



To,
Raghubhai Bavkubhai Basiya

TITLE REPORT WITH CERTIFICATE

Reg.- Non-Agricultural land (Multi-purpose) admeasuring 874 Sq. Mts. of Final Plot No. 113/2/6, Draft T.P. Scheme No. 3 (Shela), bearing Block No. 138/3 admeasuring about 6010 Sq. Mts. situate, lying and being at Mouje Shela, Ta. Sanand, in the Registration District of Ahmedabad and Sub District of Sanand and belonging to Raghubhai Bavkubhai Basiya





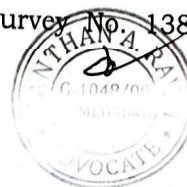
As per your instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly computerized, partly manual, up to the date of search) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ copies/ papers etc. furnished in his/ its file to be true and genuine, and also based upon the information given by owner that no transfer/ agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give out title certificate cum title report as under:-

Originally prior to 1984 said land of Survey/Block No. 138 admeasuring 75981 Sq. Mts. was belonged to Umrabhai Pirabhai and others.

That thereafter Umrabhai Pirabhai and others sold and conveyed said land to Aminabibi Mohammadali Kadri. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 1213 dated 10/10/1984.

That thereafter, Taluka Development Officer, Sanand granted non-agricultural use permission for the said land of Block/Survey No. 138 admeasuring 75981 Sq. Mts. for industrial purpose vide order dated 29/11/1985. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 1252 dated 29/11/1985.

Thereafter partition took place between family members of Aminabibi Mohammadali Kadri hence land (a) bearing Survey/Block No. 138 paiki admeasuring 22723 Sq. Mts. came to share of (1) Zahrulhak Mohammadali Kadri (2) Aminabibi Mohammadali Kadri (3) Maherunnisha Kadri (4) Mubin Zahrulhak Kadri (5) Sajid Zahrulhak Kadri (b) bearing Block/Survey No. 138 paiki admeasuring 32765 Sq. Mts. came to share of (1) Faizulhak Mohammadali Kadri (2) Mumtaz Faizulhak Kadri (3) Sarik Faizulhak Kadri (4) Butul Faizulhak Kadri & (5) Raufa Faizulhak Kadri (c) bearing Block/Survey No. 138 paiki





10246 Sq. Mts. came to share of (1) Ramiyunnisha Mohammadali Kadri (2) Mamshad Imambakshi Kadri (3) Rashid Imambakshi Kadri (4) Anjum Imambakshi Kadri (d) bearing Block/Survey No. 138 paiki admeasuring 10246 Sq. Mts. came to share of (1) Ashfayunnisha Mohammadali Kadri (2) Mohtesim S. Kadri (3) Khushnud S. Kadri (4) Farhana S. Kadri (5) Isharaf S. Kadi (6) Tausif S. Kadi. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 1269 dated 12/04/1986.

Thereafter said Aminabibi Mohammadali Kadri died on dated 03/05/1988 leaving behind her legal heirs namely (1) Zahrulhak Mohammadali Kadri (2) Ramiyunnisha Mohammadli Kadri (3) Faizulhak Kadri (4) Ashfayunnisha Mohammadali Kadri and their joint names were recorded in the revenue records of the said land. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 1456 dated 10/07/1988.

That thereafter owners of the said land of Block/Survey No. 138 admeasuring 75981 Sq. Mts. along with construction sold and conveyed said land to Akash Shela Co-Operative Housing Society Ltd. by various registered sale deeds which were duly registered at the office of sub-registrar, Sanand on dated 19/07/1996 under Sr. No. 1570, 1571, 1572 and 1573. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 2101, 2102, 2103 and 2104 dated 30/07/1996

That thereafter Akash Shela Co-Operative Housing Society Ltd. sold and conveyed land bearing Block/Survey No. 138 paiki 6010 Sq. Mts. to Pravinbhai Talakshibhai Kotak by registered sale deed which was duly registered at the office of sub-registrar, Sanand on dated 06/01/2007 under Sr. No. 125. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 2864 dated 16/01/2007

