

Ref. No. 4319

To,

M/s. S. R. Buildcon, a partnership firm

through its Administrative Partner,

Amit Sankalchand Patel

5, Ramkutir Bungalows, Dafnala

Road, Shahibaug, Ahmedabad-4.

TITLE REPORT WITH CERTIFICATE

Re. :-



Non-agricultural land bearing **Sub Plot No. 2** containing by admeasurements **3752.50 Sq. Mtrs.** of Final Plot No. 237 (land of Survey No. 199/1 containing by admeasurements 10724 Sq. Mtrs. Paiki) of T.P. Scheme No. 21, situate, lying and being at Moje Motera, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to **M/s. S. R. 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 my 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 1941, the land of Survey No. 199/1 was owned, occupied and possessed by Maganji Dholaji.
- 2... Thereafter, owner and occupier of the land, Maganji Dholaji has sold and conveyed the land bearing Survey No. 199/1 to Naranbhai Virabhai by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 15-11-1941 and entry to that effect was entered in Mutation Register by Entry No. 881 dated 30-12-1941.
- 3... Thereafter, owner and occupier of the land, Naranbhai Virabhai died intestate on dated 23-3-1978 leaving behind him his legal heirs (1) Mafatlal Naranbhai (2) Rambhai Naranbhai (3) Natvarbhai Naranbhai (4) Sureshbhai Naranbhai (5) Shantaben Naranbhai (6) Jamnaben Naranbhai (7) Sitaben Naranbhai and (8) Babuben Naranbhai and hence their joint names were entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3686 dated 6-9-1980.
- 4... Thereafter, the co-owner and co-occupier of the said land (1) Shantaben Naranbhai (2) Jamnaben Naranbhai (3) Sitaben Naranbhai and (4) Babuben

Naranbhai have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the entire land of Survey No. 199/1 in favour of other members of their family and hence thier names have been deleted from the revenue record of the said land and entry to that effect was entered in the Mutation Register by Entry No. 3687 dated 6-9-1980.

- 5... Thereafter, the co-owner and co-occupier of the land, Rambhai Naranbhai died intestate on 30-11-1997 leaving behind him his legal heirs as (1) Madhuben Wd/o. Rambhai Naranbhai (2) Shaileshbhai Rambhai (3) Ashokbhai Rambhai (4) Bhartiben Rambhai and (5) Kokilaben Rambhai and hence their joint names were entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4710 dated 21-1-1998.
- 6... Thereafter, the co-owner and co-occupier of the land, Natvarbhai Naranbhai died intestate on 11-10-2002 leaving behind him his legal heirs as (1) Pushpaben Wd/o. Natvarlal Naranbhai (2) Pankajbhai Natvarbhai (3) Mukeshbhai Natvarbhai and (4) Hareshbhai Natvarbhai and hence their joint names were entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 5261 dated 30-11-2003.
- 7... Thereafter, the co-owner and co-occupier of the land, Mafatlal Naranbhai died intestate on 26-8-2005 leaving behind him his legal heirs as (1) Bharatbhai Mafatlal, (2) Maheshbhai Mafatlal, (3) Balvantbhai Mafatlal, (4) Ashwinbhai Mafatlal, (5) Minaxiben Mafatlal, (6) Ushaben Mafatlal and (7) Manguben wd/o Mafatlal Naranbhai and hence their joint names were entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 6040 dated 4-8-2007.
- 8... Thereafter the Joint Secretary, Revenue Department, Gujarat State has passed an Order No. G.H.M./2008/2 M/P.F.R.-392008-35-L 1 dated 17-1-2008 to transfer the land of Survey No. 199/1 in Daskroi Taluka of Ahmedabad District and entry to that effect was entered in the Mutation Register by Entry No. 6141 dated 8-2-2008.
- 9... Thereafter, as per the order of the District Collector, Ahmedabad vide No. CB/L.N.D.-2/C-4019/08 dated 30-1-2008, the revenue area of Motera Nagarpalika was merged into Ahmedabad District and accordingly the land of Survey No. 199/1 of Motera was merged into Daskroi Taluka of Ahmedabad District and entry to that effect was entered in the Mutation Register by Entry No. 6142 dated 8-2-2008.



