



Ref. No. 10539

Date :

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the **Multipurpose Non-agricultural** land bearing Revenue Survey No. 230/2/1/1, admeasuring 6412 sq. mts. or thereabouts covered in T.P. Scheme No. 29 (Naranpura-Second Varied) and allotted Final Plot No. 438, admeasuring 3847 sq.mts., situate, lying and being at Mouje Village VADAJ, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj) (which is hereinafter stated as "the said land") belongs to **Radheshyam Builders**.

Dear Sir,

1. I have gone through relevant papers/documents produced before me and search report prepared by my Search Clerk [Receipt No. 2019003027385 Application No. 12980 Date 02/05/2019 sub registrar of Ahmedabad-2 (Vadaj) prepared by my search clerk 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:

2. Prior to year 1953, Parsottam Dalsukhram was the original owner and possessor of the entire land bearing Revenue Survey No. 230/2/1, admeasuring 20841 sq.mts.



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3. That thereafter, Parsottam Dalsukhram expired on Date 22/03/1975 leaving behind his legal heirs namely Shantilal Parsottamdas, Ramchandra Parsottamdas, Kantilal Parsottamdas, Pramukhbhai Parsottamdas, Dhanlaxmiben Parsottamdas and Sitaben Widow of Parsottamdas Dalsukhram and their names were entered in the revenue records of the land bearing Revenue Survey No. 230/2/1, admeasuring 20841 sq.mts. and entry to that effect was made on the revenue records vide mutation entry no. 12559 on Date 06/04/1978, which was certified.
4. That thereafter, Kantilal Parsottamdas expired on Date 08/02/1973 leaving behind his legal heirs namely Mahendrabhai Kantibhai, Sulochanaben Kantibhai, Ranjanben Kantibhai, Hansaben Kantibhai and Kapilaben Widow of Kantilal Parsottamdas and their names were entered in the revenue records of the land bearing Revenue Survey No. 230/2/1, admeasuring 20841 sq.mts. and entry to that effect was made on the revenue records vide mutation entry no. 12560 on Date 06/04/1978, which was certified.
5. That thereafter, family partition made between Ramchandra Parsottamdas and others for the land bearing Revenue Survey No. 230/2/1, admeasuring 20841 sq.mts. and other lands and by way of that partition land bearing Revenue Survey No. 230/2/1, total admeasuring 20841 sq.mts. Paiki 6412.10 sq.mts. came to the share of (1) Rajendrakumar Ramchandra (1701.50 sq.mts.), (2) Jayendrakumar Ramchandra (1100 sq.mts.), (3) Hansaben Jayendrakumar (801.50 sq.mts.), (4) Savitaben Ramchandra (801.50 sq.mts.), (5) Ramchandra Parsottamdas (1206.10 sq.mts.) and (6) Bhanuben Dineshbhai (801.50 sq.mts.), and entry to that effect was made on the revenue records vide mutation entry no. 15520 on Date 12/06/1987, which was certified by competent authority on Date 23/07/1987.



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6. That thereafter, Bhanuben Dineshbhai has released her rights from the land bearing Revenue Survey No. 230/2/1 Paiki 6412.10 sq.mts. Paiki admeasuring 801.50 sq.mts. in favour of Hansaben Jayendrakumar and her name was deleted from the revenue records, and entry to that effect was made on the revenue records vide mutation entry no. 19432 on Date 19/03/2004, which was certified.
7. That thereafter, names of Rikin alias Rikim Jayendra Patel, Varun Jayendra Patel, Harsh Rajendra Patel, Hemangini Rajendra Patel, Heli Rajendra Patel and Dhvani Rikin alias Rikim entered as co-owners of the land bearing Revenue Survey No. 230/2/1 Paiki 6412.10 sq.mts. with the names of Jayendrakumar Ramchandra and Rajendrakumar Ramchandra, and entry to that effect was made on the revenue records vide mutation entry no. 20118 on Date 07/12/2006, which was certified by competent authority on Date 09/01/2007.
8. That thereafter, Dhvani Rikin alias Rikim has released her rights from the land bearing Revenue Survey No. 230/2/1 Paiki 6412.10 sq.mts. in favour of Jayendrakumar Ramchandra and her name was deleted from the revenue records, and entry to that effect was made on the revenue records vide mutation entry no. 20283 on Date 03/08/2007, which was certified by competent authority on Date 05/11/2007.
9. That thereafter, as per order of the DILR, Ahmedabad vide Order No. M.R.No.-Sp-2/1/21/09, Date 04/09/2009 and accordingly entire land bearing Revenue Survey No. 230/2/1, total admeasuring 20841 sq.mts. divided in two parts (1) Revenue Survey No. 230/2/1/1, admeasuring 6412.10 sq.mts. belonging to (a) Rajendrakumar Ramchandra , (b) Jayendrakumar Ramchandra , (c) Hansaben



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Jayendrakumar, (d) Savitaben Ramchandra, (e) Ramchandra Parsottamdas (f) Varun Jayendra Patel (g) Rikin alias Rikim Jayendra Patel (h) Hemangini R. Patel (i) Harsh Rajendra Patel (j) Heli Rajendra Patel and (2) Revenue Survey No. 230/2/1/2, admeasuring 14428.90 sq.mts. belonging Pramukhbhai Parsottamdas and others, Mahendrabhai Kantibhai and others, and entry to that effect was made on the revenue records vide mutation entry no. 21285 on Date 13/10/2009, which was certified by competent authority on Date 08/01/2010.



10. That thereafter, the land bearing Revenue Survey No. 230/2/1/1, admeasuring 6412.10 sq.mts. covered in Draft Town Planning Scheme No. 29 (Naranpura-Second Varied) and allotted Final Plot No. 438 admeasuring about 3847 sq.mts.