Thereafter revenue records of land bearing Block/Survey No. 138 has been rectified and divided in three parts as per the order DILR, Ahmedabad bearing No. DSO/DRK/Durasti/2012 dated 20/04/2012



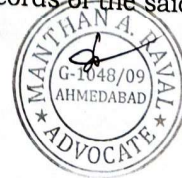


under Durasti Patrak No. 47 and by virtue of that, (1) measurement of land bearing Block/Survey No. 138/1 was fixed as 25091 Sq. Mts. and name of Shree Venktesh Developers recorded in revenue records (2) measurement of land bearing Block/Survey No. 138/2 was fixed as 44800 Sq. Mts. and name of Akash Shela Co. Op. Hos. Soc. Ltd. recorded in revenue records and (3) measurement of land Block/Survey No. 138/3 was fixed as 6010 Sq. Mts. and name of Pravinbhai Talakshibhai Kotak recorded in the revenue records as owner-occupant of said land. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 4268 dated 27/04/2012

Thereafter said Pravinbhai Talaskhibhai Kotak sold and conveyed said non-agricultural land bearing Block/Survey No. 138/3 admeasuring 6010 Sq. Mts. to Optimistic Vision LLP, a Limited Liability Partnership firm by Sale Deed, which was registered with the sub-registrar of Sanand on dated 06/01/2017 under Sr. No. 140. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 5133 dated 27/02/2017

That upon implementation of Draft Town Planning Scheme No. 3 (Shela), land of Block/Survey No. 138/3 admeasuring 6010 Sq. Mts., 183/2 admeasuring 2075 Sq. Mts. & 182/2 admeasuring 278 Sq. Mts., were comprised in the Town Planning Scheme No. 3 (Shela) and allotted Final Plot No. 113/2/6 admeasuring 874 Sq. Mts. & Final Plot No. 113/2/5 admeasuring 4144 Sq. Mts. in lieu of said Block/survey nos.

Thereafter Collector, Ahmedabad has given revised non-agricultural use permission to the said land bearing Block/Survey No.138/3 admeasuring 6010 Sq. Mts. paiki land of 3606 Sq. Mts. for multipurpose use vide its order no. 2110/07/04/024/2021 dated 30/09/2021 with certain terms and conditions mentioned therein. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 6693 dated 30/09/2021





Thereafter M/s. Optimistic Vision LLP, a Limited Liability Partnership firm entered into Development Agreement with M/s. HR Spacecon LLP, a Limited Liability Partnership firm to develop the non-agricultural land bearing Final Plot No. 113/2/6 admeasuring 874 Sq. Mts. and Final Plot No. 113/2/5 admeasuring 4144 Sq. Mts. (allotted in lieu of Block/Survey No. 138/3, 182/3, 182/2) of T.P. Scheme No. 3 (Shela), which was registered with the Sub-registrar of Sanand on dated 22/04/2021 under Sr. No. 6548 and subsequently, said Development Agreement executed on 22/04/2021 under Sr. No. 6548 was cancelled by both the parties vide Cancellation Deed, which registered with the Sub-registrar of Sanand on dated 03/03/2022 under Sr. No. 4396

Thereafter M/s. Optimistic Vision LLP, a Limited Liability Partnership firm through its Partner Jigneshbhai Dahyabhai Patel has sold and conveyed said Non-agricultural land bearing Final Plot No. 113/2/6 (allotted in lieu of Block/Survey No. 138/3 Paiki) admeasuring 874 Sq. Mts. of Town Planning Scheme No. 3 (Shela) to (1) Bhikhabhai Hirabhai Patel & (2) Abhishek Hirabhai Patel by Sale Deed, which is registered with the Sub-registrar of Sanand on dated 24/03/2023 under Sr. No. 6499 and pursuance of said Sale Deed, (1) Bhikhabhai Hirabhai Patel & (2) Abhishek Hirabhai Patel became owners-occupants of said land.

Thereafter (1) Bhikhabhai Hirabhai Patel & (2) Abhishek Hirabhai Patel has sold and conveyed said Non-agricultural land bearing Final Plot No. 113/2/6 (allotted in lieu of Block/Survey No. 138/3 Paiki) admeasuring 874 Sq. Mts. of Town Planning Scheme No. 3 (Shela) to Raghubhai Bakubhai Basiya by Sale Deed, which is registered with the Sub-registrar of Sanand on dated 07/11/2023 under Sr. No. 26709 and pursuance of said Sale Deed, Raghubhai Bakubhai Basiya became owner-occupant of said land. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 7473 dated 20/11/2023.





