

MUSTUFA B. BANGALI

B.Com.,L.L.B.,Advocate

Office : 330, 331, Yash Arian, Swami Vivekanand Chowk, Memnagar, Ahmedabad-52.

TITLE CERTIFICATE-CUM-REPORT

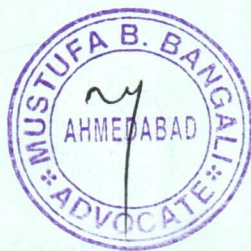
Re: Non Agricultural land bearing Survey No.1445/2/2 Khata No.2647 admeasuring 4454 Sq. Mtrs. now given Final Plot No.742/2 admeasuring 2672 Sq. Mtrs. in the Draft Town Planning Scheme No.221 (Ognaj-Sola-Bhadaj) Situated, lying and being at Mouje OGNAJ, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola)

Owner: Jay Buildcon, A Partnership Firm.

In pursuance to the request of Mr.Chandrakant Ishwarbhai Patel, one of the partner of Jay Buildcon, A Partnership Firm, owner of the above land, I have investigated the titles of the N.A.land of Survey No.1445/2/2 Khata No.2647 admeasuring 4454 Sq. Mtrs. now given Final Plot No.742/2 admeasuring 2672 Sq. Mtrs. in the Draft Town Planning Scheme No.221 (Ognaj-Sola-Bhadaj) Situate, lying and being at Mouje OGNAJ, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) and my finding are as under:-



1. It appears that the land bearing Survey No.1445/2 admeasuring Acre 3-8 Gunthas of Ognaj belonged to Somabhai Bapudas from prior to the year 1969.
2. That the charge of the Gujarat State Co-operative Bank Ltd., Ahmedabad Branch was created on the land bearing Survey No.1445/2 and its effect was made in the revenue records of the said land vide Entry No.1323 dated 31-05-1969.
3. That said Somabhai Bapudas died intestate on or about dtd.27-11-1971 and hence names of his heirs viz. (1) Ranchhodbhai Somabhai (2) Manguben Somabhai (3) Raiben Somabhai (4) Bebiben Somabhai (5) Suryaben Somabhai and (6) Divaliben wd/o. Somabhai Bapudas were recorded in the revenue records of the land bearing Survey No.1445/2. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.1457 dated 15-01-1972 and same entry was duly certified by revenue authority on dtd.27-11-1972.
4. Mutation entry No.1750 dated 16-05-1977 does not pertain to the land bearing Survey No.1445/2 and hence has not been dealt with herein.



5. That the charge of the Gujarat State Co-operative Bank Ltd. was released from the land bearing Survey No.1445/2 and its effect was recorded in the revenue records of the said land vide Entry No.1754 dated 20-05-1977.
6. That the charge of Bank of India was created on the land bearing Survey No. 1445/2 and its effect was made in the revenue records of the said land vide Entry No.1758 dated 31-05-1977.
7. Thereafter, co-owner of the said land namely Divaliben wd/o. Somabhai Bapudas was died on dtd.30-12-1991, her name was deleted from the revenue records of the land bearing Survey No.1445/2 and its effect was made in the revenue records of the said land vide Entry No.3442 dated 20-11-1992 and same entry was duly certified by revenue authority on dtd.29-12-1992.
8. That the charge of Bank of India was released from the land bearing Survey No.1445/2 based upon the No Due Certificate dated 19-12-1992 issued by the bank and its effect was made in the revenue records of the said land vide Entry No.3447 dated 19-12-1992.



9. That Kashiben Chhaganbhai Patel had instituted a Civil Suit No.669/1995 against Shri Ranchhodbhai Somabhai and others before the Hon'ble Ahmedabad (Rural) Civil Judge Senior Senior Division, Ahmedabad claiming her 1/3rd right, title and interest in the land bearing Survey No. 1445/2 admeasuring Acre 3-08 Gunthas and other lands, on the ground that they were all ancestral lands of her grandfather deceased Bapudas Morardas Patel. During the pendency of the suit, the said Kashiben d/o. Chhaganbhai Patel died and hence her legal heirs were brought on record as plaintiffs. A mutual settlement was arrived at between the plaintiffs and the defendants and upon the plaintiffs receiving the due value and consideration in lieu of their share in the suit lands and accordingly a withdrawal purshis was filed to withdraw the said suit. Consequently the said suit came to be dismissed vide order dated 22-02-2010.