11. That thereafter, Hemanginiben Rajendrabhai Patel, Harsh Rajendrabhai Patel, Heli Rajendrabhai Patel and Rajendrabhai Ramchandrabhai Patel have executed a General Power of Attorney in favour of Rajendrabhai Ramchandrabhai Patel & Harsh Rajendrabhai Patel for their undivided rights and shares in the said land, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 17/04/2014 under Serial No. 687.

12. That thereafter, Ramchandrabhai Parsottamdas Patel, Savitaben W/o Ramchandrabhai Parsottamdas, Hansaben Jayendrabhai Patel, Rikim Jayendrabhai Patel and Varun Jayendrabhai Patel have executed a General Power of Attorney in favour of Jayendrabhai Ramchandrabhai Patel for their undivided rights and shares in the said land, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 17/04/2014 under Serial No. 688.

Secretary



Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Nehal Niranjanbhai Shah | Jatin Manishbhai Patel
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13. That thereafter, it was stated that "Premium should be payable at the time of non agriculture use" in Letter No. NSJ/162015/3925(A) of the Hon. Government Authority, Date 18/01/2016 therefore this effect entered in Second Rights of revenue record of land as per Order No. CB/Land-2/NA/S.R.1399/14 of the District Collector, Ahmedabad, Date 16/02/2016, entry to that effect was made on the revenue records of said land vide Mutation Entry No. 24285 on Date 09/03/2016 which was certified by competent authority on Date 13/05/2016.

14. That thereafter, the land bearing Final Plot No. 438, admeasuring 3847 sq.mts. was converted in to old tenure for residential & commercial purpose non agriculture use thereof and effect of "Premium should be payable at the time of non agriculture use" deleted from the revenue record as per Order No. CB/N.S./Premium/Vadaj/S.No. 230/2/1/1/S.R.-458/2018 of the District Collector, Ahmedabad, Date 26/09/2018 upon deposition of 40% premium amount in the government authority, entry to that effect was made on the revenue records of said land vide Mutation Entry No. 25236 on Date 09/10/2018 which was certified by competent authority on Date 17/12/2018.

15. That the District Collector, Ahmedabad has converted the land bearing Revenue Survey No. 230/2/1/1, admeasuring 6412.10 sq. mts. or thereabouts covered in T.P. Scheme No. 29 and allotted Final Plot No. 438, admeasuring 3847 sq.mts. or thereabouts into non-agricultural use for residential and commercial purpose by their Order No.CB/N.A./Ahmedabad/Vadaj/230/2/1/1/995492/2018 on Date 06/12/2018, and entry to that effect was made on the revenue records vide mutation entry no. 25327 on Date 30/01/2019, which was certified by competent authority on Date 25/03/2019.

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" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Chatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com



Nehal N. Shah Associates

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

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16. That thereafter, (1) Rajendrakumar Ramchandra through his Power of Attorney- Harsh Rajendra Patel, (2) Jayendrakumar Ramchandra, (3) Hansaben Jayendrakumar, (4) Savitaben Ramchandra, (5) Ramchandra Parsottamdas, (6) Rikin alias Rikim Jayendra Patel, (7) Varun Jayendra Patel No.(3) to (7) through their Power of Attorney-Jayendrakumar Ramchandra, (8) Harsh Rajendra Patel, (9) Hemangini Rajendra Patel and (10) Heli Rajendra Patel No.(9) and (10) through their Power of Attorney-Harsh Rajendra Patel have sold and conveyed the said non agricultural land bearing Revenue Survey No. 230/2/1/1, admeasuring 6412 sq. mts. or thereabouts covered in T.P. Scheme No. 29 (Naranpura-Second Varied) and allotted Final Plot No. 438, admeasuring 3847 sq.mts. to Radheshyam Builders by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad-2 (Vadaj) on Date 26/04/2019 under Serial No. 7409, entry to that effect was made on the revenue records of said land vide Mutation Entry No. 25432 on Date 06/05/2019 which should be certified by competent authority.

17. 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 MADHAV under (1) Case No. BLNTI/WZ/101014/GDR/A2931/R0/M1 and Rajachitthi No. 10791/101014/A2931/R0/M1 for Block-A (2) CaseNo.BLNTS/WZ/101014/GDR/A2932/R0/M1 and Rajachitthi No. 10792/101014/A2932/R0/M1 for Block-B, (3) Case No. BLNTI/WZ/101014/GDR/A2933/R0/M1 and Rajachitthi No. 10793/101014/A2933/R0/M1 for Block-C+D and (4) Case No. BLNTI/WZ/101014/GDR/

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" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com



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A2934/R0/M1 and Rajachitthi No. 10794/101014/A2934/R0/M1 for Electric Sub Station, all on Date 20/04/2019.

18. As a part of my investigation of title I have published a public notice appeared in daily newspaper "GUJARAT SAMACHAR" on Date 28/04/2019 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.

19. I have been informed by above said owner of the said land namely Radheshyam Builders 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 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. 230/2/1/1, admeasuring 6412 sq. mts. or thereabouts covered in T.P. Scheme No. 29 (Naranpura-Second Varied) and allotted Final Plot No. 438, admeasuring 3847 sq.mts., situate, lying and being at Mouje Village VADAJ, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj) belongs to Radheshyam Builders 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

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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.29 (Naranpura-Second Varied), (3) Entry No. 25432, Date 06/05/2019 should be certified and name of Radheshyam Builders should be entered in the revenue record and (4) 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 31st May, 2019 AT-AHMEDABAD.



Saurin R. Shah
31/5/19

SAURIN R. SHAH
ADVOCATE