

Ref. No. 5705

To,

"Sainath Buildcon", a partnership firm,

Through its Admin. Partner,

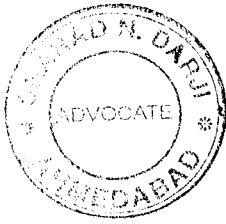
Chaturbhai Babubhai Patel,

Add.: Near Rishit Residency,

Vatva, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Sub Plot No. 1**, containing by admeasurements 13401 Sq. Mtrs. (alotted in lieu of Survey No. 474/1 containing by admeasurements 17876 Sq. Mtrs.) of Final Plot No. 13 [alotted in lieu of Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. & Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.)] of T.P. Scheme No. 58 (Vatva Outfiled-1), situate lying and being at Moje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and belonging to a partnership firm, **"Sainath Buildcon"**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

- 1... Originally prior to the year 1964, Jamnadas Dayalji was independent owner, occupier and possessor of the entire land bearing Survey No. 474, Aker 5-15 Guntha and Survey No. 480, Aker 5-04 Guntha.
- 2... Thereafter, names of Damodardas Dayalji, Haridas Dayalji and Kanaiyalal Dayalji have been entered in the revenue record as co-owners and co-occupiers of the land with the name of Jamnadas Dayalbhai and entry to that effect was entered in the Mutation Register by Entry No. 6145 dated 11-11-1965.
- 3... Thereafter, M/s. Centaur Exports a partnership firm has availed charge from the Indian Bank, Sir P.M. Road, Fort, Mumbai and Maruti House, Ashram Road Branch, Ahmedabad and the land bearing Survey No. 474

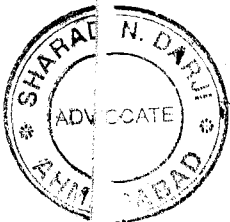
and 480, containing by total admeasurements 42391 Sq. Mtrs. was mortgaged as Collateral Security for repayment of various financial assistances and facilities including Letter of Credit to import timber (Bornco Teek) from Australia, Papus New Guinea advanced from the bank and necessary Mortgage Deed was executed by owners and occupiers of the land, registered in the office of sub-registrar of Ahmedabad on dated 16-10-1987.

- 4... Thereafter, co-owner and co-occupier of the land, Jamnadas Dayalji died intestate on dated 12-3-1993 leaving behind him his legal heirs Tansukhlal Jamnadas, Rasiklal Jamnadas, Jagdishbhai Jamnadas, Vinodbhai Jamnadas, Vinodbhai Jamnadas, Rashmikant Jamnadas, Jashwantiben Jamnadas, Kundanben Jamnadas and Ranjanben Jamnadas and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 11689 dated 13-8-1998.
- 5... Thereafter, owners and occupiers of the lands bearing Survey No. 474 and 480 could not paid above loan charge hence became defaulter, therefore the Indian Bank has initiated appeal under Original Application No. 2868/2000 before the Debts Recovery Tribunal No.1, Mumbai against debtors for recovery of loan/financial assistances, and the competent authority has issued Recovery Certificate in favour of the Indian Bank on dated 31-3-2005 as per Form No. 44 under R.P. No. 107/05 of Recovery Tribunal No. I.A.T./Mumbai, Government of India, Ministry of Finance Division, Mumbai, and on the basis of that Hon. Recovery Officer has attached the lands bearing Survey No. 474 and 480 on dated 12-4-2006 following procedure enumerated in I.T.C.P. Rules and entry to that effect was entered in the Mutation Register by Entry No. 14280 dated 30-6-2006.
- 6... Thereafter, co-owner and co-occupier of the land, Kanaiyalal Dayalji died intestate on dated 29-11-2002 leaving behind him his legal heirs Shirish Kanaiyalal, Shyam Kanaiyalal and Madhu Kanaiyalal and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 14576 dated 8-6-2007.
- 7... Thereafter, co-owner and co-occupier of the land, Damodardas Dayalji died intestate on dated 28-1-1998 leaving behind him his legal heirs Devidas Damodardas, Mahesh Damodardas, Kalaben Damodardas, Sharmilaben Girishkumar, Naynaben Shirishkumar and hence their names have been

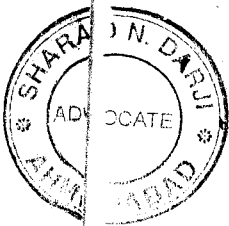


entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 14577 dated 8-6-2007.

