

Ref. No. 5589

To,

"Platinum Developers", a partnership firm

firm through its Admin. Partner,

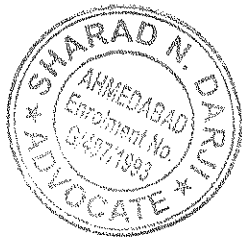
Resi.: Kishorbhai Bachubhai Dobariya,

134/8/3, Nilkanth Nagar, Apsara Cinema,

Behrampura, Kankariya, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing Final Plot No. 10, containing by total admeasurements 3278 Sq. Mtrs. (allotted in lieu of Block No. 160/A, containing by admeasurements 1821 Sq. Mtrs. & Block No. 160/B, containing by admeasurements 3642 Sq. Mtrs.) of T.P. Scheme No. 81, situate lying and being at Moje Laxmipura, Taluka Vatva in Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and belonging to a partnership firm "Platinum Developers".

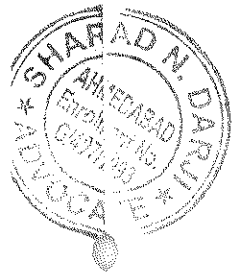


As per instructions I have got necessary searches made for more than last 30 years from the available Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

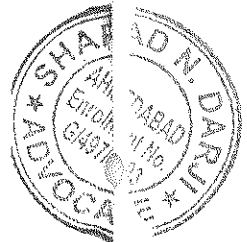
- 1... The Provisions of Prevention & Fragmentation and Consolidation of Holdings Act was applied and Block No. 160 given in lieu of Survey No. 250/2, Survey No. 250/3, Survey No. 250/6 Paiki, and Survey No. 250/8, and the above block was allotted land of 8903 sq. mtrs. and it was independently owned, occupied and possessed by Kachrabhai Aambabhai, Kalidas Aambabhai, Nathabhai Aambabhai and Kanjibhai Aambabhai and entry to that effect was entered in the Mutation Register by Entry No. 746 dated 2-9-1964.
- 2... Thereafter, co-owner and co-occupier of the land, Kalidas Aambabhai died intestate on dated 21-1-1967 leaving behind him his legal heirs Shantaben wd/o Kalidas Aambabhai, Gangaram Kalidas, Rameshbhai Kalidas, Chandrakantbhai Kalidas, Gautambhai Kalidas and Gitaben

Kalidas and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1300 dated 27-8-2002.

- 3... Thereafter, co-owner and co-occupier of the land, Kachrabhai Aambabhai died intestate leaving behind him his legal heirs Bharatbhai Kachrabhai, Ramabhai Kachrabhai, Amrutbhai Kachrabhai, Vinodbhai Kachrabhai and Kankuben Kachrabhai and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1322 dated 16-11-2003.
- 4... Thereafter, co-owner and co-occupier of the land, Nathabhai Aambabhai died intestate on dated 11-8-2003 leaving behind him his legal heirs Shantaben wd/o Nathabhai Aambabhai, Sadabhai Nathabhai and Vishnubhai Nathabhai and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1323 dated 16-11-2003.
- 5... Thereafter, co-owner and co-occupier of the land, Kanjibhai Aambabhai died intestate on dated 19-4-2008 and also Paniben w/o Kanjibhai Aambabhai died intestate leaving in the year of about 1998 behind them their legal heirs Madhuben Kanjibhai and Lilaben Kanjibhai and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1556 dated 12-1-2009.
- 6... Thereafter, co-owner and co-occupier of Block No. 160, Shantaben wd/o Kalidas Aambabhai died intestate on dated 26-2-2005 and names of her legal heirs were already entered in the record hence her name has been deleted from the revenue record and entry to that effect was entered in the Mutation Register by Entry No. 1633 dated 16-3-2018.
- 7... Thereafter, the Deputy Collector (L.A.), Ahmedabad has granted Non-Agricultural Use Permission for the entire land bearing Block No. 160, containing by admeasurements 7903 Sq. Mtrs. for residential purpose and 1000 Sq. Mtrs. for commercial purpose by their Order No. N.A./L.A./S.R.No.470/10/Sr.No.353591/10, dated 2-10-2010 and entry to that effect was mutated in the Mutation Register vide Entry No. 1682, dated 3-11-2010.

