, I hereby opine that titles of the above said **Multipurpose Non-agricultural land** bearing Revenue Survey No. 439, admeasuring 11226 sq. mts. or thereabouts covered in T.P. Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 164, admeasuring 6738 sq.mts., situate, lying and being at Mouje Village GOTA, Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) belongs to **Shri Hari Corporation** shall clear and free from any charges encumbrances and all reasonable doubts **Subject To:** (1) Fulfillment of conditions laiddown in the N.A. Orders and approved plans, (2) Provisions of the T.P. and Urban Development Act and use as per zone of AMC and provisions of Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and (3) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

- Note:-**(1) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record of immediate past 2-3 months is also not possible due to procedural delay in the revenue department.
- (2) This Title Certificate issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein.
- (3) All original deeds/documents/file papers are being verified.

DATED OF THIS 24th June, 2019 AT-AHMEDABAD.


SAURIN R. SHAH
ADVOCATE

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