
**TITLE CERTIFICATE
&
REPORT ON TITLE**

SUNILKUMAR B. BHOPE-ADVOCATE

M. P. ASSOCIATES

Add. B/F-123, Shankheshwar Industrial
Park 2, Opp. MIDCO, Nr. Sadbhavnanagar
Police Chawki, Vatva, Ahmedabad-382445.

Mobile No. 9825848478
Sanad No.G/519/2004

Ref: TCR/Adharsh Homes/2021

Date: 27-10-2021

TITLE CERTIFICATE

&

REPORT ON TITLE

Re : Freehold Non-Agricultural land for residential purpose bearing Sub-Plot No.1 of Final Plot No.52/1 of Town Planning Scheme No.88 (Vatva-2) containing by admeasurements 7809.28 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.993 to 996, 1562, 1563, 1564 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at Nr. Gujarat Offset, Opp. Bombay Motors, Moje Vatva Village, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) (now on site known as "AADARSH HOMES") and belonging to Mr. Babulal Jethalal Shah, Residing at Flat No.A/1/101, Kushal Vatika, Nr. Ghevar Complex, Shahibaug, Ahmedabad-38004.



As per instructions, I have investigated the Titles of said Mr. Babulal Jethalal Shah to the abovereferred Freehold Non-Agricultural land for residential purpose bearing Sub-Plot No.1 of Final Plot No.52/1 of Town Planning Scheme No.88 (Vatva-2) containing by admeasurements 7809.28 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.993 to 996, 1562, 1563, 1564 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at Nr. Gujarat Offset, Opp. Bombay Motors, Moje Vatva Village, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) (now on site known as "AADARSH HOMES") and I have caused necessary searches to be taken of the Registration & Revenue record for the period of more than last 30 years and my Report on Title is as under;

Whereas said SHREE AMBICA MILLS LTD. was seized and possessed of freehold Non Agricultural land bearing amalgamated Survey Nos. 987 admeasuring 157389 sq.mtrs. and Railway Track situate, lying and being at Moje Vatva.

Thereafter, the Official Liquidator of said Ambica Mills Ltd is executed the Sale Deed in favour of M/s. Sharda Infra Construction Pvt. Ltd. In respect of immovable property being land admeasuring in aggregated about 110889 sq.mtrs. admeasuring in about 66075 sq.mtrs. land of amalgamated Survey No.921 paiki, 11327 sq.mtrs. land of Survey No.1026 Paiki, 1315 sq.mtrs. land of Survey No.1562, 101 sq.mtrs. land of Survey No.1563, 1214 sq.mtrs. land of Survey No.1564 and 30857 sq.mtrs. land of Amalgamated Survey No.987 paiki of Moje Vatva together with construction admeasuring 100 sq.mtrs. standing thereon, which Sale Deed is registered in the office of The Sub-Registrar of Ahmedabad-5 (Narol) on 04-12-2008 at Serial No.10162. Entry to this effect is entered in the revenue record of said land on 10-08-2009 by Entry No.15436, which is certified by Circle Officer, Kathwada-the competent Revenue Authority on 06-10-2009.

Thereafter, the Official Liquidator of said Ambica Mills Ltd. is executed the Sale Deed in favour of M/s. Sharda Organiser & Buildcon Pvt. Ltd. In respect of immovable property being land admeasuring in aggregate about 41884 sq.mtrs. forming part of Amalgamated Survey No.987 paiki [consisting of (i) 8498 Sq.mtrs. of land bearing Survey No.993, (ii) 3743 sq.mtrs. of land bearing Survey No.996, (iii) 3743 sq.mtrs. of land bearing Survey No.997, (iv) 8296 sq.mtrs. of land bearing Survey No.1003/P & (v) 10016 sq.mtrs. of land bearing Survey No.1004/P] of Moje Vatva together with construction admeasuring 100 sq.mtrs. standing thereon, which Sale Deed is registered in the office of The Sub-Registrar of Ahmedabad-5 (Narol) on 04-12-2008 at Serial No.10163. Entry to this effect is entered in the revenue record of said land on 10-08-2009 by Entry No.15437, which is certified by Circle Officer, Kathwada-the competent Revenue Authority on 06-10-2009.