- 10... Thereafter, the co-owner and co-occupier of the said land, Bhartiben Rambhai W/o. Maheshkumar died intestate on 8-10-2006 leaving behind her legal heirs as (1) Zeel Maheshkumar and (2) Dhruv Maheshkumar and hence their joint names were entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 6444 dated 21-8-2009.
- 11... Thereafter, the co-owner and co-occupier of the said land, Pushpaben Natvarbhai died intestate on 25-11-2004 and hence name was deleted from the revenue record of the said land and entry to that effect was entered in the Mutation Register by Entry No. 6447 dated 21-8-2009.
- 13... Thereafter, the land of Survey No. 199/1 containing by admeasurements 10724 Sq. Mtrs. merged into Town Planning Scheme No. 21 and it has been given Final Plot No. 237 containing by admeasurement 7506 Sq. Mtrs.
- 14... Thereafter, as per resolution of Revenue Department, Government of Gujarat vide Resolution No. PFR/102011/275/L/1, dated 17-3-2012, City and Daskroi taluka of Ahmedabad District has been reconstituted and two new taluka have been constituted i.e. Ahmedabad (East) and Ahmedabad (West) and by virtue of that, entire MOTERA Village is covered in Ahmedabad City (West) Taluka and entry to that effect mutated in Mutation Register by Entry No. 7053 dated 3-5-2012.
- 15... Thereafter, the co-owner and co-occupier of the said land, Sureshbhai Naranbhai died intestate on 12-12-2014 leaving behind him his legal heirs as (1) Rekhaben Wd/o. Sureshbhai Naranbhai (2) Nileshbhai Sureshbhai (3) Vipulbhai Sureshbhai and (4) Vijaybhai Sureshbhai and hence their joint names have been entered in the revenue record of the said land and entry to that effect mutated in Mutation Register by Entry No. 7729 dated 9-1-2015.
- 16... Thereafter, the Ahmedabad Municipal Corporation has divided land bearing Final Plot No. 237 into two parts i.e. vide their Case No. LTS/WZ/210211/P/B-245/M-1 and Rajachitthi No. 21603/210211/B-245.M-1 on dated 31-5-2011.
- 17... That, the previous owners and occupiers of the said land, Mafatlal Naranbhai Prajapati, Natwarbhai Naranbhai Prajapati and others have agreed to sell the said land bearing Survey No. 199/1 containing by total admeasuring 10724 Sq. Mtrs. Paiki undivided half share i.e. 5362 Sq. Mtrs. to Somabhai Devchandbhai Prajapati by notarized Sale Agreement, dated 21-1-1998.
- 18... Thereafter, the Somabhai Devchandbhai Prajapati died intestate leaving behind him his legal heirs (1) Kankuben Wd/o Somabhai Devchandbhai Prajapati, (2) Ghanshyambhai Somabhai, (3) Sureshbhai Somabhai, (4) Nareshbhai Somabhai



and (5) Kailasben d/o Somabhai Devchandbhai Prajapati and they have arose Special Civil Suit No. 46/2006 on the basis of above agreement, and during proceeding of such suits, Shaileshbhai Rambhai and others and above mentioned legal heirs of Somabhai Devchandbhai have done compromise in the matter by virtue of Understanding Agreement, dated 21-3-2014 and by virtue of that it has been agreed between them that - Shaileshbhai Rambhai and others became owners and occupiers of half share of Final Plot No. 237 Paiki 3752.50 Sq. Mtrs. and Kankuben Wd/o Somabhai Devchandbhai Prajapati and others became owners and occupiers of half share of Final Plot No. 237 Paiki 3752.50 Sq. Mtrs. And thereafter, concerned parties of above civil suits have been compromised the same by submitting Compromise Pursis.

19... Thereafter, the co-owner and co-occupier of the land, Madhuben wd/o Ramabhai Naranbhai died intestate on dated 1-7-2015 and names of her legal heirs are already running in the revenue record hence her name has been deleted from revenue record and entry to that effect was entered in Mutation Register by Entry No. 7828 dated 13-8-2015.

