

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027, (R) 27430880 E-mail : janiandco@gmail.com
(O) 29710100 - 29710200

REF. NO.

10062/2014

To,

Swastik Eminence Developers



TITLE CERTIFICATE CUM TITLE REPORT

Reg:- Non-Agricultural land bearing Final Plot No. 147 admeasuring 2003 sq. mtrs. forming part of Draft Town Planning Scheme No. 3 (Ghuma) [given in lieu of Block No. 689 admeasuring 3339 sq. mtrs.] situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) belonging to Swastik Eminence Developers.

As per instructions, We have examined the titles of the above referred land and have caused to be taken searches (partly computerized, partly manual, upto the date of search i.e. 13-02-2019) of available revenue and registration record for last 30 years through our search clerk and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the revenue records /documents/copies/papers etc furnished in his/its file to be true and genuine, and also based upon the affidavit filed by owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give our title certificate cum title report on title as under:-

1. That the said land bearing Survey No. 559 admeasuring about Acre 0-33 Gunthas was belonging to Ratilal Jivanlal and Narotam Shivabhai was a protected tenant since prior to the year 1950.

2. That Ratilal Jivanlal sold and conveyed the said land of Survey No. 559 admeasuring 3339 sq. mtrs. to Narotam Shivabhai vide a Sale Deed registered before the Sub Registrar of Ahmedabad at Serial No. 2846 dated 21-05-1956. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 2335 dated 12-08-1956. However the said Mutation Entry had been cancelled.
3. That Mutation Entry with respect to sale of said land by Ratilal Jivanlal in favour of Narotam Shivabhai was again made in the revenue record vide Entry No. 2574 dated 03-06-1961 and the sale was approved by taking Rs. 1/- penalty.
4. That Narotam Shivabhai being the Manager and Karta of his HUF, all the family property was in his name. Hence an oral family partition took place amongst Narotam Shivabhai and his family members pursuant to which the said land of Survey No. 559 admeasuring 3339 sq. mtrs. came to the share of Narotam Shivabhai. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 2592 dated 13-08-1961.
5. That Narotam Shivabhai died intestate on 25-02-1966. Hence name of his heirs (1) Maniben Narotambhai (2) Lalbhai Narotambhai (3) Gordhanbhai Narotambhai (4) Shantaben Narotambhai (5) Dahyabhai Narotambhai (6) Umiyaben Narotambhai (7) Kantibhai Narotambhai and (8) Jiviben wd/o Narotam Shivabhai were entered in the revenue record of the said land vide Entry No. 2754 dated 01-07-1966.
6. That (1) Maniben Narotambhai (2) Shantaben Narotambhai (3) Umiyaben Narotambhai and (4) Jiviben wd/o Narotam Shivabhai released their rights from the said land. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 2755 dated 01-07-1966.



7. That Amalgamation Scheme was implemented in the village Ghuma, pursuant to which the land of Survey No. 559 admeasuring 3339 sq. mtrs. was given Block No. 689 and its area was fixed as 3339 sq. mtrs. Mutation Entry to the said effect was made in the revenue record by Entry No.2901 dated 01-04-1969.
8. That Family Partition took place between (1) Lalbhai Narotambhai (2) Gordhanbhai Narotambhai (3) Dahyabhai Narotambhai and (4) Kantibhai Narotambhai, Pursuant to which said land of Block No. 689 admeasuring 3339 sq. mtrs. came to the share of Dahyabhai Narotambhai. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 3048 dated 16-12-1975.
9. That during the lifetime of Dahyabhai Narotambhai names of his heirs being (1) Ashokbhai Dahyabhai (2) Kaushikbhai Dahyabhai (3) Sureshbhai Dahyabhai (4) Kokilaben Dahyabhai (5) Savitaben Dahyabhai and (6) Bharatbhai Dahyabhai were entered as co-owners with respect to the said land. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 3939 dated 27-02-1988.
10. That (1) Dahyabhai Narotambhai (2) Ashokbhai Dahyabhai (3) Kaushikbhai Dahyabhai (4) Sureshbhai Dahyabhai (5) Kokilaben Dahyabhai (6) Savitaben Dahyabhai and (7) Bharatbhai Dahyabhai had agreed to sell the said land bearing Block No. 689 admeasuring 3339 sq. mtrs. to Subhashbhai Prahladbhai and an agreement for sale dated 25-09-1995 was executed between the parties which was registered before the Sub Registrar of Ahmedabad - 3 (Memnagar) at serial no. 4079 dated 25-09-1995.
11. That vide Order passed by the Mamlatdar, Dascroi bearing serial No. RTS/Tukda/Kami/Ghuma/Vashi 1234/05 SR 15/05 dated 12-05-2005 note of 'Fragment Land' was deleted from the revenue records of the said land. Mutation Entry to the said effect was made



in the revenue record of the said land vide Entry No. 6939 dated 11-07-2004.