Thereafter as per order of the Joint Secretary, Revenue Department Government of Gujarat by his order No. P.F.R.-102011-275/L/1, dated 17/03/2012 the Taluka limit of the said village has been changed and said land came to village Vatva, Taluka City (East) and District Ahmedabad. Entry to this effect is entered in the revenue record of



said land on 03-05-2012 by Entry No.17312, which is certified by Mamlatdar of City (East) Taluka-the competent Revenue Authority on 05-05-2012.

As Town Planning Scheme No.88 (Vatva-2) came into existence in Vatva village sim, land of said Survey No.993 to 996, 1562, 1563, 1564 is given Final Plot No.52/1 having area of 23513 sq.mtrs. (Ref. Form "F").

Thereafter, Hon'ble Collector, Ahmedabad had converted land of said Final Plot No.52/1 (23513 sq.mtrs.) (land given in lieu of Survey No.993 to 996, 1562, 1563, 1564 .) into Non-Agricultural land for Residential purpose by order bearing No.CB/CTS/NA/SR371/2011, dtd.02-07-2012. Entry to this effect is entered in the revenue record of said land on 17-09-2012 by Entry No.17512, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 21-11-2012.

Entries Nos.18540, 18729, 19606 and 19636 are not related to said property/land.

Thereafter, they divided their said land of Final Plot No.52/1 into different 4 (for) Plots and got prepared a Layout, which is/was sanctioned by Ahmedabad Municipal Corporation.

Thereafter said Sharda Infra Construction Pvt. Ltd. sold, conveyed and transferred its said Non-Agricultural land for Residential purpose bearing Sub-Plot No.[(1/1+1/2+2)/B]/D of Final Plot No.52/1 paiki of Town Planning Scheme No.88 containing by admeasurements Sq. mtrs. 2299.80 i.e. about 2750.57 Sq.yards (as per plan approved by A.M.C.) and Non-Agricultural land for Residential purpose bearing Sub-Plot No.3 paiki of Final Plot No.52/1 paiki of Town Planning Scheme No.88 containing by admeasurements Sq. mtrs. 1326.20 i.e. about 1586.14 Sq.yards (as per plan approved by A.M.C.) situate, lying & being at Moje Vatva village to said Babulal Jethalal Shah by a Sale Deed, which is registered in the office of The Sub-Registrar of Ahmedabad-11 (Aslali) on 28-10-2016 at Serial No.10261. Entry to this effect is entered in the revenue record of said land on 15-12-2016 by Entry No.19654, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 07-02-2017.

Thereafter said Sharda Organiser and Buildcon Pvt. Ltd. sold, conveyed and transferred its said Non-Agricultural land for Residential purpose bearing Sub-Plot No.3 paiki of Final Plot No.52/1 paiki of Town Planning Scheme No.88 containing by

admeasurements Sq. mtrs. 9792.80 i.e. about 11712.19 Sq.yards (as per plan approved by A.M.C.) situate, lying & being at Moje Vatva village to said Babulal Jethalal Shah by a Sale Deed, which is registered in the office of The Sub-Registrar of Ahmedabad-11 (Aslali) on 28-10-2016 at Serial No.10264. Entry to this effect is entered in the revenue record of said land on 15-12-2016 by Entry No.19655, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 07-2-2017.

Thus said Babulal Jethalal Shah became owner and occupier of Freehold Non-Agricultural land for Residential purpose bearing Sub-Plot No.[(1/1+1/2+2)/B]/D of Final Plot No.52/1 paiki of Town Planning Scheme No.88 containing by admeasurements Sq. mtrs. 2299.80 i.e. about 2750.57 Sq.yards (as per plan approved by A.M.C.) and Non-Agricultural land for Residential purpose bearing Sub-Plot No.3 of Final Plot No.52/1 paiki of Town Planning Scheme No.88 containing by admeasurements Sq. mtrs. 11119 i.e. about 13298.33 Sq.yards (as per plan approved by A.M.C.) situate, lying & being at Moje Vatva Village.

