



Ref. No. 16329

Date :

TITLE CERTIFICATE

Reg.: In the matter of investigation of title to the commercial purpose Non-Agricultural land bearing Block No.18/B/2/001, admeasuring about 9059 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Sub Plot No.1, admeasuring 5436 sq.mts. of Final Plot No.88/3, total admeasuring 10871 sq.mts., situated, lying and being at Mouje Village Khodiyar, Taluka Ghatlodia in the Registration District Ahmedabad Sub District Ahmedabad-8 (Sola) (herein after stated as "the said land") belongs to a limited liability partnership firm, **BRIJVALLABH INFRA LLP.**

Dear Sir,

- (1) This is to state that I have examined the titles and I have caused to be taken searches [Receipt No.202400300018008 Application No.8586 Date 15/05/2024 with sub registrar of Ahmedabad-2 (Vadaj) and Receipt No.202431400002567 Application No.2375 Date 15/05/2024 with the sub registrar of Ahmedabad-14 (Daskroi Taluka Agri) and Receipt No.202430800015800 Application No.6326 Date 15/05/2024 with sub registrar of Ahmedabad-8 (Sola) and Receipt No.202530800009097 Application No.3469 Date 10/03/2025 with sub registrar of Ahmedabad-8 (Sola)] of available revenue and registration records for last 30 years through my Search Clerk (record of the year 1994 to 2022 is computerized) to the commercial purpose Non-Agricultural land bearing Block No.18/B/2/001, admeasuring about 9059 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Sub Plot No.1, admeasuring 5436 sq.mts. of Final Plot No.88/3, total admeasuring 10871 sq.mts., situated, lying and being at Mouje Village Khodiyar, Taluka Ghatlodia in the Registration District Ahmedabad Sub District Ahmedabad-8 (Sola) belongs to a limited liability partnership firm, **BRIJVALLABH INFRA LLP.**



Saurin Rajeshbhai Shah

liability partnership firm, **BRIJVALLABH INFRA LLP** and from that believing the same to be true, correct and trustworthy and also believing the documents, papers, copies etc furnished in the case file shown to be true and genuine.

- (2) As a part of my investigation of title, I have published a public notice appeared in daily newspaper "**GUJARAT SAMACHAR**" on Date **09/05/2024** inviting claims, objections, encumbrances or charges, if any upon said land, respect of this public notice, and till date I have not received any objection from anybody.
- (3) During the verification of titles I have found that,
 - a) That, the DILR, Ahmedabad has filled Durasti Patrak No.15 as per Order No.KJP/S.R.13/81-82, Date 23/08/1982 and accordingly 1128 sq.mts. was deducted from the agricultural land bearing Block No.18, total admeasuring 31768 sq.mts. and therefore total area of the agricultural land bearing Block No.18 remains for 30640 sq.mts. (Ref. Mutation Entry No.2283, Date 11/11/1998).
 - b) That, Baldevbhai Maljibhai died in 2000 leaving behind his legal heirs namely Jashiben Wd/o Baldevbhai Maljibhai, Rekhaben Baldevbhai, Bhavnaben Baldevbhai, Bharatbhai Baldevbhai and Babubhai Baldevbhai (Ref. Mutation Entry No.2410, Date 27/08/2001).
 - c) That, Mohanbhai Maljibhai & others have agreed to sell agricultural land bearing Block No.18, total admeasuring 31768 sq.mts. Paiki North Acre 1-09 Guntha i.e. 4972.48 sq.mts. to (1) Santram Khanchand Verma, Tarun Santram Verma (owners of undivided 50% land share) and (2) Jigneshbhai Pravinchandra, Jayeshbhai Pravinchandra and Rajeshbhai Pravinchandra (owners of undivided 50% land share) by way of Agreement for Sale



Seen & Signed

(without possession), registered in the sub-registrar office at Ahmedabad-2 (Vadaj) on Date 18/12/2000 under Serial No.5845.