10. That on Kashiben d/o. Chhaganbhai Bapudas executed an Agreement for Sale dated 26-07-1995 in favour of (1) Jagruti Ramanbhai Patel and (2) Hansaben Mahendrasinh Dabhi in respect of the land bearing Survey No.1445/2 admeasuring Acre 3-08 Gunthas and other lands and the same



was registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.3960 on 26-07-1995.

11. That in respect of the above Agreement for Sale, the purchasers viz. (1) Jagruti Ramanbhai Patel and (2) Hansaben Mahendrasinh Dabhi instituted a suit for Specific Performance being Civil Suit No.367/09. However, a mutual settlement was arrived at between the parties and the matter was finally settled in Lok Adalat. Hence, based on the withdrawal purshis and the final settlement of the matter in Lok Adalat, the said suit was dismissed vide order dated 21-02-2010. Moreover above referred Agreement for Sale executed in favour of (1) Jagruti Ramanbhai Patel and (2) Hansaben Mahendrasinh Dabhi came to be cancelled vide a Deed for Cancellation of Agreement for Sale dated 09-02-2010 and the same was registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.2037 on 09-02-2010.

12. That co-owner of the said land namely Manguben D/o.Somabhai Bapubhai and wife of Parshottamdas Atmaram Patel died intestate on or about dtd.23-07-1993. Hence names of her heirs viz. (1) Savitaben Parsottamdas (2) Rameshbhai Parsottamdas



(3) Suryaben Parsottamdas (4) Sudhaben Parsottamdas (5) Kokilaben Parsottamdas and (6) Niruben Parsottamdas were entered in the revenue records of the land bearing Survey No. 1445/2. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.8300 dated 20-10-2008 and same entry was duly certified by revenue authority on dtd. 25-11-2008.

13. Mutation entry no.8528 dated 24-03-2009 does not pertain to the land bearing Survey No.1445/2 and hence has not been dealt with herein.

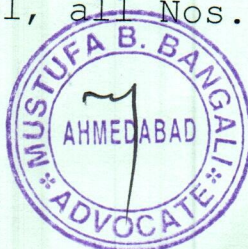
14. That as per the order of the Mamlatdar, Daskroi bearing No.R.T.S./Record Promulgation/76/09 dated 15-02-2009, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms, Village form no.6 and form no.9, were directed to be rectified. Accordingly in respect of land bearing Survey No.1445/2 bearing Khata No.713, the changes viz. to record the assessment as 9.62 instead of 11.31, to remove '1' from the name of the land parcel and to record the water source portion as 1.69 were ordered to be made. Mutation



entry to the said effect was made in the revenue records of the said land vide Entry No.8542 dated 24-03-2009.

15. Thereafter, co-owner of the said land namely, Ranchhodbhai Somabhai Patel was died on dtd. 27-04-2009, leaving behind his legal heirs namely (1) Kantaben wd/o. Ranchhodbhai Somabhai (2) Chandrikaben Ranchhodbhai Patel (3) Jigneshbhai Ranchhodbhai Patel and (4) Sandipbhai Ranchhodbhai Patel were recorded in the revenue records of the land bearing Survey No.1445/2. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.8627 dated 19-06-2009 and same entry was duly certified by revenue authority on dtd. 11-09-2009.

16. That heirs of deceased Manguben D/o.Somabhai Bapubhai and wife of Parshottamdas Atmaram Patel viz. (1) Savitaben Parsottamdas Patel w/o. Bhikhabhai Patel (2) Rameshbhai Parsottamdas Patel (3) Suryaben Parsottamdas Patel w/o. Navinchandra Patel (4) Sudhaben Parsottamdas Patel w/o. Maheshkumar Patel (5) Kokilaben Parsottamdas Patel w/o. Mahavirsinh Jadeja and (6) Niruben Parsottamdas Patel w/o. Nalinkumar Patel, all Nos.1 to 6 through



their Power of Attorney Holder Jitendrakumar Navinchandra Patel executed an Agreement for Sale deed 20-02-2009 in favour of Jigish Rohitbhai Patel with respect to their undivided half share in the land bearing Survey No. 1445/2 admeasuring 12950 Sq.Mtrs. paiki 6475 Sq.Mtrs. and the same was registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.1459 on 20-02-2009. However, the said Agreement for Sale came to be cancelled vide a Deed for Cancellation of Agreement for Sale dated 21-08-2009 registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.15081 on 21-08-2009.