That thereafter as per order of Mamlatdar, Sanand by his order No. E-dhara/Su.Hu/Mouje:Shela/S.no./S.R. 184/2024 dated 24/07/2024 a correction in mutation entry no. 7473 dated 20/11/2023. Earlier in the revenue entry no. 7473 all land of Block/Survey No. 138/3, 182/2 and 183/2, Final Plot No 113/2/6 and 113/2/5 was registered in the name of Raghubhai Bavkubhai Basiya hence it was corrected. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 7662 dated 29/07/2024.

That construction plans for Residential + Commercial building was granted by Ahmedabad Urban Development Authority, Ahmedabad (AUDA) on dated 17/01/2025 (Total 28 Residential Units + 03 Commercial Units)

In view of what is state above, we are of the opinion that the titles of above referred Non-Agricultural land (Multi-purpose) admeasuring 874 Sq. Mts. of Final Plot No. 113/2/6, Draft T.P. Scheme No. 3 (Shela), bearing Block No. 138/3 admeasuring about 6010 Sq. Mts. situate, lying and being at Mouje Shela, Ta. Sanand, in the Registration District of Ahmedabad and Sub District of Sanand and belonging to Raghubhai Bavkubhai Basiya shall be clear marketable and free from reasonable doubts without encumbrances

Subject to:-

- [1] Fulfillment of conditions laid down in N.A. Use Permission order
- [2] Provisions of the Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AUDA and provisions of Draft Town Planning Scheme





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M: +91 96240 86644

- Note:** (1) Search of manual registration is not available due to tearing of its book no. 2 and other reasons and search 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:- 20/01/2025

Place: - Ahmedabad




MANTHAN A. RAVAL
ADVOCATE

Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

મિલકત નું વર્ણન : કાનૂન પ્લોટ નં - 113/2/6, સર્વે/બ્લોક નં - 138/3

ગામ : SHELA/SHELA

પહોંચ નંબર ૨૦૨૪૦૨૯૦૦૪૯૬૫૧

અરજી નંબર

૧૪૪૧૭

અરજી વર્ષ

૨૦૨૪

તારીખ

૩૬

માહ

નવેમ્બર

સને

૨૦૨૪

રજુ કરનારનું નામ : MANTHAN AJITKUMAR RAVAL

ચલણ નંબર : 20241128253106592

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

રૂ. પૈસા

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 2017 થી 2017

દંડ કલમ-૨૫.....

120

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઇન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

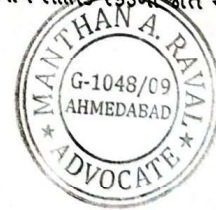
અંકે રૂપિયા એક સો વીસ પૂરા

અનુવંદ્ય વચન

કુલ એકંદરે રૂ. 120.00



- આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.
- સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.
- આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



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DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Sanand

Date: 29-11-2024 19:26:26 IST

AHMEDABAD, GUJARAT

29/11/2024 19:26:23

Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

ગામ : SHELA/SHELA

મિલકત નું વર્ણન : કાઇનલ પ્લોટ નં - 113/2/6, સર્વે/બ્લોક નં - 138/3

પરોચ નંબર 202402900049488

અરજી નંબર

18855

અરજી વર્ષ

2024

તારીખ 28

માહ

નવેમ્બર

સને

2024

રજુ કરનારનું નામ : MANTHAN AJITKUMAR RAVAL

ચલણ નંબર : 20241128254348875

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ 58 થી 59).....

શોધ અગર તપાસણી..... વર્ષ : 1994 થી 2024

ઈડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા ચાર સો વીસ પુરા

અનુલેખ વચનજ્ઞ

કુલ ચેકેદરે રૂ. 420.00



- આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.
- સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.
- આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



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DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Sanand

Date: 28-11-2024 17:18:58 IST

AHMEDABAD, GUJARAT