- d) That, the Deputy Collector, Viramgam Prant, Ahmedabad has granted block bifurcation permission for entire agricultural land bearing Block No.18, total admeasuring 31768 sq.mts. paiki North side Acre 1-09 Guntha belongs to Mohanbhai Maljibhai & others by their Order No.Land/Block Bifurcation/Vashi/1938/2001/S.R.19/2001, Date 18/12/2001 (Ref. Mutation Entry No.2479, Date 09/09/2002).
- e) That, Mohanbhai Maljibhai & others have sold and conveyed agricultural land bearing Block No.18, total admeasuring 31768 sq.mts. Paiki North Acre 1-09 Guntha i.e. 4972.48 sq.mts. to (1) Santram Khanchand Verma, Tarun Santram Verma (owners of undivided 50% land share) and (2) Jigneshbhai Pravinchandra, Jayeshbhai Pravinchandra and Rajeshbhai Pravinchandra (owners of undivided 50% land share) by way of sale deed, Date 20/12/2001, registered in sub-registrar office at Ahmedabad-2 (Vadaj) on Date 17/05/2002 under Serial No.1523 (Old Serial No.5195) (Ref. Mutation Entry No.2489, Date 23/10/2002).
- f) That, Bhagwanbhai Maljibhai died on Date 08/07/2005 leaving behind his legal heirs namely Gangaben Wd/o Bhagwanbhai Maljibhai, Ketanbhai Bhagwanbhai, Rajeshbhai Bhagwanbhai and Bhavnaben Bhagwanbhai (Ref. Mutation Entry No.2730, Date 17/01/2006).
- g) That, Mohanbhai Maljibhai, Gafurbhai Maljibhai, Shantaben Maljibhai, Mitthiben Maljibhai, Jashiben Wd/o Baldevbhai Maljibhai, Rekhaben Baldevbhai, Bharatbhai Baldevbhai, Gangaben Wd/o Bhagwanbhai Maljibhai, Ketanbhai Bhagwanbhai, Rajeshbhai Bhagwanbhai, Bhavnaben Bhagwanbhai, Bhavnaben D/o Baldevbhai Maljibhai and Babubhai Baldevbhai have sold and conveyed the agricultural land bearing Block



Seen on 28/12/06.

No.18 Paiki 25691 sq.mts. (including 708 sq.mts. pot kharabo) to Anilbhai Nagjibhai Bhadani and Bhartiben Nagjibhai Bhadani by way of sale deed, Date 16/12/2006 registered in the sub-registrar office at Ahmedabad-2 (Vadaj) on Date 19/12/2006 under Serial No.14458 (Ref. Mutation Entry No.2862, Date 08/01/2007).

- h) That, Anilbhai Nagjibhai Bhadani for self and as a power of attorney holder of Bhartiben Nagjibhai Bhadani, sold and conveyed the agricultural land bearing Block No.18 Paiki 25691 sq.mts. (including 708 sq.mts. pot kharabo) to (1) Kanchanben Harilal Thakkar (owner of undivided 25% land share), (2) Rajniben Maheshsinh Kushwah (owner of undivided 25% land share), (3) Sushilaben Pravinkumar Thakkar (owner of undivided 25% land share) and (4) Nitaben Prahladbhai Thakkar (owner of undivided 25% land share) by way of sale deed, registered in sub-registrar office at Ahmedabad-2 (Vadaj) on Date 15/03/2008 under Serial No.4339 (Ref. Mutation Entry No.2999, Date 27/03/2008).
- i) That, the DILR, Ahmedabad has divided the agricultural land bearing Block No.18, admeasuring about 30640 sq.mts. in two parts by their Order No.KJP/ D.P.No.52, Date 17/03/2012 and accordingly (1) Block No.18/A, admeasuring 4949 sq.mts. belongs to Khanchand Verma & others and (2) Block No.18/B, admeasuring 25691 sq.mts. belongs to Kanchanben Harilal Thakkar & others (Ref. Mutation Entry No.3490, Date 21/03/2012).
- j) That, the land bearing Block No.18/B, admeasuring about 25691 sq.mts. with lands of other block numbers covered in Draft Town Planning Scheme No.61 (Khoraj-Khodiya) and allotted (1) Final Plot No.88/1, admeasuring 4544 sq.mts., (2) Final Plot No.88/2, admeasuring 13590 sq.mts. and (3) Final Plot No.88/3, admeasuring 4796 sq.mts.