17. That (1) Kokilaben Parsottam Patel (2) Savitaben Parsottam Patel (3) Niruben Parsottam Patel and (4) Sudhaben Parsottam Patel released all their right, title and interest from the land bearing Survey No.1445/2 in favour of Suryaben Parsottam Patel. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.8628 dated 19-06-2009 and same entry was duly certified by revenue authority on dtd. 11-09-2009.

18. That (1) Raiben Somabhai Patel (2) Bebiben Somabhai Patel (3) Suryaben Somabhai Patel (4) Rameshchandra



Parsottamdas Patel (5) Suryaben Parsottamdas Patel (6) Kantaben Wd/o. Ranchhodbhai Somabhai and (7) Chandrikaben Rachhodbhai Patel released all their right, title and interest from the land bearing Survey No.1445/2 admeasuring 12950 Sq.Mtrs. in favour of (1) Jigneshbhai Ranchhodbhai Patel and (2) Sandipbhai Ranchhodbhai Patel vide a release deed dated 08-03-2010 registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.3374 on 08-03-2010. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.8963 dated 06-04-2010 and same entry was duly certified by revenue authority on dtd. 28-06-2010.

19. That on implementation of the Draft Town Planning Scheme No.221 (Ognaj-Sola-Bhadaj), the land bearing Survey No.1445/1 and Survey No.1445/2 totally admeasuring 18719 Sq.Mtrs. were jointly given Final Plot No.1176 and its total area was determined to be 13102 Sq.Mtrs.

20. That the Non Agricultural use permission for residential purpose was granted by The Collector, Ahmedabad vide his order bearing No.N.A./Ja.Su./S.R.No. 48/11/A. No.418152/11 dated 25-03-2011 in respect of the land bearing Survey No.



1445/2 now given Final Plot No.1176 paiki admeasuring 9065 Sq.Mtrs. in the Draft Town Planning Scheme No.221. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.9624 dated 09-05-2011 and same entry was duly certified by revenue authority on dtd.18-08-2011.

21. That said (1) Jigneshbhai Ranchhodbhai Patel, as self and as Karta and Manager of his HUF and (2) Sandipbhai Ranchhodbhai Patel, as self and as Karta and Manager of his HUF, sold and conveyed the land bearing Survey No.1445/2 admeasuring 12950 Sq.Mtrs. to Navkar Infotech Pvt.Ltd. vide a sale deed dated 13-09-2011 registered before the Sub Registrar, Ahmedabad-2 (Vadaj) at Serial No.16561 on 14-09-2011. In the said sale deed, agreement rights holder Rajendra Ashabhai Patel joined as confirming party and confirmed the said sale transaction. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.9833 dated 26-09-2011 and same entry was duly certified by revenue authority on dtd. 29-11-2011.



22. That vide order of the Revenue Department bearing No.PFR/102011/275/L/1 dated 17-03-2012, the Taluka City and Taluka Daskroi in Revenue District Ahmedabad were reconstituted and new Talukas viz. Taluka Ahmedabad (East) and Taluka Ahmedabad (West) were formed and accordingly Mouje Ognaj which formed part of Taluka Daskroi was now made part of Taluka Ahmedabad City (West). Mutation entry to the said effect was made in the revenue records of the land bearing Survey No.1445/2 vide Entry No.10083 dated 03-05-2012.

23. That the new Draft Town Planning Scheme No.221 (Ognaj-Sola-Bhadaj) came to be implemented in the Village Ognaj and wherein the land bearing Survey No.1445/2 paiki admeasuring 4454 Sq.Mtrs. was given Final Plot No.742/2 and its area was determined to be 2672 Sq.Mtrs.

