



# Nehal N. Shah Associates

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E-MAIL : NEHALNASHAH.ASSOCIATES@GMAIL.COM

Ref. No. 16417

Nehal Niranjanbhai Shah | Saurin Rajeshbhai Shah  
Advocates

Date :

Page-1

## TITLE CERTIFICATE

**Reg.:** In the matter of investigation of title to the **Multipurpose Non-agricultural land** bearing Block No.634 (Old Revenue Survey No.508 & 509), total admeasuring 12545 sq.mts. covered into Draft T.P. Scheme No.3 (Ghuma) and allotted Final Plot No.98, total admeasuring 7527 sq.mts., situate, lying and being at Mouje Village Ghuma, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) (herein after stated as "the said land") belongs to a Limited Liability Partnership Firm namely, **Resset 360 Projects LLP.**

Dear Sir,

- (1) This is to state that I have examined the titles and I have caused to be taken searches [Receipt No.202400100026553 Application No.13088 Date 24/09/2024 sub registrar of Ahmedabad-3 (Memnagar) and Receipt No.202430900030375 Application No.10130 Date 24/09/2024 sub register of Ahmedabad-9 (Bopal) and Receipt No.202500100019026 Application No.9477 Date 16/07/2025 sub registrar of Ahmedabad-3 (Memnagar) and ReceiptNo.202531400002781 Application No.2776 Date 16/07/2025 sub register of Ahmedabad-14 (Daskroi) and Receipt No.202530900023326 Application No.7848 Date 16/07/2025 sub register of Ahmedabad-9 (Bopal) and Receipt No.202530900034947 Application No.11990 Date 15/10/2025 sub register of Ahmedabad-9 (Bopal)] is not properly stitched from available (computerized search) to the **Multipurpose Non-agricultural land** bearing Block No.634 (Old Revenue Survey No.508 & 509), total admeasuring 12545 sq.mts. covered into Draft T.P. Scheme No.3 (Ghuma) and allotted Final Plot No.98, total admeasuring 7527 sq.mts., situate, lying and being at Mouje Village Ghuma, Taluka Ghatlodia in the Registration District



*Saurin R. Shah*

Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belongs to a Limited Liability Partnership Firm namely, **Resnet 360 Projects LLP** and from that believing the same to be true, correct and trustworthy and also believing the deeds, documents, papers, copies etc furnished in the case file shown to be true and genuine.



(2) As a part of investigation of title, I have published a Public Notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" on Date **08/07/2025** in the name of *previous owner* Taraben Baldevbhai Patel inviting claims, objections, encumbrances or charges if any upon the said land, and pursuant to which I have not received any objection from anybody. And therefore based on this public notice I have issued this Title Certificate for the said land with residential and commercial purpose project to be constructed thereon.

(3) During the verification of titles I have found that,

a) That, Sharmishthaben Bachubhai, Chandrikaben Bachubhai, Kiritkumar Bachubhai and Rajendrakumar Bachubhai have sold & conveyed agricultural land bearing Block No.634, total admeasuring 12545 sq.mts. to Narendrasinh Ghanshyamsinh Rana by way of Sale Deed, registered in the sub-registrar office at Ahmedabad-3 (Memnagar) on Date 06/02/2001 under Serial No.311 (Ref. Mutation Entry No.6326, Date 09/02/2001).

b) That, Narendrasinh Ghanshyamsinh Rana has executed Agreement for Sale (without possession) for the agricultural land bearing Block No.634, total admeasuring 12545 sq.mts. in favour of (1) Baldevbhai Mangaldas Patel as self and as a Karta Manager of his HUF, (2) Dipakbhai Baldevbhai Patel as self and as a Karta Manager of his HUF and (3) Mehulbhai Baldevbhai Patel

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as self and as a Karta Manager of his HUF, registered in sub-registrar office at Ahmedabad-3 (Memnagar) on Date 13/10/2006 under Serial No.10588.

- c) That, Narendrasinh Ghanshyamsinh Rana through his POAH Anujaben Dipakbhai Patel (Vendor) with (1) Baldevbhai Mangaldas Patel as self and as a Karta Manager of his HUF, (2) Dipakbhai Baldevbhai Patel as self and as a Karta Manager of his HUF and (3) Mehulbhai Baldevbhai Patel as self and as a Karta Manager of his HUF (Confirming Party) sold & conveyed agricultural land bearing Block No.634, total admeasuring 12545 sq.mts. to Taraben Baldevbhai Patel by way of Sale Deed, Date 13/11/2006, registered in the sub-registrar office at Ahmedabad-3 (Memnagar) on Date 24/11/2006 under Serial No.11319 (Ref. Mutation Entry No.7404, Date 05/12/2006). After execution of this sale deed, I have not found confirmation from Narendrasinh Ghanshyamsinh Rana regarding sell/ transfer of land in favour of purchaser, but time of almost nineteen years passed from date of execution of sale deed and also I have not found any dispute or objection from said Narendrasinh Ghanshyamsinh Rana in this regard till today.
- d) That, the District Development Officer, District Panchayat, Ahmedabad has granted non-agricultural use permission to land bearing Block No.634, total admeasuring 12545 sq.mts. for residential purpose by their Order No.MSL/BKHP/S.R.-90/Vashi.1818-25/07, Date 29/03/2007 (Ref. Mutation Entry No.7595, Date 01/05/2007).
- e) That, the residential purpose non-agricultural land bearing Block No.634, total admeasuring 12545 sq.mts. covered into Draft Town Planning Scheme No.3 (Ghuma) and allotted Final Plot No.98, total admeasuring 7527 sq.mts.
- f) That, the Hon. District Collector, Ahmedabad has granted revised a non-agricultural use permission to land bearing Block No.634, admeasuring 12545