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- k) That, the District Collector, Ahmedabad has granted Non-Agricultural use permission to the lands bearing (1) Final Plot No.88/1, admeasuring 4544 sq.mts., (2) Final Plot No.88/2, admeasuring 13590 sq.mts. and (3) Final Plot No.88/3, admeasuring 4796 sq.mts., total admeasuring 22930 sq.mts. Paiki 15415 sq.mts. (Final Plot No.88/1, admeasuring 4544 sq.mts. and Final Plot No.88/2, admeasuring 13590 sq.mts., total admeasuring 18134 sq.mts. Paiki 15415 sq.mts.) for Commercial Purpose by their Order No.CB/CTS-1/NA/ Khodiyar/Block No.18/B/S.R.1465/2015, Date 12/10/2015 (Ref. Mutation Entry No.3882, Date 20/10/2015).
- l) That, the DILR, Ahmedabad has divided the agricultural land bearing Block No.18/B, admeasuring 25691 sq.mts. in two parts by their Order No.DSO/DRK/KJP/S.R.No.192/14-15, Date 29/10/2015 and accordingly (1) Block No.18/B/1, admeasuring 7573 sq.mts. and (2) Block No.18/B/2, admeasuring 18118 sq.mts. (Ref. Mutation Entry No.3889, Date 05/11/2015).
- m) That, the Town Planning Officer, Ahmedabad has made implementations in the lands bearing (1) Final Plot No.88/1, admeasuring 4544 sq.mts., (2) Final Plot No.88/2, admeasuring 13590 sq.mts. and (3) Final Plot No.88/3, admeasuring 4796 sq.mts. by their Letter No.TPS/Information Right/ID Number.2/2016/90, Date 02/08/2016 and accordingly the land bearing (1) Block No.18/B/1, admeasuring 7573 has allotted Final Plot No.88/2, admeasuring 4544 sq.mts. and (2) Block No.18/B/2, admeasuring 18118 has allotted **Final Plot No.88/3, admeasuring 10871 sq.mts.** belongs to (1) Kanchanben Harilal Thakkar (owner of undivided 25% land share), (2) Rajniben Maheshsinh Kushwah (owner of undivided 25% land share), (3) Sushilaben Pravinkumar Thakkar (owner of undivided 25% land share) and (4) Nitaben Prahladbhai Thakkar (owner of undivided 25% land share).

Sreenyashree



- n) That, (1) Kanchanben Harilal Thakkar (owner of undivided 25% land share), (2) Rajniben Maheshsinh Kushwah (owner of undivided 25% land share), (3) Sushilaben Pravinkumar Thakkar (owner of undivided 25% land share) and (4) Nitaben Prahladbhai Thakkar (owner of undivided 25% land share) have sold and conveyed non-agricultural land bearing Block No.18/B/2, admeasuring 18118 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) allotted Final Plot No.88/3, admeasuring 10871 sq.mts. to a limited liability partnership firm namely, KGB Infrastructure LLP by way of sale deed, registered in sub-registrar office at Ahmedabad-8 (Sola) on Date 28/11/2016 under Serial No.14805 (Ref. Mutation Entry No.4079, Date 13/12/2016).
- o) That, a limited liability partnership firm namely, KGB Infrastructure LLP through its Designated Partner, Janak Dhirajlal Modi, sold and conveyed the non-agricultural land bearing Block No.18/B/2, admeasuring 18118 sq.mts. covered in Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Final Plot No.88/3, admeasuring 10871 sq.mts. Paiki south side 5435.50 sq.mts. (9059 sq.mts. as per block number) to Himanshu Karshanbhai & Mittal Karshanbhai by way of sale deed, registered in the sub-registrar office at Ahmedabad-8 (Sola) on Date 09/01/2017 under Serial No.472 (Ref. Mutation Entry No.4108, Date 06/02/2017).
- p) That, Senior Town Planner, Ahmedabad Urban Development Authority has granted sub-division of Commercial Purpose Non-Agricultural Land bearing **Final Plot No.88/3**, admeasuring 10871 sq.mts. of Town Planning Scheme No.61 (Khoraj-Khodiyar) in two parts pertinent to application of the landowners as per revenue record & physical possession by their Permission No.1345056/ 12/2019/114, Date 02/06/2020 and accordingly (1) **Sub Plot No.1**, admeasuring **5436 sq.mts.** (land of **Block No.18/B/2/001**, admeasuring



Seen 28/12/2020

9059 sq.mts.) of Final Plot No.88/3 belongs to a limited liability partnership firm namely, KGB Infrastructure LLP and (2) Sub Plot No.2, admeasuring 5435 sq.mts. (land of Block No.18/B/2/002, admeasuring 9059 sq.mts.) of Final Plot No.88/3 belongs to Himanshu Karshanbhai & Mittal Karshanbhai.

