

Ref. No. 6700

To,

"Balaji Buildcon" a Partnership

Firm through its Admin. Partner,

Pankajbhai Pragjibhai Nada,

23, Satyagrah Bungalows,

Nikol, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural land bearing **Final Plot No. 6/3**, containing by total admeasurements **2696 Sq. Mtrs.** (allotted in lieu of Survey No. 887/1+888 containing by total admeasurements 16985 Sq. Mtrs. Paiki 4494 Sq. Mtrs.) of T.P.Scheme No. 124A (Naroda), situate, lying and being at Moje Naroda, Taluka Asarwa in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to a partnership firm "**Balaji 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 1930, the entire lands of Survey No. 887/1 and 888 were owned, occupied and possessed by Mohanlal Jagjivan.
- 2... Thereafter, owner and occupier of the land, Mohanlal Jagjivan died intestate leaving behind him his only legal heir Jamnashankar Chhaganlal and hence his name was entered in the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 1789 dated 29-1-1931.
- 3... Thereafter, the owner and occupier of the land, Jamnashankar Chhaganlal has sold and conveyed the agricultural land bearing Survey No. 887/1 and 888 to Naranji Jethaji by sale deed, registered in the office of Sub-Registrar of Ahmedabad on dated 26-5-1932 and entry to that effect was entered in Mutation Register by Entry No. 1928 dated 26-6-1932.
- 4... Thereafter, owner and occupier of the land, Naranji Jethaji died intestate

on dated 25-12-1966 leaving behind him his legal heirs Baldevbhai Naranji, Somabhai Naranji, Mujiben Naranji, Jituben Naranji, Chandraben Naranji and Jiviba wd/o Naranji Jethaji and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 6782 dated 11-3-1967.

- 5... Thereafter, Mujiben Naranji, Jituben Naranji, Chandraben Naranji and Jiviba wd/o Naranji Jethaji have willingly released and waived their rights and shares persisting to the land in favour of other co-owners and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 6783 dated 11-3-1967.
- 6... Thereafter, co-owner and co-occupier of the land, Baldevbhai Naranbhai died intestate on dated 25-10-2000 leaving behind him his legal heirs Subhadraben wd/o Baldevbhai Naranbhai, Chandubhai Baldevbhai, Bhavubhai Baldevbhai, Bhanubhai Baldevbhai, Paduben Baldevbhai and Velubhai Baldevbhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 12057 dated 22-12-2000.
- 7... Thereafter, co-owner and co-occupier of the land, Somabhai Naranbhai died intestate on dated 18-7-2003 leaving behind him his legal heirs Nanduben wd/o Somabhai Naranbhai, Natvarsinh Somabhai, Vitthalbhai Somabhai, Bahadursinh Somabhai, Jivuben Somabhai, Hansaben Somabhai, Ranjanben Somabhai, Bharatsinh Somabhai and Soniben Somabhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 13608 dated 2-4-2004.
- 8... Thereafter, co-owners and co-occupiers of the land, Jivuben Somabhai, Hansaben Somabhai, Ranjanben Somabhai and Soniben Somabhai have willingly released and waived their rights and shares persisting to the land in favour of other co-owners and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 13609 dated 2-4-2004.
- 9... Thereafter, co-owner and co-occupier of the land, Paduben Baldevbhai has willingly released and waived her rights and shares persisting to



the land in favour of other co-owners and hence her name has been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 14040 dated 18-8-2005.

