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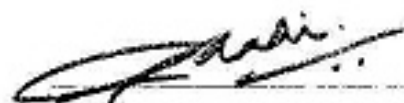
11. THE SCHEDULE ABOVE REFERRED TO :

On or towards East : Land bearing Final Plot No. 122 (Sell for Residence).  
On or towards West : 15 Mts. T.P. Road.  
On or towards North : 24 Mts. T.P. Road.

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On or towards South : Land bearing Final Plot No. 32/4.

Dated this 10th day of June of 2017 at Ahmedabad.



(Atul Chaturbhai Ghadia, Advocate & Notary)

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**:: TITLE REPORT ::**

Re: Property Non-Agricultural Land, bearing Survey No. 407/3, admeasuring 6273 sq. mtrs., of which Akar is Rs. 5.56 Paise, having account no. 1007, which has been allotted the Final Plot No. 32/3, admeasuring 3764 sq. mtrs., in the Town Planning Scheme No. 110, situate lying and being at Village NIKOL, Taluka ASARVA, in the Registration Sub-District AHMEDABAD-12 (NIKOL) and District AHMEDABAD, belonging to M/s. Navratna Developers, a Partnership Firm.

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That I have verified the title of the aforesaid property belonging to M/s. Navranta Developers, a Partnership Firm, by perusing the documents submitted before me and by taking necessary available searches for last 30 years from the government records and accordingly the title report of the said property is as under:—

1. The land revenue of land bearing Survey No. 407/3 was owned and possessed by Galaji Thanaji. prior to the year 1977.
2. Thereafter, said land was declared as "PIECE" land under the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 by order bearing No. C.D.C./Kon dated: 17.06.1977 of City Deputy Collector. The said entry had been entered into the record of rights by mutation entry no. 1556, dated: 26.09.1977.
3. Hereafter said Galaji Thanaji expired on 10.10.1997 and therefore names of his legal successors Baldevji Galaji, Ramsangji Galaji, Arjunji Galaji, Keshaji Galaji, Laxmiben Galaji, Ashaben Galaji, Sajjanben Galaji and Manguben, wd/o. Galaji Thanaji were entered as successors in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 2798, dated: 01.01.1998.
4. Thereafter said Manguben, wd/o. Galaji Thanaji, Baldevji Galaji, Ramsangji Galaji, Arjunji Galaji, Keshaji Galaji, Laxmiben Galaji, Ashaben Galaji and Sajjanben Galaji have sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. to



Ishwarji Punjaji, by sale deed, dated: 08.09.2003 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 2896 on the same date. The said entry had been entered into the record of rights by mutation entry no. 3357, dated: 21.01.2003.

5.. Thereafter said Ishwarji Punjaji has sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. paiki eastern side land admeasuring 2927 sq. mtrs. to Amarsang Madhuji, Shivsang Motiji, Manusang Motiji, and Baldevsang Motiji, by sale deed, dated: 06.02.2006 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 904 on the same date. The said entry had been entered into the record of rights by mutation entry no. 3963, dated: 28.02.2006 which was cancelled and the said entry had been entered into the record of rights by mutation entry no. 4036, dated: 13.04.2006 which was certified on 15.05.2006.

6.. Thereafter for the part of the land of Ishwarji Punjaji, the names of co-partner Subhadraaben Ishwarji Thakor has been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 4431, dated: 11.02.2007.

7.. Thereafter said Amarsang Madhuji, Shivsang Motiji, Manusang Motiji, and Baldevsang Motiji have sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. paiki eastern side land admeasuring 2927 sq.mtrs. to Chandrakant Ramjibhai Patel and Miteshbhai Chandubhai Patel, by sale deed, dated: 31.12.2007 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 10514 on the same date. The said entry had been entered into the record of rights by mutation entry no. 5029, dated: 12.04.2008.

8.. Thereafter said Chandrakant Ramjibhai Patel, Miteshbhai Chandubhai Patel, Ishwarji Punjaji Thakor and Subhadraaben Ishwarji Thakor have sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. to Rasiklal Somdas Patel through his POA Holder Anilkumar Rasiklal Patel, by sale deed, dated: 02.04.2008 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 4530 on the same date. The said entry had been entered into the record of rights by mutation entry no. 5030, dated: 12.04.2008.