- 8... Thereafter, Public Auction arranged by the authority on dated 19-2-2007 for recovery of bank dues for lands bearing Survey No. 474 and 480, and during the public auction, Dilipkumar Kanubhai Patel became successful bidder for lands on highest bid amount and upon the entire recovery payment made by him, Order for Confirmation of Sale has been passed by the Hon. Recovery Officer, Debts Recovery Tribunal No.1, Mumbai on dated 27-3-2007 and further said authority has appointed Satishbhai I. Raval as a Court Receiver to hand over vacant and peaceful possession of Survey No. 474 and 480 and to execute final sale deed thereof in favour of Dilipkumar Kanubhai Patel. Thus by virtue of above authorization, Mr. Satishbhai I. Raval, Court Receiver on behalf of the Recovery Officer, DRT No.1, Mumbai has executed necessary Sale Deed for above agricultural lands bearing Survey No. 474, containing by total admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. in favour of Dilipkumar Kanubhai Patel, registered in the office of sub-registrar of Ahmedabad-5 (Narol) on dated 23-5-2007 under Serial No. 3467 and entry to that effect mutated in Mutation Register by Entry No. 14672 dated 6-10-2007.
- 9... Thereafter, owner and occupier of the land, Dilipkumar Kanubhai Patel has sold and conveyed the agricultural land bearing Survey No. 474, containing by total admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by total admeasurements 20639 Sq. Mtrs. to (1) Babubhai Somabhai Patel, (2) Mayurbhai Babubhai Patel and (3) Rajeshkumar Somabhai Patel by sale deed, registered in the office of the sub-registrar of Ahmedabad-5 (Narol) on dated 5-3-2010 under Serial No. 2230 and entry to that effect mutated in Mutation Register by Entry No. 15864 dated 15-4-2010.
- 10... Thereafter, at the time of preparation of computer script regarding above Entry No. 15864 name of Rajeshkumar Somabhai Patel mentioned as Rajeshkumar Babubhai Patel by mistake, hence his name has been rectified as Rajeshkumar Somabhai Patel in computerised record as per order of the Circle Officer, Aslali, Ahmedabad vide Order No. Vatva/Rectification Order/SRNo./2011, dated 16-5-2011 and entry to that effect was entered in the Mutation Register by Entry No. 16697 dated 18-5-2011.



- 11... Thereafter, the Indian Bank has issued No Due Certificate on dated 30-6-2011 for above lands bearing Survey No. 474 and 480 hence charge of the bank deleted from revenue record and entry to that effect was entered in the Mutation Register by Entry No. 16779 dated 7-7-2011.
- 12... Thereafter, co-owner and co-occupier of the land, Babubhai Somabhai died intestate on dated 8-7-2011 leaving behind him his legal heirs Mayurbhai Babubhai Patel, Belaben Babubhai Patel, Gitaben Babubhai Patel and Parulben Babubhai Patel and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 16946 dated 11-10-2011.
- 13... Thereafter, co-owners and co-occupiers of the land, Belaben Babubhai Patel, Gitaben Babubhai Patel and Parulben Babubhai Patel have willingly released and waived their undivided rights and shares persisting to the land hence their names have been deleted from the revenue record and entry to that effect was entered in the Mutation Register by Entry No. 17045 dated 16-12-2011.
- 14... Thereafter, co-owner and co-occupier of the land, Rajeshbhai Somabhai died intestate on dated 25-12-2016 leaving behind him his legal heirs Kanaklataben Rajeshbhai Patel, Hiralben Rajeshbhai Patel and Sujalbhai Rajeshbhai Patel and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 19686 dated 31-1-2017.
- 15... Thereafter, co-owners and co-occupiers of the land, Kanaklataben Rajeshbhai Patel and Hiralben Rajeshbhai Patel have willingly released and waived their undivided rights and shares persisting to the land hence their names have been deleted from the revenue record and entry to that effect was entered in the Mutation Register by Entry No. 19707 dated 11-2-2017.
- 16... Thereafter, the lands of Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs. merged into T.P. Scheme No. 58 (Vatva) and it was allotted Final Plot No. 13 and total area of 31779 Sq. Mtrs. given to it.
- 17... Thereafter, the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the entire land bearing Final Plot No. 13, containing by total admeasurements 31779 Sq. Mtrs. (allotted in lieu of Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.) of T.P.