Thereafter, he divided his said land of Final Plot No.52/1 into different 4 (for) Plots and got prepared a Layout, which is/was sanctioned by Ahmedabad Municipal Corporation on 20-03-2021 by Development Permission No.001LD20210153.

<u>Sub-Plot No.</u>	<u>Net Plot Area</u>
(1/2+2)/A	5590.78
1	7809.08
1/1+(1/2+2)/B/C	4505.83
2	5607.07

Thereafter, Ahmedabad Municipal Corporation has sanctioned the Plan for the construction on said Non-Agricultural land bearing Sub-Plot No.1 of Final Plot No.52/1 of Town Planning Scheme No.88 (Vatva-2) containing by admeasurements 7809.08 sq.mtrs. and has granted permission for the construction on said land on 24-09-2021 (1) in Case No. BLNTI/SZ/190621/CGDCRV/A4955/R0/M1 vide Rajachitthi No. 05235/190621/A4955/R0/M1 for Block-A, (2) in Case No. BLNTI/SZ/190621/CGDCRV/A4956/R0/M1 vide Rajachitthi No.05236/190621/A4956/R0/M1 for Block-B, (3) in Case No. BLNTI/SZ/190621/CGDCRV/A4957/R0/M1 vide Rajachitthi No.05237/190621/A4957/R0/M1 for Block-C, (4) in Case No. BLNTI/SZ/190621/



CGDCRV/A4958/R0/M1 vide Rajachitthi No.05238/190621/A4958/R0/M1 for Block-D.

Thus said Babulal Jehtalal Shah became owner and occupier of Freehold Non-Agricultural land for residential purpose bearing Sub-Plot No.1 of Final Plot No.52/1 of Town Planning Scheme No.88 (Vatva-2) containing by admeasurements 7809.28 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.993 to 996, 1562, 1563, 1564 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at Nr. Gujarat Offset, Opp. Bombay Motors, Moje Vatva Village.

As a part on investigation, I have given a Public Notice appeared in daily "Divya Bhaskar", dated 17-10-2021 inviting claim and/or objection if any; in or upon to the property aboveresferred to, I have not received any claim or objection in response thereto till this day.

I have caused necessary searches to be taken with the Revenue record & the Registration record through my search clerk and have not found any mortgage, lien, charge, Lis Pendancy etc. in respect to aboveresferred land and and I have found the same to be clear, marketable and free from reasonable doubts and without encumbrances; subject to ;

1. Usual Declaration being made at the time of transfer/mortgage.
2. The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
3. Condition laid down in N.A. Order being fulfilled.
4. Variation in area, if any.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL of the Freehold Non-Agricultural land for residential purpose bearing Sub-Plot No.1 of Final Plot No.52/1 of Town Planning Scheme No.88 (Vatva-2) containing by admeasurements 7809.28 sq.mtrs. (given in lieu of land of amalgamated Survey Nos.993 to 996, 1562, 1563, 1564 paiki of amalgamated Survey No. 987 paiki of Moje Vatva) or thereabouts situate, lying & being at Nr. Gujarat Offset, Opp. Bombay Motors, Moje Vatva Village, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) (now on site known as "AADARSH HOMES"), which is bounded as under i.e. to say;

-: 6 :-

Towards the East :- Sub-Plot No.2 of Final Plot No.52/1

Towards the West :- 24 mtrs. wide main Road

Towards the North :- Sub-Plot No.1/1--(1/2+2)/B/C of Final Plot
No.52/1

Towards the South :- Final Plot No.68 and Boundry of said T. P.
Scheme No.88

DATED THIS 27TH DAY OF THE MONTH OCTOBER, 2021.



Sunilkumar B. Bhope
(Sunilkumar B. Bhope-Advocate)

Bar Council Enrolment No.G/519/2004

Note : The Search of complete registration record is not available due to tearing of Book No.2 of Registration Records of some years and the Search of registration record for some years is only available through Computerised Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.