24. That as per the order of the District Inspector of Land Records, Ahmedabad bearing No.DSO/DRK/Pu.P/S.R.-112/15-16 dated 21-09-2015, the hissa durasti of the land bearing Survey No.1445/1 and Survey No.1445/2 was to be made in accordance with the Puravani Patrak No.125 as under:



 Survey No. Area (Sq.Mtrs.) Name of Occupier

 1445/2/1 7284 (Jarayat) Navkar Infrotech
 Pvt.Ltd.

1212 (kyari)

 8496

1445/2/2 4454 Navkar Infrotech
 Pvt.Ltd.

1445/1 5767 Vishnubhai Kantibhai Patel
 Kanubhai Kantibhai Patel
 Pareshbhai Bharatbhai Patel

 Total 18413
 304

 18717

Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.11285 dated 23-09-2015 and same entry was duly certified by revenue authority on dtd.16-12-2015.

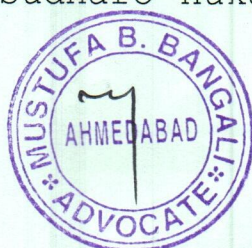
25. That in the abovestated sale deed registered at Serial No.16561, the name of the Purchaser was erroneously recorded as 'Navkar Infrotech Pvt.Ltd.' instead of



'Navkar Infratech Pvt. Ltd.' Hence, in order to rectify the said error in recording the name of the Purchaser, a recitification deed dated 15-04-2015 was executed by and between the parties to the sale deed bearing no.16561 and the same was registered before the Sub Registrar, Ahmedabad-8 (Sola) at Serial No.3969 on 15-04-2015. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.11298 dated 09-10-2015.

26. That Navkar Infratech Pvt. Ltd. sold and conveyed the land bearing Survey No. 1445/2/2 admeasuring 4454 Sq.Mtrs. to Ranaga Infratech, a Partnership firm through its partners (1) Shri Haresh Khengarbhai Ranaga and (2) Shri Parag Khengarbhai Ranaga vide a sale deed dated 29-09-2015 registered before the Sub Registrar, Ahmedabad-8 (Sola) at Serial No.10232 on 29-09-2015. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.11300 dated 12-10-2015 and same entry was duly certified by revenue authority on dtd. 05-01-2016.

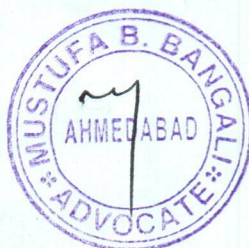
27. That the Mamlatdar Saheb, Ghatlodia had passed rectification order No.City/Ghatlodia/RTS/Sudharo Hukam/S.R.No.17 on



dtd.27-07-2016. Entry to that effect was made in revenue record by Mutation Entry No.11661 on dtd.27-07-2016 and same entry was duly certified by revenue authority on dtd.23-09-2016.

28. That Ranaga Infratech, a Partnership firm through its partners (1) Shri Haresh Khengarbhai Ranaga and (2) Shri Parag Khengarbhai Ranaga sold and conveyed the land bearing Survey No.1445/2/2 admeasuring 4454 Sq.Mtrs. to JAY BUILDCON, A PARTNERSHIP FIRM THROUGH ITS PARTNERS (1) CHANDRAKANT ISHWARBHAI PATEL AND (2) RANCHHODDAS SHIVLAL PATEL vide a sale deed dated 04-02-2019 registered before the Sub Registrar, Ahmedabad-8 (Sola) at Serial No.**1971** on 04-02-2019. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No.13120 dated 05-02-2019 and same entry was duly certified by revenue authority on dtd.30-04-2019. Thereby, JAY BUILDCON, A PARTNERSHIP FIRM THROUGH ITS PARTNERS (1) CHANDRAKANT ISHWARBHAI PATEL AND (2) RANCHHODDAS SHIVLAL PATEL became the owner and occupier of the said N.A.Land.