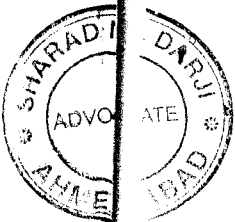
Scheme No. 58 (Vatva) Paiki 28779 Sq. Mtrs. for residential purpose and 3000 Sq. Mtrs. for commercial purpose by their Order No. CB/Land-2/N.A./S.R. 437/2011, dated 23-9-2011 and entry to that effect was mutated in the Mutation Register vide Entry No. 19954, dated 20-9-2017.

18... Thereafter, the Mamlatdar, Vatva, Ahmedabad has granted amalgamation of lands bearing Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs. by their Order No. City/Vatva/Land/Consolidation/Vatva/S.R.2/2017, dated 22-8-2017 and by virtue of that Survey No. 474 and 480 have been amalgamated and given New Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. and entry to that effect was mutated in the Mutation Register vide Entry No. 19921, dated 29-8-2017.

19... Thereafter, the Ahmedabad Municipal Corporation has divided the entire land bearing Final Plot No. 13, containing by total admeasurements 31779 Sq. Mtrs. in four parts i.e. (1) Final Plot No.13/1 (i.e. Sub Plot No.1 of Final Plot No.13), containing by admeasurements 13401 Sq. Mtrs., (2) Final Plot No. 13/2 (i.e. Sub Plot No.2 of Final Plot No.13), containing by admeasurements 7572 Sq. Mtrs., (3) Final Plot No. 13/3 (i.e. Sub Plot No.3 of Final Plot No.13), containing by admeasurements 7542 Sq. Mtrs. and (4) Final Plot No. 13/4 (i.e. Sub Plot No.4 of Final Plot No.13), containing by admeasurements 3564 Sq. Mtrs. under Case No. LTS/SZ/071117/CGDCR/A0013/M2 and Rajachitthi No. 00090/071117/A0013/M2, dated 6-1-2018.

20... Thereafter, the owners and occupiers of the land, Mayurbhai Babubhai Patel and Sujalbhairajeshbhai Patel have sold and conveyed the non-agricultural land bearing Sub Plot No. 4, containing by admeasurements 3564 Sq. Mtrs. of Final Plot No. 13 [allotted in lieu of Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.)] of T.P. Scheme No. 58 (Vatva Outfiled-1) to a partnership firm Shri Hari Corporation by sale deed, registered in the office of the sub-registrar of Ahmedabad-11 (Aslali) on dated 19-4-2018 under Serial No. 5755 and entry to that effect mutated in Mutation Register by Entry No. 20212 dated 2-5-2018.

21... Thereafter, the owners and occupiers of the land, Mayurbhai Babubhai Patel and Sujalbhairajeshbhai Patel have sold and conveyed the non-



agricultural land bearing Sub Plot No. 3, containing by admeasurements 7242 Sq. Mtrs. of Final Plot No. 13 [alotted in lieu of Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.)] of T.P. Scheme No. 58 (Vatva Outfiled-1) to a partnership firm "Barsana Developers" by sale deed, registered in the office of sub-registrar of Ahmedabad-11 (Aslali) on dated 19-4-2018 under Serial No. 5711 and entry to that effect mutated in Mutation Register by Entry No. 20213 dated 2-5-2018.

22... Thereafter, the owners and occupiers of the land, Mayurbhai Babubhai Patel and Sujalbhaji Rajeshbhaji Patel have sold and conveyed the said non-agricultural land bearing **Sub Plot No. 1**, containing by admeasurements 13401 Sq. Mtrs. of Final Plot No. 13 [alotted in lieu of Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. & Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.)] of T.P. Scheme No. 58 (Vatva Outfiled-1) to a partnership firm "**Sainath Buildcon**" by sale deed, registered in the office of sub-registrar of Ahmedabad-11 (Aslali) on dated 19-4-2018 under Serial No. 5709 and entry to that effect mutated in Mutation Register by Entry No. 20214 dated 2-5-2018.