- q) That, the DILR, Ahmedabad has divided the agricultural land bearing Block No.18/B/2, total admeasuring 18118 sq.mts. in two parts by their Order No.DSO/DRK/KJP/S.R.No.520/2020, Date 10/07/2020 and accordingly (1) Block No.18/B/2/001, admeasuring 9059 sq.mts. belongs to a limited liability partnership firm namely, KGB Infrastructure LLP and (2) Block No.18/B/2/002, admeasuring 9059 sq.mts. belongs to Himanshu Karshanbhai and Mittal Karshanbhai (Ref. Mutation Entry No.4705, Date 13/07/2020).
- r) That, the land bearing Block No.18/B/2, admeasuring 18118 sq.mts. covered in Town Planning Scheme No.61 (Khoraj-Khodiya) and allotted Final Plot No.88/3, admeasuring 10871 sq.mts. and rest of 7246 sq.mts. land of Block No.18/B/2 acquired by the AUDA towards town planning scheme deduction and therefore name of AUDA entered in second rights of revenue record for 7246 sq.mts. as per AUDA Letter No.Estate/Deduction Land/No.10181, Date 03/11/2020 (Ref. Mutation Entry No.4788, Date 16/12/2020).
- s) That, the land bearing Block No.18/B/2, admeasuring 18118 sq.mts. covered in Town Planning Scheme No.61 (Khoraj-Khodiya) and allotted Final Plot No.88/3, admeasuring 10871 sq.mts. and rest of 7247 sq.mts. land of Block No.18/B/2 entered in the name of AUDA in second rights of revenue record towards town planning deduction as per AUDA Letter No.Estate/Deduction Land/No.00112, Date 04/01/2021 (Ref. Mutation Entry No.4809, Date 28/01/2021).
- t) That, as per circular of the Revenue Department, Government of Gujarat vide No.GHM/2022/107/M/PFR/312022/398/L.1, Date 26/08/2022 five

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villages of Daskroi Taluka namely Lilapur, Lapkaman, Khodiyar, Bopal and Ghuma were removed from Daskroi Taluka and entered to the Ghatlodia Taluka (Ref. Mutation Entry No.5183, Date 12/09/2022).

- u) That, a limited liability partnership firm namely, KGB Infrastructure LLP through its Authorized Partner, Pinal Dhirajlal Modi, sold and conveyed said commercial purpose non-agricultural land bearing Block No.18/B/2/001, admeasuring 9059 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Sub Plot No.1, admeasuring about 5436 sq.mts. of Final Plot No.88/3 to a limited liability partnership firm namely, **BRIJVALLABH INFRA LLP** by way of sale deed, registered in the sub-registrar office at Ahmedabad-8 (Sola) on Date 06/02/2025 under Serial No.2618 (Ref. Mutation Entry No.5848, Date 01/03/2025).
- v) That, the Additional Chief Town Planner, Ahmedabad Urban Development Authority has sanctioned plans for residential and commercial purpose construction on said land known as "**WESTERN LUXURIA**" by their Letter No.PRM/49/8/ 2024/46, IFP No/E-nagar-JSK/08/2024/0062, Date 13/02/2025 subject to conditions of the permission being fulfilled. .

- (4) I have been informed by *previous owners* of the said land that, said land has not been given a security nor created any charge or encumbrances and/or any nature whatsoever thereon nor the above said land is subject matter of any pending proceedings nor any decree order, attachment or any order of any court and/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 above said land.

Screening or sketch.

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In the view of what is stated above, I hereby opine that titles of the said Commercial Purpose Non-Agricultural land bearing Block No.18/B/2/001, admeasuring about 9059 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Sub Plot No.1, admeasuring 5436 sq.mts. of Final Plot No.88/3, total admeasuring 10871 sq.mts., situated, lying and being at Mouje Village Khodiyar, Taluka Ghatlodia, Registration District Ahmedabad Sub District Ahmedabad-8 (Sola) belongs to a limited liability partnership firm, **BRIJVALLABH INFRA LLP** should be clear, marketable rights, titles and free from reasonable doubts and encumbrances

Subject To: (1) Provisions of the T.P. and Urban Development Act and use as per zone of AUDA and provisions of Town Planning Scheme No.61 (Khoraj-Khodiyar), (2) Fulfilment of conditions laid down in the N.A.Order, plans & rajachitthi, (3) Mutation Entry No.5848, Date 01/03/2025 should be certified and accordingly name of a limited liability partnership firm, **BRIJVALLABH INFRA LLP** should be entered in the revenue records and (4) Any other laws, acts, rules and regulation as may be applicable and in force to be effect legally and properly sale, transfer and/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 few days is also not possible due to procedural delay in revenue department.

(2) This Title Certificate is issued pursuant to available search with sub-registrar authority and only on the basis of facts/liability stated therein.

(3) All original deeds/documents/file papers are being verified.

DATE OF THIS 25TH MARCH, 2025 AT-AHMEDABAD.



Saurin R. Shah
SAURIN R. SHAH
ADVOCATE
(Enrolment No.G/173/2009)