

TITLE CERTIFICATE
WITH
SEARCH REPORT

Non Agricultural Land
Survey No.1575
Final Plot No.126
T.P. Scheme No.5 (Sanand)

Mouje Sanand
Taluka and Sub District Sanand
Registration District Ahmedabad

MANSINH K. PARMAR

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Court : Ahmedabad District & Sessions Court, Mirzapur, Ahmedabad-380001.
Office : 412, Sahjanand Palace, 100 Ft Road, Satellite, Ahmedabad-380015.

**TITLE CERTIFICATE WITH SEARCH REPORT**

To,
“N.B. Heights” a partnership firm,
A/112, Shaligram-III, Opp. Maruti Hills
Bungalows, Prahlad Nagar, Satellite,
Ahmedabad-380015.

Sub: Investigation in the matter of **Non-Agricultural Land** bearing **Final Plot No.126**, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. Meters) of T.P. Scheme No.5 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka Sanand in the Registration District Ahmedabad and Sub District SANAND belonging to a partnership firm “N.B. Heights”.

I have referred the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your sworn declaration, I have gone through all such documents submitted before me believing the same to be true and genuine, and accordingly I have taken necessary search with only *available* revenue records as well as records of the Sub Registrar Office, Sanand by Application No.6763 and Receipt No. 2021029016818 (from 1981 to 2021) on dated 17/06/2021 and also depends on the above search and Title Report for said land, issued by Balchandbhai K. Patel Associates (Advocates), Ahmedabad on dated 30/09/2020 as well as my perusal of the above papers, title deeds and documents, I hereby submit my report on title as follows:

That the land in question was belongs to Prabhatsang Chakuji Chandisara as an owner and occupier thereof prior to last forty years.

Thereafter Prabhatsang Chakuji Chandisara died and expired on or about dated 06/01/1974 without leaving any Will and names of (1) Natubhai Prabhatsang, (2) Lakhubhai Prabhatsang and (3) Rajkunvarba Prabhatsang were entered in the revenue record as direct legal heirs of the deceased, but amongst them Rajkunvarba Prabhatsang had willingly released and waived her undivided rights, shares and interests from the land in favour of her brothers hence her name was deleted from record, and entry to that effect was entered in the revenue records by Mutation Entry No.11217 on dated 27/02/1974 and also the competent authority has certified this entry.

Thereafter partition took place between brothers i.e. Natubhai Prabhatsang and Lakhubhai Prabhatsang for the land bearing Survey No.1575 with other lands and accordingly the bearing Survey No.1575 came to the share of Natubhai Prabhatsang, and entry to that effect was entered in the revenue records by Mutation Entry No.11654 on dated 12/05/1981 and also the competent authority has certified this entry on dated 23/06/1981.

Thereafter Natubhai Prabhatsang died and expired on or about dated 09/02/1993 without leaving any Will and names of (1) Bhupendrasinh Natubha, (2) Jitendrasinh Natubha, (3) Dashrathsinh Natubhai, (4) Prakashba Daughter of Natubha Prabhatsang, (5) Gitaba Daughter of Natubha Prabhatsang and (6) Bababen Widow of Natubhai Prabhatsang were entered in the revenue record as direct legal heirs of the deceased, and entry to that effect was entered in the revenue records by Mutation Entry No.15509 on dated 03/08/1993 and also the competent authority has certified this entry on dated 14/09/1993.

Thereafter Prakashba Daughter of Natubha Prabhatsang and Gitaba Daughter of Natubha Prabhatsang have willingly released and waived their undivided rights, shares and interests from the land in favour of other co-owners hence their names were deleted from record, and entry to that effect was entered in the revenue records by Mutation Entry No.18820 on dated 29/07/2003 and also the competent authority has certified this entry on dated 08/09/2003.