23... Thereafter, the DILR, Ahmedabad has made durasti of above lands and amalgamate lands of Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. and Survey No. 480, containing by admeasurements 20639 Sq. Mtrs. by their Order No. DSO/DRK/S.R.No.1071/17-18, dated 11-6-2018 and by virtue of that Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. given to above lands and entry to that effect was mutated in the Mutation Register vide Entry No. 20258, dated 8-6-2018.

24... Thereafter, as per order of the DILR, Ahmedabad vide Order No.DSO/DRK/KJP/S.R. 1048/17-18, dated 14-6-2018 and Puravani Patrak No. 89 filled thereunder, entire land bearing Consolidated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. has been divided in four separate parts, and by virtue of that (1) **Survey No. 474/1**, containing by admeasurements 17876 Sq. Mtrs. (**Sub Plot No.1**, containing by admeasurements 13401 Sq. Mtrs. of Final Plot No.13) came to the share of a partnership firm "**Sainath Buildcon**" (2) Survey No. 474/2,

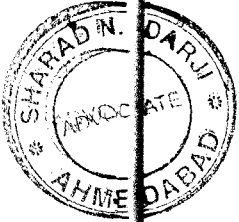


containing by admeasurements 10100 Sq. Mtrs. (Sub Plot No.2, containing by admeasurements 7572 Sq. Mtrs. of Final Plot No.13) came to the share of Mayurbhai Babubhai Patel & Sujalbhai Rajeshbhai Patel, (3) Survey No. 474/3, containing by admeasurements 9660 Sq. Mtrs. (Sub Plot No.3, containing by admeasurements 7242 Sq. Mtrs. of Final Plot No.13) came to the share of a partnership firm "Barsana Developers" and (4) Survey No. 474/4, containing by admeasurements 4755 Sq. Mtrs. (Sub Plot No.4, containing by admeasurements 3564 Sq. Mtrs. of Final Plot No.13) came to the share of a partnership firm "Shri Hari Corporation", and entry to that effect was entered in the Mutation Register by Entry No. 20264 dated 14-6-2018.

25... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **2-5-2019** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

26... Thereafter, Ahmedabad Municipal Corporation has sanctioned plans for the said land bearing Sub Plot No. 1, containing by admeasurements 13401 Sq. Mtrs. of Final Plot No. 13 for residential and commercial purpose and issued Commencement Certificate under (1) Case No. BHNTI/SZ/270219/CGDCRV/A1950/R0/M1 and Rajachitthi No. 01823/270219/A1950/R0/M1 for Block-A+B+C, (2) Case No. BHNTI/SZ/270219/CGDCRV/A1953/R0/M1 and Rajachitthi No. 01826/270219/A1953/R0/M1 for Block-E, (3) Case No. BHNTS/SZ/270219/CGDCRV/A1954/R0/M1 and Rajachitthi No. 01827/270219/A1954/R0/M1 for Block-H, (4) Case No. BHNTS/SZ/270219/CGDCRV/A1955/R0/M1 and Rajachitthi No. 01828/270219/A1955/R0/M1 for Block-I+J+K and (5) Case No. BHNTI/SZ/270219/CGDCRV/A1956/R0/M1 and Rajachitthi No. 01829/270219/A1956/R0/M1 for Block-L, all dated 15-5-2019.

I have examined titles of the land belonging to "**Sainath Buildcon**", a partnership firm and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Sub Plot No. 1**, containing by admeasurements 13401 Sq. Mtrs. (allotted in lieu of Survey No. 474/1 containing by admeasurements 17876 Sq. Mtrs.) of Final Plot No. 13 [allotted in lieu of Amalgamated Survey No. 474, containing by total admeasurements 42391 Sq. Mtrs. (Old Survey No. 474, containing by admeasurements 21752 Sq. Mtrs. & Survey No. 480, containing by admeasurements 20639 Sq. Mtrs.)]

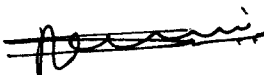


of T.P. Scheme No. 58 (Vatva Outfiled-1), situate lying and being at Moje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A. Order.
- [3] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 27TH DAY OF MAY, 2019.




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(Sharad N. Darji)

Advocate

Note :

- [1]. This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2]. Please note that the registration record of the year 1977, 1979 to 1993 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1994 to 2019) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.