- 10... Thereafter, co-owner and co-occupier of the land, Subhadraaben wd/o Baldevbhai Naranbhai died intestate on dated 17-3-2007 and hence her name has been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 16214 dated 6-6-2008.
- 11... Thereafter, co-owner and co-occupier of the land, Velubhai Baldevbhai died intestate on dated 18-1-1978 leaving behind him his only legal heir Rupaliba Velubhai and hence her name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 16215 dated 6-6-2008.
- 12... Thereafter, the owners and occupiers of the land, Nanduben wd/o Somabhai Naranbhai, Natwarsinh Somabhai, Chandubhai Baldevbhai, Bhavubhai Baldevbhai, Bhanubhai Baldevbhai, Bharatsinh Somabhai as self and as a guardian of Minors-Rahulsinh Bharatsinh & Hiralben Bharatsinh, Rupaliba alias Rupaben Velubhai, Bahadursinh Somabhai and Vitthalbhai Somabhai have sold and conveyed the agricultural land bearing Survey No. 887/1 and 888, containing by total admeasurements 16985 Sq. Mtrs. Paiki 15075 Sq. Mtrs. or thereabouts to (1) Dineshbhai Kantibhai Patel (owner of undivided 12.50% land share), (2) Punambhai Kantilal Patel (owner of undivided 12.50% land share), (3) Jagdishbhai Vitthalbhai Patel (owner of undivided 20% land share), (4) Sureshbhai Joitaram Patel (owner of undivided 25% land share), (5) Amrutbhai Mohanbhai Patel (owner of undivided 15% land share) and (6) Kantaben Bhagubhai Patel (owner of undivided 15% land share) by sale deed, registered in the office of Sub-Registrar of Ahmedabad-6 (Naroda) under Serial No. 2519 on dated 5-3-2011 and entry to that effect was entered in Mutation Register by Entry No. 18122 dated 10-3-2011.
- 13... Thereafter, the owners and occupiers of the land (1) Dineshbhai Kantibhai Patel (owner of undivided 12.50% land share), (2) Punambhai Kantilal Patel (owner of undivided 12.50% land share), (3) Jagdishbhai Vitthalbhai Patel (owner of undivided 20% land share), (4) Sureshbhai Joitaram Patel (owner of undivided 25% land share), (5) Amrutbhai Mohanbhai Patel



(owner of undivided 15% land share) and (6) Kantaben Bhagubhai Patel (owner of undivided 15% land share) have contributed their undivided land shares of the land bearing Survey No. 887/1+888 in their partnership formed in the name and style of "M/s. Kamla Developers" by Article of Agreement of Deed of Partnership registered in the office of the sub-registrar of Ahmedabad on dated 11-11-2011 under Serial No. 12074 and entry to that effect mutated in the Mutation Register by Entry No. 18687 dated 17-2-2012.

14... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Survey No. 887/1+888, containing by total admeasurements 15075 Sq. Mtrs. Paiki 13939 Sq. Mtrs. for residential purpose and 1136 Sq. Mtrs. for commercial purpose by their Order No. CB/Land-1/N.A./S.R. 424/2011, dated 29-8-2011 and entry to that effect was entered in Mutation Register by Entry No. 19687 dated 17-9-2013.

15... Thereafter, the Hon. Deputy Collector, Ahmedabad has granted revised non-agricultural use permission for the land bearing Survey No. 887/1+888, containing by total admeasurements 15075 Sq. Mtrs. Paiki 13939 Sq. Mtrs. residential purpose Paiki 995 Sq. Mtrs. for commercial purpose by their Order No. N.A./U-1/S-65A/Case No. 4/Naroda/2013-14, dated 8-10-2013 and entry to that effect was entered in Mutation Register by Entry No. 19777 dated 8-11-2013.

16... Thereafter, the DILR, Ahmedabad has filled Durasti Patrak No. 154 by their Order No. DSO/Senkadabar/Naroda/Ta.City/887/1+888/Vashi-780/2015, dated 16-12-2015 and accordingly rectification in total area about reducing area of 1910 Sq. Mtrs. has been corrected and thus reduced area of land 15075 Sq. Mtrs. has been rectified as 16985 Sq. Mtrs. and entry to that effect was entered in Mutation Register by Entry No. 20902 dated 29-12-2016.

17... Thereafter, the owners and occupiers of the land, (1) Natwarsinh Somabhai, (2) Legal heirs of Late Chandubhai Baldevbhai - Revaben wd/o Chandubhai Baldevbhai, Rajendrasinh Chandubhai and Varshaben d/o Chandubhai Baldevbhai w/o Rajubhai, (3) Bhavubhai Baldevbhai, (4) Bhanubhai Baldevbhai, (5) Bharatsinh Somabhai as self and as a guardian of Minor-Hiralben Bharatsinh, (6) Rahulsinh Bharatsinh, (7)



Bahadursinh Somabhai and (8) Vitthalbhai Somabhai have sold and conveyed the agricultural land bearing Survey No. 887/1 and 888, containing by total admeasurements 16985 Sq. Mtrs. Paiki 1910 Sq. Mtrs. or thereabouts to (1) Dineshbhai Kantibhai Patel (owner of undivided 12.50% land share), (2) Punambhai Kantilal Patel (owner of undivided 12.50% land share), (3) Jagdishbhai Vitthalbhai Patel (owner of undivided 20% land share), (4) Sureshbhai Joitaram Patel (owner of undivided 25% land share), (5) Amrutbhai Mohanbhai Patel (owner of undivided 15% land share) and (6) Kantaben Bhagubhai Patel (owner of undivided 15% land share) by sale deed, registered in the office of Sub-Registrar of Ahmedabad-6 (Naroda) under Serial No. 756 on dated 10-7-2020 and entry to that effect was entered in Mutation Register by Entry No. 23117 dated 23-9-2020.