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sq.mts. covered into Draft Town Planning Scheme No.3 (Ghuma) and allotted Final Plot No.98, admeasuring 7527 sq.mts. for Multipurpose by their Order No.4711/07/17/062/2024, Date 22/10/2024 subject to fulfillment of conditions laid down in the order (Ref. Mutation Entry No.14073, Date 22/10/2024).

- g) It is informed that the land bearing Block No.634 was mortgaged with the Dena Bank by way of Instrument Relating to Deposit of Title Deeds (Serial No.6136, Date 30/09/2014) whichever paid by landowner therefore the Dena Bank (now Bank of Baroda) has released its charge from the bank by way of Release Deed, registered in the sub-registrar office at Ahmedabad-9 (Bopal) on Date 13/05/2019 under Serial No.6271.
- h) That thereafter, the Ahmedabad Municipal Corporation has sanctioned layout and building plans for residential and commercial purpose construction on the said land known as "THE PARK" under (1) Case No.BHNTI/SWZ/150225/CGDCRV/A8967/R0/M1 & Rajachitthi No.06553/150225/A8967/R0/M1 and (2) Case No.BHNTS/SWZ/150225/CGDCRV/A8968/R0/M1 & Rajachitthi No.06554/150225/A8968/R0/M1, both Date 21/03/2025 for Block-C+D subject to conditions of the plans and rajachitthi being fulfilled.
- i) That, Taraben Baldevbhai Patel has sold and conveyed the said land to a Limited Liability Partnership Firm namely, **Resset 360 Projects LLP** by way of sale deed, registered in the sub registrar office of Ahmedabad-9 (Bopal) on Date 13/10/2025 under Serial No.21211.
- j) That, Taraben Baldevbhai Patel has executed Power of Attorney for said land in favour of Rutarajsinh Jagdishsinh Chudasma, registered in sub registrar office of Ahmedabad-9 (Bopal) on Date 13/10/2025 under Serial No.21214.
- k) That, a Limited Liability Partnership Firm namely, **Resset 360 Projects LLP** through Authorized Person, Rutarajsinh Jagdishsinh Chudasama mortgaged



Seen by 28/10/2025



the said land along with project proposed to be constructed thereon to Aditya Birla Housing Finance Limited by way of Indenture of Mortgage (without possession), registered in sub registrar office of Ahmedabad-9 (Bopal) on Date 13/10/2025 under Serial No.21216.

1) That, the Limited Liability Partnership Firm namely, **Resset 360 Projects LLP** has started construction of residential and commercial purpose in the name of "**THE PARK**" on the said land as per approved plans, permissions and rajachitthi.

(4) I have been informed by *previous/present owner* of the said land that, said land has not been given a 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 and/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 and/or particulars which can adversely affecting titles to the said land.

In the view of what is stated above, I hereby opine that titles of the above said **Multipurpose Non-agricultural land** bearing Block No.634 (Old Revenue Survey No.508 & 509), total admeasuring 12545 sq.mts. covered into Draft T.P. Scheme No.3 (Ghuma) and allotted Final Plot No.98, total admeasuring 7527 sq.mts., situate, lying and being at Mouje Village Ghuma, Taluka Ghatlodia, Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) belongs to a Limited Liability Partnership Firm namely, **Resset 360 Projects LLP** should be clear and marketable rights, titles and free from all reasonable doubts and all encumbrances **Subject To:**

Seen 28/8/2025



(1) Fulfillment of conditions laid down in the N.A. order, plans and permission, (2) Provisions of the T.P. and Urban Development Act and use as per zone of AMC and provisions of the Draft Town Planning Scheme No.3 (Ghuma), (3) Mutation Entry should be made, certified and accordingly name of a Limited Liability Partnership Firm namely **Resset 360 Projects LLP** should be entered in the revenue record, (4) Charge of Aditya Birla Housing Finance Limited for Rs.67,00,00,000/- (as per Indenture of Mortgage vide Serial No.21216, Date 13/10/2025), (5) Allotment / Agreement for Sale of any unit of the said project in favour of any member/buyer and (6) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land/project.

Four boundaries of the land in question are (as per sale deed):

On East : Final Plot No.297/1

On West : 18 mts. T.P. Road

North : Final Plot No.97

On South : 12 mts. T.P. Road

- Note:** (1) This Title Certificate is issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein.  
 (2) 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.  
 (3) All original deeds/documents/file papers are being verified.

**DATE OF THIS 15<sup>TH</sup> OCTOBER, 2025 AT-AHMEDABAD.**



*Scenry or steel*  
**SAURIN R. SHAH**  
 (ADVOCATE)  
 (Enrolment No.G/173/2009)