9.. Thereafter said Rasiklal Somdas Patel through his POA Holder Anilkumar Rasiklal



Patel has sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. to Jitendrakumar Shantilal Sheth and Ramilaben Purusottamdas Modi, by sale deed, dated: 22.04.2009 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 3101 on the same date. The said entry had been entered into the record of rights by mutation entry no. 5720, dated: 15.05.2009.

10.. Thereafter said Jitendrakumar Shantilal Sheth and Ramilaben Purusottamdas Modi have sold and conveyed the said land bearing Survey No. 407/3, admeasuring 6273 sq. mtrs. to Bhaveshbhai Gordhanbhai Kakadiya, by sale deed, dated: 27.10.2010 and same was registered before the Sub-registrar of Assurances, Ahmedabad -7 (Odhav), vide registration no. 14244 on the same date. The said entry had been entered into the record of rights by mutation entry no. 6940, dated: 04.12.2010.

11.. The limits of Talukas has been reformed and said Nikol Village has been included within the limits of Ahmedabad City-East, as per resolution of Revenue Department, Gujarat State. The said entry had been entered into the record of rights by mutation entry no. 8261, dated: 03.05.2012.

12.. The said land has been covered under the Town Planning Scheme No. 110 and allotted the Final Plot No. 32/3, admeasuring 3764 sq. mtrs., as per Copy of Form "F", issued by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad on 29.11.2013.

13.. The said land has been permitted for non-agricultural use of residential and commercial purpose, vide order no. CB/CTS-1/ N.A./ Nikol/ S.No./ 407/ 3/ Su.Hu./ S.R. 1193/ 2016, dated: 26.12.2016 of The Collector, Ahmedabad. The said entry had been entered into the record of rights by mutation entry no. 11791, dated: 09.02.2017.

14.. Thereafter, Bhaveshbhai Gordhanbhai Kakadiya has agreed to sell the said land to Pruthakbhai Laxmanbhai Patel and Pravinbhai Laghabhai Patel, by agreement to sale, dated: 13.10.2015 and same was registered before the Sub-registrar of Assurances, Ahmedabad -13 (City), vide registration no. 2126 on the same date.

15.. Thereafter said Bhaveshbhai Gordhanbhai Kakadiya has sold and conveyed the said land to M/s. Navratna Developers, a Partnership Firm, by sale deed, dated: 12.04.2017

and same was registered before the Sub-registrar of Assurances, Ahmedabad -12 (Nikol), vide registration no. 4854 on the same date. The said entry had been entered into the record of rights by mutation entry no. 12056, dated: 08.06.2017, which is pending for certification. Said Pruthakbhai Laxmanbhai Patel and Pravinbhai Laghabhai Patel waived their rights of the agreement for sale, dated: 13.10.2015 and signed and confirmed the said sale deed, as a confirming party.

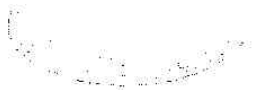
16.. The plans for said land for residential units has been sanctioned by Ahmedabad Municipal Corporation, vide BLNTI/EZ/290916/GDR/A7266/RO/M1 dated: 18.01.2017 for Block No. A, BLNTI/EZ/290916/GDR/A7267/RO/M1 dated: 18.01.2017 for Block No. B, BLNTI/EZ/290916/GDR/A7269/RO/M1 dated: 18.01.2017 for Block No. C, BLNTI/EZ/290916/GDR/A7270/RO/M1 dated: 18.01.2017 for Block No. D and BLNTI/EZ/290916/GDR/A7271/RO/M1 dated: 18.01.2017 for Block No. E (Society Office).

17.. That M/s. Navratna Developers, a Partnership Firm has implemented the scheme viz. "ADARSH LIFESTYLE" on the said land and may have allotted some units to their members.

This report on title and said certificate is issued on the base of searches taken from revenue records and available records of the Sub-registrar (Index -II) only.

Thus the said M/s. Navratna Developers, a Partnership Firm become the absolute owner and holder of the above said property and in pursuance to this report today, I have issued the title certificate of the said property to him.

Dated this 10th day of June of 2017 at Ahmedabad.



  
(Atul Chaturbhai Ghadia, Advocate & Notary)