20... Thereafter, Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Sub Plot No. 2 of Final Plot No. 237 for residential purpose by their Order No. CB/Land-2/N.A./S.R.-778/2015 dated 24-8-2015 and entry to that effect was entered in Mutation Register by Entry No. 7835 dated 15-9-2015.

21... Thereafter, the owners and occupiers of the said land, (1) Shaileshbhai Rambhai, (2) Ashokbhai Rambhai, (3) Kokilaben d/o Rambhai Naranbhai and w/o Bharatbhai, (4) Pankajbhai Natwarlal, (5) Mukeshbhai Natwarlal, (6) Hareshbhai Natwarlal, (7) Manguben wd/o Mafatlal Naranbhai, (8) Maheshbhai Mafatlal, (9) Bharatbhai Mafatlal, (10) Ashwinbhai Mafatlal, (11) Balvantbhai Mafatlal, (12) Minaxiben Mafatlal, (13) Ushaben Mafatlal, (14) Zeel Maheshkumar, (16) Dhruv Maheshkumar, (17) Rekhaben wd/o Sureshbhai Naranbhai, (18) Nileshbhai Sureshbhai, (19) Vipulbhai Sureshbhai and (20) Vijaybhai Sureshbhai as Vendors and (1) Kankuben Wd/o Somabhai Devchandbhai Prajapati, (2) Ghanshyambhai Somabhai, (3) Sureshbhai Somabhai, (4) Nareshbhai Somabhai and (5) Kailasben d/o Somabhai Devchandbhai Prajapati as Confirming Parties have sold and conveyed the land Non-agricultural land bearing **Sub Plot No. 2** containing by admeasurements **3752.50 Sq. Mtrs.** of Final Plot No. 237 (land of Survey No. 199/1 containing by admeasurements 10724 Sq. Mtrs. Paiki) of T.P. Scheme No. 21 of Moje Motera to **M/s. S. R. Buildcon**, a partnership firm by sale deed,



registered in the office of the Sub-Registrar of Gandhinagar under Serial No. 13516 on dated 23-9-2015 and entry to that effect was entered in Mutation Register by Entry No. 7845 dated 28-9-2015. That the said (1) Kankuben wd/o Somabhai Devchandbhai Prajapati, (2) Ghanshyambhai Somabhai, (3) Sureshbhai Somabhai, (4) Nareshbhai Somabhai and (5) Kailasben d/o Somabhai Devchandbhai Prajapati joined above sale deed as a confirming party and confirmed sale deed in favour of **M/s. S. R. Buildcon**, a partnership firm and also confirmed half sale consideration amount of above sale deed towards their undivided half land share pursuant to settlement of above both civil suits.

22... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **9-10-2015** inviting any claim, rights or encumbrances if any in respect of the said land and I have not received any objection in response thereof from anybody.

23... Thereafter, the Ahmedabad Municipal Corporation has sanctioned layout and building plans for the said land and also issued commencement letter (rajachitthi) under (1) Case No. BHNTS/WZ/050615/GDR/A4472/R0/M1 and Rajachitthi No. 4564/050615/A4472/R0/M1 for Block-A and (2) Case No. BHNTS/WZ/050615/GDR/A4473/R0/M1 and Rajachitthi No. 4563/050615/A4473/R0/M1 for Block-B.

I have examined the titles of the land belonging to **M/s. S. R. Buildcon**, a partnership firm and have caused to be taken searches of the available revenue and registration record for last 30 years through my search clerk to the Non-agricultural land bearing **Sub Plot No. 2** containing by admeasurements **3752.50 Sq. Mtrs.** of Final Plot No. 237 (land of Survey No. 199/1 containing by admeasurements 10724 Sq. Mtrs. Paiki) of T.P. Scheme No. 21, situate, lying and being at Moje Motera, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and from the affidavit filed before me 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 me 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 clear and 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 Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order and approved plans.



- [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 Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 9TH DAY OF NOVEMBER, 2015.



A handwritten signature in black ink, appearing to read "Sharad N. Darji", written over a horizontal dotted line.

(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 1980 to 2007 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 (2007 to 2015) 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.



A handwritten signature in black ink, appearing to read "Sharad N. Darji", written over a horizontal dotted line.