18... Thereafter, the land bearing Survey No. 887/1+888, containing by total admeasurements 16985 Sq. Mtrs. merged into Town Planning Scheme No. 124A (Naroda) and it has been given Final Plot No. 6/1, containing by admeasurements 995 Sq. Mtrs. and Final Plot No. 6/2, containing by admeasurements 6500 Sq. Mtrs. and Final Plot No. 6/3, containing by admeasurements 2696 Sq. Mtrs.

19... Thereafter, the Hon. District Collector, Ahmedabad has granted revised non-agricultural use permission for the land bearing Final Plot No. 6/3, containing by total admeasurements 2696 Sq. Mtrs. Paiki 1146 Sq. Mtrs. for commercial purpose by their Order No. 674/07/14/012/2021, dated 24-3-2021 and entry to that effect was entered in Mutation Register by Entry No. 23328 dated 24-3-2021.

20... Thereafter, the owner and occupier of the land, a partnership firm "M/s. Kamla Developers" through its partners (1) Dineshbhai Kantibhai Patel (owner of undivided 12.50% land share), (2) Punambhai Kantilal Patel (owner of undivided 12.50% land share), (3) Jagdishbhai Vitthalbhai Patel (owner of undivided 20% land share), (4) Sureshbhai Joitaram Patel (owner of undivided 25% land share), (5) Amrutbhai Mohanbhai Patel (owner of undivided 15% land share) and (6) Kantaben Bhagubhai Patel (owner of undivided 15% land share) have sold and conveyed non-agricultural land bearing **Final Plot No. 6/3**, containing by admeasurements 2696 Sq. Mtrs. **Paiki 1550 Sq. Mtrs.** (proportionate land share of Survey



Number Paiki 2584 Sq. Mtrs.) to a partnership firm "**Balaji Buildcon**" by sale deed, dated 16-4-2021 registered in the office of the Sub-Registrar of Ahmedabad-6 (Naroda) under Serial No. 8787 on dated 22-4-2021 and entry to that effect was entered in Mutation Register by Entry No. 23388 dated 2-6-2021.

21... Thereafter, the owners and occupiers of the land, (1) Dineshbhai Kantibhai Patel (owner of undivided 12.50% land share), (2) Punambhai Kantilal Patel (owner of undivided 12.50% land share), (3) Jagdishbhai Vitthalbhai Patel (owner of undivided 20% land share), (4) Sureshbhai Joitaram Patel (owner of undivided 25% land share), (5) Amrutbhai Mohanbhai Patel (owner of undivided 15% land share) and (6) Kantaben Bhagubhai Patel (owner of undivided 15% land share) have sold and conveyed non-agricultural land bearing **Final Plot No. 6/3**, containing by admeasurements 2696 Sq. Mtrs. **Paiki 1146 Sq. Mtrs.** (proportionate land share of Survey Number Paiki 1910 Sq. Mtrs.) to a partnership firm "**Balaji Buildcon**" by sale deed, dated 16-4-2021 registered in the office of the Sub-Registrar of Ahmedabad-6 (Naroda) under Serial No. 8781 on dated 22-4-2021 and entry to that effect was entered in Mutation Register by Entry No. 23389 dated 2-6-2021.

22... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **6-8-2021** inviting any claims, rights or encumbrances if any in respect of the said land but I have not received any objection in response thereof from anybody.

23... Thereafter, the Ahmedabad Municipal Corporation has sanctioned layout and building plans for said land and also issued commencement letter (rajachitthi) under Case No. BLNTI/NZ/230621/CGDCRV/A4970/R0/M1 and Rajachitthi No. 05245/230621/A4970/R0/M1, dated 28-9-2021.

I have examined titles of the land belonging to a partnership firm "**Balaji Buildcon**" 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** bearing **Final Plot No. 6/3**, containing by total admeasurements **2696 Sq. Mtrs.** (allotted in lieu of Survey No. 887/1+888 containing by total admeasurements 16985 Sq. Mtrs. Paiki 4494 Sq. Mtrs.) of T.P. Scheme No. 124A (Naroda), situate, lying and being at Moje Naroda, Taluka Asarwa in the Registration District Ahmedabad and Sub District



Ahmedabad-6 (Naroda) and from that and from the Declaration-Cum-Indemnity Bond 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 20TH DAY OF OCTOBER, 2021.




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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 1976 to 1994 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 2021) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to report of computerized search, I have issued this title clearance certificate cum report.