Thereafter the landowners, (1) Bhupendrasinh Natubha, (2) Jitendrasinh Natubha, (3) Dashrathsinh Natubhai, (4) Prakashba Daughter of Natubha Prabhatsang, (5) Gitaba Daughter of Natubha Prabhatsang and (6) Bababen Widow of Natubhai Prabhatsang have sold and conveyed the land bearing Survey No.1575 to (1) Laxmiben Ramanlal Patel, (2) Bhikhabhai Ramanlal Patel and (3) Hasmukhbhai Ramanlal Patel by Sale Deed, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 11/08/2003 under Serial No.1280 *however* I have not found confirmation of family members of vendors in submitted deeds and documents, and entry to that effect was entered in the revenue records by Mutation Entry No.18825 on dated 11/08/2003 and also the competent authority has certified this entry on dated 24/10/2003.

Thereafter Laxmiben Ramanlal Patel has willingly released and waived their undivided rights, shares and interests from the land in favour of Bhikhabhai Ramanlal Patel and Hasmukhbhai Ramanlal Patel hence her names was deleted from record, and entry to that effect was entered in the revenue records by Mutation Entry No.22317 on dated 01/07/2009 and also the competent authority has certified this entry on dated 10/09/2009.

Thereafter names of Jaimin Bhikhabhai Patel, Manan Bhikhabhai Patel and Ami Bhikhabhai Patel were entered as co-owners in the record with the name of Bhikhabhai Ramanlal Patel, and entry to that effect was entered in the revenue records by Mutation Entry No.29176 on dated 10/02/2017 and also the competent authority has certified this entry on dated 27/04/2017.

Thereafter names of Gopal Hasmukhbhai Patel, Ripal Hasmukhbhai Patel and Hitesha Hasmukhbhai Patel were entered as co-owners in the record with the name of Hasmukhbhai Ramanlal Patel, and entry to that effect was entered in the revenue records by Mutation Entry No.29177 on dated 10/02/2017 and also the competent authority has certified this entry on dated 27/04/2017.

Thereafter Ami Bhikhabhai Patel has willingly released and waived her undivided rights, shares and interests from the land in favour of Jaimin Bhikhabhai Patel and Manan Bhikhabhai Patel by Sale Deed, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 30/05/2018 under Serial No.6749 hence her names was deleted from record, and entry to that effect was entered in the revenue records by Mutation Entry No.30143 on dated 19/06/2018 and also the competent authority has certified this entry on dated 15/09/2018.

Thereafter Ripal Hasmukhbhai Patel and Hitesha Hasmukhbhai Patel have willingly released and waived their undivided rights, shares and interests from the land in favour of Gopal Hasmukhbhai Patel and Ripal Hasmukhbhai Patel by Sale Deed, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 30/05/2018 under Serial No.6747 hence their names were deleted from record, and entry to that effect was entered in the revenue records by Mutation Entry No.30144 on dated 19/06/2018 and also the competent authority has certified this entry on dated 14/09/2018.

Thereafter Town Planning Scheme No.5 (Sanand) implemented for Mouje SANAND Village Sim and according to that the land bearing **Survey No.1575**, admeasuring 9207 Sq. Meters was initially allotted Final Plot No.126, admeasuring **5524 Sq. Meters**.

Thereafter the Hon'ble District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the land bearing Final Plot No.126, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. meters) of T.P. Scheme No.5 (Sanand) for Multipurpose by their Order No.CB/NA/Ahmedabad/ Sanand Gam/1575/1004945/2019, dated 04/06/2019 SUBJECT TO conditions mentioned in the order being fulfilled, and entry to that effect was entered in the revenue records by Mutation Entry No.31020 on dated 19/06/2019 and also the competent authority has certified this entry on dated 26/07/2019.





Thereafter the landowners, (1) Bhikhabhai Ramanlal Patel, (2) Jaimin Bhikhabhai Patel, (3) Manan Bhikhabhai Patel, (4) Hasmukhbhai Ramanlal Patel and (5) Gopal Hasmukhbhai Patel have sold and conveyed the said non-agricultural land bearing **Final Plot No.126**, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. meters) of T.P. Scheme No.5 (Sanand) to a partnership firm “**N.B. Heights**” by Sale Deed, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 03/07/2020 under Serial No.4011, and entry to that effect was entered in the revenue records by Mutation Entry No.31954 on dated 09/07/2020 and also the competent authority has certified this entry on dated 24/08/2020.

