

TITLE SEARCH REPORT

Mouje-Gyaspur. Ta.Vatva, Dist.A'bad

Block/Survey No. 221/1 Paikee

Sub Plot NO. 3

A. J. Developers

Niranjan H. Patel

Advocate

Add : D-6, Milan Park society, Tower,
Behind Vejalpur Police Chowky, Vejalpur, Ahmedabad

M : 09723563098

Date : 25-08-2021

To

A. J. Developers.

Add : Survey No. 6753/1, FF, Shop No.1,
Dilnaz Disgner, Nr. AEC House, Relife road,
Lal Darwaja, Ahmedabad – 380001.

Dear Sir,



Sub: Report on investigation of titles of All that property consisted of plot of land admeasuring about **591.12 Sq. Mts.i.e.707 Sq. Yds.** bearing sub-plot No. **3** of the Jyotnagar Co. Op. Housing Society Ltd. (Regd. No. GH-21 Dt.10/11/1960) situated on the land bearing F.P.. No. 4/4 of Town Planning Scheme No. 93-C (Gyaspur - Vejalpur) given in lieu of land bearing Revenue Survey No. 221 p 1 situate lying and being in the boundaries of Moje Gyaspur covered in city Ahmedabad of Taluka Vatva in the Registration Sub-District Ahmedabad – 5 (Narol) of District Ahmedabad and located at No. 3, Gulzar park, Jyotnagar Society, Bh. Fatehvadi Bus Stand, Sarkhej Road, Ahmedabad-380 055.

History :-

1... Originally the land bearing Revenue Survey No. 221p was belonging to Thakore Babuji Somaji and Thakore Masangji Somaji.

2... Land admeasuring 33666 Sq. Mts. bearing Revenue Survey No. 221p was purchased by a registered sale deed No. 15892 executed on Dt.20/11/1990 and registered on Dt.25/11/1991 in the office of Sub-Registrar Office of Ahmedabad by Jyotnagar Co. Op. Housing Society Ltd. from the previous owners vide Mutation Entry No. 1566 Dt. 19-08-1998 carried out in Village Form No. VI of the Revenue

Records of mouje Gyaspur certified on Dt.18/01/1999. Since then the land is being held and possessed by said Jyotnagar Co. Operative Housing Society Ltd. for its' members.

3... Permission for N.A. use of the land was granted by District Panchayat Ahmedabad by order No.MSL/BKHP/SR/69/Vashi/2408 to 13. and permission for Sub plotting was granted by AUDA vide order No. GAD/7242/12817 Dt.8-12-1998.

4... By Draft T.P.S. No.93-C(Gyaspur-Vejalpur) of Ahmedabad the land admeasuring 42189 Sq. Mts. of Revenue Survey No. 221p is proposed to be given F.P. No. 4.

5... The land of sub-Plot No. 3 of Jyotnagar Co. Operative Housing Society Ltd. is covered in the F.P. . No.4/4.

6... The society is duly registered at No. GH-21 Dt.10/11/1960 under the Gujarat Co-operative Societies Act.



7... The sub plot No. 3 of Jyotnagar Co. Op. Housing Society Ltd. having land admeasuring 591.12 Sq. Mts. i.e. 707 Sq. Yds. forming part of Revenue Survey No. 221p1 proposed to be given Final Plot No. 4/4 in T.P.Scheme No. 93-C(Gyaspur-Vejalpur) was allotted to Karimullakhan Saidullakhan & Khalilullakhan Saidullakhan vide allotment letter Dt.02/09/1998 upon accepting them as a member of the society and twenty five shares of the society each of Rs. 10/- bearing distinctive numbers 26 to 50 were allotted and issued to them by the share certificate No. 2 of the society. And they had been residing in the property constructed on the plot.

8... Said Karimullakhan Saidullakhan & Khalilullakhan Saidullakhan have executed a development agreement with the partners of A.J.Developers (a partnership Firm) for the development of a scheme on the said plot and registered at No.3578 Dt.29/04/2021.

9... The Firm of A. J. Developers is constituted by a partnership deed dated 08/12/2020.

10... Plans for construction for construction of a building of flats on the said plot are sanctioned by the Ahmedabad Municipal Corporation by No. BLNTS/SWZ/010421/CGDCRV/A4792/R0/M1 and Commencement Letter (Rajachitthi) No.04951/010421/A4792/R0/M1 on Dt.02/07/2021. and said A.J.Developers commenced construction in aforesaid land for prospective purchaser/s and which scheme is known as "MIZRA RESIDENCY".