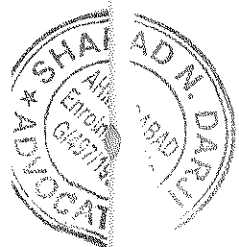


- 8... Thereafter, owners and occupiers of the land, Bharatbhai Kachrabhai, Ramabhai Kachrabhai, Amrutbhai Kachrabhai, Vinodbhai Kachrabhai, Kankuben Kachrabhai, Gangaram Kalidas, Chandrakant Kalidas, Rameshbhai Kalidas, Gautambhai Kalidas, Gitaben Kalidas, Shantaben wd/o Nathabhai Aambabhai, Sadabhai Nathabhai, Vishnubhai Nathabhai, Madhuben Kanjibhai and Lilaben Kanjibhai have sold and conveyed the non-agricultural land bearing Block No. 160, containing by total admeasurements 8903 Sq. Mtrs. to Dharmaja Infrastructure a partnership firm through its partners, Navinbhai Bhogilal Patel, Snehal Mahendrabhai, Mukund Kanubhai Parsana, Paresh Kantilal Patel, Maharshikumar Pravinbhai Patel, Jayesh Ambalal Patel, Utpal Dhirubhai Patel and Dhavalben Utpalbhai Patel by sale deed, registered in the office of sub-registrar of Ahmedabad-5 (Narol) on dated 16-10-2010 under Serial No. 10884 and entry to that effect mutated in Mutation Register by Entry No. 1683 dated 3-11-2010.
- 9... Thereafter, amongst partners of "Dharmaja Infrastructure", Dhavalben Utpalbhai Patel and Utpal Dhirubhai Patel were desirous to retire from the partnership and (1) Munirbhai Kiritbhai Shah, (2) Tejasbhai Rajendrabhai Dalal, (3) Jayesh Ambalal Patel and (4) Taraben Sitarambhai Patel were desirous to enter in the partnership firm as partners, therefore necessary Deed of Partnership For Alteration in the non-agricultural land bearing Block No. 160, duly executed between partners (A) Dhavalben Utpalbhai Patel and Utpal Dhirubhai Patel as Retiring Partners, (B) Navinbhai Bhogilal Patel, Snehal Mahendrabhai Patel, Mukundbhai Kanubhai Parsana, Pareshbhai Kantilal Patel through his Power of Attorney Navinbhai Bhogilal Patel, Maharshikumar Pravinbhai Patel and Jayeshbhai Ambalal Patel as Confirming Partners and (C) Munirbhai Kiritbhai Shah, Tejasbhai Rajendrabhai Dalal, Jayesh Ambalal Patel & Taraben Sitarambhai Patel as Incoming Partners, registered in the office of the sub-registrar of Ahmedabad-11 (Aslali) on dated 14-05-2012 under Serial No. 2823 and by virtue of that, undivided 30% share of Dhavalben Utpalbhai Patel and Utpal Dhirubhai Patel has been transferred to (1) Munirbhai Kiritbhai Shah (partner of undivided 5% share), (2) Tejasbhai Rajendrabhai Dalal (partner of undivided 5% share), (3) Jayesh Ambalal Patel (partner of undivided 5% share) and (4) Taraben Sitarambhai Patel (partner of



undivided 15% share) and entry to that effect mutated in Mutation Register by Entry No. 1851 dated 25-6-2012 and Entry No. 1901 dated 6-5-2013.