Thereafter the Senior Town Planner, Ahmedabad Urban Development Authority has approved layout and building plans for construction of residential and commercial units on the said Multipurpose non-agricultural land bearing Final Plot No.126, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. meters) of T.P. Scheme No.5 (Sanand) by their Letter No.PRM/80/5/2024/236, IFP No.JSK/01/2021/0017, dated 17/06/2021-22/06/2021 SUBJECT TO conditions mentioned in the permission being fulfilled.

Thereafter the landowner, a partnership firm “**N.B. Heights**” being has commenced construction of a scheme for total 221 units on the said land consisting of 188 residential units and 33 commercial units in the name of “**Ananta Elegance**”.

And since then the said land along with construction proposed thereon is/are in absolute ownership of a partnership firm “**N.B. Heights**” being its *self-earned land/property* and also it is having vacant and peaceful possession thereof without any kind of interruption of anybody and the said land/property is running in its name in the concerned record of government semi government authorities as an owner and occupier thereof.

During my search, I have not found any kind of lien, burden or encumbrance upon said land/property belonging to a partnership firm “**N.B. Heights**” and also said land/property is free from all charges, lien, encumbrances and attachments SUBJECT TO conditions mentioned in the Non-Agricultural Use Permission and Development Permission being fulfilled.

In conclusion of the above, present landowner-a partnership firm “**N.B. Heights**” having clear and marketable rights and titles of the said land/property (more particularly described in the schedule mentioned hereunder) and also the said land/property is free from all encumbrances and reasonable doubts SUBJECT TO below.

CERTIFICATE:

This is to certify that the **Non-Agricultural Land** bearing **Final Plot No.126**, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. Meters) of T.P. Scheme No.5 (Sanand) situate, lying and being at Village Mouje **SANAND** Sim, Taluka Sanand in the Registration District Ahmedabad and Sub District **SANAND** belonging to a partnership firm “**N.B. Heights**” along with construction proposed thereon in the name of “**Ananta Elegance**” as per government and semi government records/papers /deeds/documents/evidences submitted before me. Further it is certify that a partnership firm “**N.B. Heights**” having clear and marketable rights and titles of the said land/property are free from all encumbrances and reasonable doubts SUBJECT TO:

- (1) Usual declaration on title being made at the time of transfer;
- (2) Any other prevailing act, law and/or rule whatever applicable to the said property from time to time;
- (3) Conditions mentioned in the Non-Agricultural Use Permission and Development Permission being fulfilled;



**SCHEDULE REFERRED TO ABOVE**

All that piece and parcel of the **Non-Agricultural Land** bearing **Final Plot No.126**, admeasuring about 5524 Sq. Meters (allotted in lieu of Survey No.1575, admeasuring about 9207 Sq. Meters) of T.P. Scheme No.5 (Sanand) situate, lying and being at Village Mouje **SANAND** Sim, Taluka Sanand in the Registration District Ahmedabad and Sub District SANAND having its details of four boundaries as under:

On East : 18 Meter vide road
On West : Final Plot No.152/1
On North : 24 Meter vide road
On South : Final Plot No.124

Note :- I insist all original title deeds and documents are being produced and the same are to be observed and scrutinized before any transaction/disbursal.

- :-** I have issued this Title Clearance Certificate only depends on the search, my recitals of only submitted papers/documents/deeds and information given to me believing the same true, correct & genuine as per sworn declaration of the party.
- :-** Search taken with the competent government authorities through *only available and legible* record/register and depends on it I have issued this title opinion/report.

Dated on this 1ST day of JULY - 2021 at Ahmedabad.




Mansinh K. Parmar
(Advocate)