11... The NOC for the construction is granted by the Airport Authority of India vide letter Dt.24/02/2021.

12... The Society has issued NOC for the construction as per the sanctioned plans Dt.27/09/2020.

Search and Investigation :

We have caused to carry out search of available and permitted public records of the the Sub-Registrar Office of Ahmedabad-5(Narol) for the years from 1994 to 2021 vide application No. 11533 as on the date 11 Aug. 2021 where no charge and / or encumbrances are found recorded and / or outstanding pertaining to the property in question.

AS A PART OF OUR INVESTIGATION, We have also given Public Notice in in the Ahmadabad edition of "Sandesh" News Paper a widely circulated daily Gujarati newspaper of Dtd. 06/08/2021 inviting claims about the rights and interests and/or encumbrances and/or charges of anyone from the public at large over the said property and/or objection against the issuance of this report and certificate, as a reply of which we have not received any such claim regarding any kind of rights, interests and/or encumbrances and/or charges and/or objection from anyone till the date of this certificate.



Encl:-

- 1) Receipt No. 2021005018481 Dated 11-08-2021.
- 2) Copy of Dt.06-08-2021 "Samdesh" Daily Gujarati newspaper of the public notice circulated in the public at large.

Opinion:

- On the basis of the search and investigations, above discussions and the copies of the papers and documents submitted to us we come to the conclusion and give our opinion that titles of Karimullakhan Saidullakhan & Khalilullakhan Saidullakhan pertaining to the property in question described in the schedule hereunder given are free from encumbrances without any reasonable doubts of any kind what so ever and clear and marketable.

Subject to:-

1. Development agreement executed with the partners of A.J. Developers (a partnership Firm) for the development of a scheme on the said plot and registered at No.3578 Dt.29/04/2021.
2. B. U. Permission to be obtained upon completion of construction.
3. Registration of Project with RERA under the Real Estate (Regulation & Development) Act-2016.
4. Terms and conditions of the permissions and sanctions to be observed duly.
5. The unregistered agreements of memorandum of any kind may ever have been executed by the holders and or not found in the search report issued by the authorities.
6. We have perused copies of papers and documents submitted to us.
7. No dues NOC from the Jyotnagar Co. Op. Housing Society.
8. Usual Declaration at the time of Sale.
9. Any charge and encumbrances created but not recorded or registered in any of the offices.
10. Due observance of rules and regulations and bye Laws of the Society and the prevalent laws and acts.



:- THE SCHEDULE ABOVE REFERRED TO :-

All that immovable property consisted of plot of land admeasuring about 591.12 Sq. Mts. i.e. 707 Sq. Yds. bearing sub-plot No. 3 of the Jyotnagar Co. Op. Housing Society Ltd. also known as "Gulzar Park" (Regd. No. GH-21 Dt.10/01/1960) situated on the land bearing F.P. No.4/4 of Town Planning Scheme No. 93-C (Gyaspur-Vejalpur) given in lieu of land bearing Revenue Survey No. 221p1 situate lying and being in the boundaries of Moje Gyaspur covered in city Ahmedabad of Taluka Vatva in the Registration Sub-District Ahmedabad – 5(Narol) of District Ahmedabad and located at No. 3, Gulzarpark, Jyotnagar Society, Bh. Fatehvadi Bus Stand, Sarkhej Road, Ahmedabad-380 055.

The Property is bounded as follows:

- | | | |
|------------------------|---|------------------------------------|
| On or towards North by | : | Sarkhej Highway. |
| On or towards East by | : | Sub-Plot No.2 of Society. |
| On or towards West by | : | Sub-Plot No.4 of Society. |
| On or towards South by | : | 20' wide internal road of society. |

Remarks : Together with twenty five shares of the society each of Rs. 10/- bearing distinctive numbers 26 to 50 allotted and issued by the share certificate No. 2 of the society and all the affiliated and common rights as a member and share holder of the Jyotnagar Co. Operative Housing society Ltd..



Truly your's,
NIRANJAN H. PATEL
Advocate
6/D, Milan Park Soc., N. Sharda School,
B/h. Vejalpur Police Chokky,
Vejalpur, AHMEDABAD-380 051
Niranjjan H. Patel, Advocate

NOTE : This Title certificate is issued subject to the documents supplied to me as on date and This is to inform that sometime the search of complete registration record of immediate past few months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of book available for inspection. Moreover conditional computerized search is issued by the Sub Registrar is not well prepared/ maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Certificate is issued.