- 10... That, the land of Block No. 160 given to the respective survey numbers on the basis of exchange of accounts as per amalgamation scheme applied to Moje Laxmipura in the year 1963 as per Entry No. 746 dated 2-9-1964. Thereafter, proposed correction of the amalgamation scheme affected for the land of Block No. 160, and accordingly entire land of Block No. 160 has given Block No. 160/A, containing by admeasurements 1821 Sq. Mtrs. and Block No. 160/B, containing by admeasurements 3642 Sq. Mtrs., hence necessary correction made as per order of the Assistant Amalgamation Officer-3, Ahmedabad vide Order No. ACO/Laxmipura/proposed correction/V/42/2019 dated 16-1-2019 and entry to that effect was entered in the Mutation Register by Entry No. 2207 dated 23-1-2009.
- 11... Thereafter, the lands of Block No. 160/A, containing by admeasurements 1821 Sq. Mtrs. and Block No. 160/B, containing by admeasurements 3642 Sq. Mtrs. merged into T.P. Scheme No. 81 and it was allotted Final Plot No. 10 and total area of 3278 Sq. Mtrs. given to it.
- 12... Thereafter, owner and occupier of the land, "Dharmaja Infrastructure" a partnership firm through its partners, (1) Navinbhai Bhogilal Patel (undivided 15% share), (2) Snehal Mahendrabhai Patel (undivided 15% share), (3) Maharshikumar Pravinbhai Patel (undivided 15% share), (4) Mukundbhai Kanubhai Parsana (undivided 15% share), (5) Taraben Sitarambhai Patel (partner of undivided 15% share), (6) Jayeshbhai Ambalal Patel (undivided 10% share), (7) Paresh Kantilal Patel (partner of undivided 5% share), (8) Munirbhai Kiritbhai (partner of undivided 5% share) and (9) Tejasbhai Rajendrabhai Dalal (partner of undivided 5% share) sold and conveyed the non agricultural land bearing **Final Plot No. 10**, containing by total admeasurements **3278 Sq. Mtrs.** (allotted in lieu of Block No. 160/A, containing by admeasurements 1821 Sq. Mtrs. and Block No. 160/B, containing by admeasurements 3642 Sq. Mtrs.) of T.P. Scheme No. 81 to a partnership firm, "**Platinum Developers**" by sale deed, registered in the office of the sub-registrar of Ahmedabad-11 (Aslali) on dated 16-2-2019 under Serial No. 2193 and entry to that effect



mutated in Mutation Register by Entry No. 2214 dated 26-3-2019.

13... Thereafter, Ahmedabad Municipal Corporation has sanctioned plans for land bearing Final Plot No. 10 for residential and commercial purpose and issued Commencement Certificate under (1) Case No. BHNTI/SZ/071221/CGDCRV/A5440/R0/M1 and Rajachitthi No. 05688/071221/A5440/R0/M1 for Block-A, (2) No. BHNTS/SZ/071221/CGDCRV/A5441/R0/M1 and Rajachitthi No. 05689/071221/A5441/R0/M1 for Block-B, (3) Case No. BHNTS/SZ/071221/CGDCRV/A5442/R0/M1 and Rajachitthi No. 05690/071221/A5442/R0/M1 for Block-C, all dated 18-1-2022.

14... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **2-2-2022** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

I have examined titles of the land belonging to "**Platinum Developers**", a partnership firm and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Final Plot No. 10**, containing by total admeasurements **3278 Sq. Mtrs.** (alotted in lieu of Block No. 160/A, containing by admeasurements 1821 Sq. Mtrs. & Block No. 160/B, containing by admeasurements 3642 Sq. Mtrs.) of T.P. Scheme No. 81, situate lying and being at Moje Laxmipura, Taluka Vatva in Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and from that and from the Declaration-Cum-Indemnity Bond filed before us 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 us 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 not 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 Law, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A.Order and approved plans.
- [3] Lease Deed for said land Paiki 12.98 Sq. Mtrs. in favour of Torrent Power Limited registered in the Sub-Registrar Office, Ahmedabad-11 (Aslali) under Serial No. 15659 dated 6-10-2021.



Sharad N. Darji

M.Com., LL.B. Advocate & Notary

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Station, Near Vijay Char Rasta, Navrangpura, Ahmedabad-380009.
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- [4] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [5] Verification of all original documents.

DATED THIS 19TH DAY OF FEBRUARY, 2022.



(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 1993 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 2022) 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.