29. Thereafter, Ranchhodbhai Shivalal Patel a partner of Jay Buildcon was died on dtd. 04-12-2019, leaving behind his



legal heirs namely (1) Jiviben widow of Ranchhodbhai Patel (2) Lilavatiben Ranchhodbhai Patel (3) Ashokbhai Ranchhodbhai Patel (4) Sureshbhai Ranchhodbhai Patel and (5) Bharatbhai Ranchhodbhai Patel were entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No.14208 on dtd. 23-01-2021 and same entry was rejected by revenue authority on dtd.1-4-2021.

Thereafter, Ashokbhai Ranchhodbhai Patel had a filed a RTS Appeal No.122/2021 in Hon'ble City Deputy Collector, Ahmedabad. The City Deputy Collector, Ahmedabad has been passed Order on dtd. 15-06-2021 and thereby, Entry No.14208 on dtd.23-01-2021 was certified and Circle Officer, Sola order was dismissed. Entry to that effect was made in revenue record by Mutation Entry No.14459 on dtd. 25-06-2021.

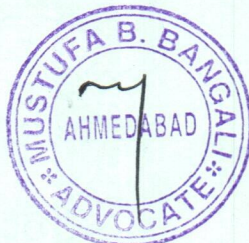
30. Thereafter, Bharatbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon was his right, title, interest waived/ released from the said land in favour of Ashokbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel,



partners of the Jay Buildcon by way of registered Release Deed. Said Release Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.15194 on dtd. 8-12-2020.

Thereafter, Lilavatiben D/o. Ranchhodbhai Patel and wife of Bhikhabhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon was her right, title, intesret waived/ released from the said land in favour of Ashokbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon by way of registered Release Deed. Said Release Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.15199 on dtd. 08-12-2020.

Thereafter, Sureshbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon was his right, title, intesret waived/ released from the said land in favour of Ashokbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon by way of registered Release Deed. Said Release Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.15200 on dtd. 08-12-2020.



Thereafter, Jiviben widow of Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon was her right, title, interest waived/released from the said land in favour of Ashokbhai Ranchhodbhai Patel as a legal heirs of Late Ranchhodbhai Shivdas Patel, partners of the Jay Buildcon by way of registered Release Deed. Said Release Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.15203 on dtd. 08-12-2020.

All above released Deed entry was mutated in revenue record. Entry to that effect was made in revenue record by Mutation Entry No.14496 on dtd. 07-07-2021 and same entry was yet to be certified.

31. As a part of investigation of the title, I issued public notice in the Gujarat Samachar on dtd.04-02-2021 and I have not received any objection and/or claim in response thereto.

32. I have verified the relevant papers and documents produced to me. I have taken search of available sub-registrar record as well as available revenue record for a period of last 30 years and I found no charge, lien and/or encumbrance over the said piece of land.



33. Looking to the transactions which took place, verification of revenue record available with the Sub-Registrar record and verification of relevant papers and documents produced to me, I am of the opinion that the right and title of the said land are clear and marketable and free from any reasonable doubt. Subject to :

- (1) Fulfillment of Town Planning Act, Stamp Act, registration Act or any other Act, rule/notification, gazatte etc, which may apply.
- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and including N.A. permission
- (3) Production of all relevant and necessary Original Papers, Documents, Orders, Deeds etc. of the said land.
- (4) Entry No.14496 yet to be certified.

Description of the property

All that piece and parcel of the Non Agricultural land bearing Survey No. 1445/2/2 Khata No.2647 admeasuring 4454 Sq. Mtrs. now given Final Plot No.742/2 admeasuring 2672 Sq. Mtrs. in the Draft Town Planning Scheme No.221 (Ognaj-Sola-Bhadaj) Situate, lying and being at Mouje



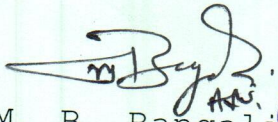
[19]

OGNAJ, Taluka Ghatlodiya in the
Registration District of Ahmedabad and Sub
District of Ahmedabad-8 (Sola) and boudned
as follows :-

East : Land of Final Plot No.744
West : Road
North : Land of Final Plot No.768
South : Land of Final Plot No.742/1

Place: Ahmedabad

Date : 13-08-2021


M. B. Bangali
Advocate