12. The aforementioned Agreement for sale executed by (1) Dahyabhai Narotambhai (2) Ashokbhai Dahyabhai (3) Kaushikbhai Dahyabhai (4) Sureshbhai Dahyabhai (5) Kokilaben Dahyabhai (6) Savitaben Dahyabhai and (7) Bharatbhai Dahyabhai in favour of Subhashbhai Prahladbhai was cancelled vide Cancellation Deed dated 21-04-2005 registered before the Sub Registrar of Ahmedabad-3 (Memnagar) at serial no. 3094 dated 21-04-2005.
13. That (1) Dahyabhai Narotambhai (2) Ashokbhai Dahyabhai (3) Kaushikbhai Dahyabhai (4) Sureshbhai Dahyabhai (5) Kokilaben Dahyabhai (6) Savitaben Dahyabhai and (7) Bharatbhai Dahyabhai had agreed to sell the said land bearing Block No. 689 admeasuring 3339 sq. mtrs. to Vinubhai Kalyanbhai Patel and an agreement for sale dated 21-04-2005 was executed between the parties which was registered before the Sub Registrar of Ahmedabad - 3 (Memnagar) at serial no. 3098 dated 21-04-2005.
14. That (1) Dahyabhai Narotambhai (2) Ashokbhai Dahyabhai (3) Kaushikbhai Dahyabhai (4) Sureshbhai Dahyabhai (5) Kokilaben Dahyabhai (6) Savitaben Dahyabhai and (7) Bharatbhai Dahyabhai through their power of attorney holder Nileshbhai Vinubhai Patel sold and conveyed the land bearing Block No. 689 admeasuring 3339 sq. mtrs. to Vinubhai Kalyanbhai Patel vide a Sale deed registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at Serial No. 3854 dated 17-05-2005. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 6940 dated 11-07-2005.
15. That names of (1) Nileshbhai Vinubhai Patel and (2) Ketanbhai Vinubhai Patel were added as co-owners of the said land alongwith Nileshbhai Vinubhai Patel. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 7124 dated 25-01-2006.



16. That (1) Vinubhai Kalyanbhai Patel (2) Nileshbhai Vinubhai Patel and (3) Ketanbhai Vinubhai Patel sold and conveyed the land bearing Block No. 689 admeasuring 3339 sq. mtrs. to (1) Hinaalbhai Chaturbhai Patel and (2) Devalben Jay Patel vide a Sale deed dated 31-12-2007 registered before the Sub-Registrar of Ahmedbad-3 (Memnagar) at Serial No. 12897 dated 31-12-2007. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 7855 dated 05-02-2008.
17. That name of Bhoomiben w/o Hinaalbhai Chaturbhai Patel was added as a co-owner of the land bearing Block No. 689 alongwith Hinaalbhai Chaturbhai Patel and Devalben Jay Patel. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 9449 dated 22-04-2013.
18. That as per Draft Town Planning Scheme- 3 (Ghuma) implemented in the village of Ghuma the land of Block No. 689 admeasuring 3339 sq. mtrs. has been given Final Plot No. 147 admeasuring 2003 sq. mtrs.
19. Thereafter (1) Hinaalbhai Chaturbhai Patel (2) Devalben Jay Patel and (3) Bhoomiben w/o Hinaalbhai Chaturbhai Patel sold and conveyed the land bearing Block No. 689 admeasuring 3339 sq. mtrs. to (1) Sunilkumar Ratubhai Ratda (having undivided share of 35% in the said Land) (2) Sweekar Shailendrabhai Patel (having undivided share of 20% in the said Land) (3) Govindbhai Dudhabhai Balva (having undivided share of 20% in the said Land) and (4) Babubhai Prabhuvabhai (also known as Prabhudasbhai Patel) (having undivided share of 25% in the said Land) vide a Sale deed dated 16-03-2015 registered before the Sub-Registrar of Ahmedbad-14 (Dascroi) at Serial No. 546 dated 16-03-2015. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 9958 dated 16-03-2015.
20. That the Non-Agricultural use permission for residential use purpose was granted in respect of the land bearing Final Plot



No.147 admeasuring 2003 sq. mtrs. by the District Collector, Ahmedabad vide order dated 30-06-2015 bearing No. C.B/CTS-1/N.A./Ghuma/Block No./ Survey No. 689/ S.R. 100/2015. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 10060 dated 08-07-2015.

21. That as per mutual understanding, (1) Sunilkumar Ratubhai Ratda (having undivided share of 35% in the said Land) (2) Sweekar Shailendrabhai Patel (having undivided share of 20% in the said Land) (3) Govindbhai Dudhabhai Balva (having undivided share of 20% in the said Land) and (4) Babubhai Prabhuvabhai (also known as Prabhudasbhai Patel) (having undivided share of 25% in the said Land) collectively sold and conveyed undivided proportionate share of 25% of the land [i.e land admeasuring 500.75 sq. mtrs out of land of Final Plot admeasuring 2003 sq. mtrs (land admeasuring 834.75 sq. mtrs being part of larger land bearing Block No. 689 admeasuring 3339 sq. mtrs. land)] to Riturajsinh Kailashsinh Gadhvi vide Sale Deed dated 06-08-2015 registered before the Sub-Registrar of Ahmedbad-9 (Bopal) at Serial No. 5123 dated 16-03-2015. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 10110 dated 14-10-2015.

22. That upon aforesaid Sale Deed the share of ownership in the said Land is as under:

Sr.No.	Owner's Name	Undivided Proportionate Share in the said land
1.	Sweekar Shailendrabhai Patel	20%
2.	Govindbhai Dudabhai Balva	20%
3.	Babubhai Prabhudasbhai Patel	25%
4.	Riturajsinh Kailashsinh Gadhvi	25%
5.	Sunilkumar Ratubhai Ratda	10%
Total		100%

23. Thereafter aforesaid co-owners of the said Land being (1) Riturajsinh Kailashsinh Gadhvi; (2) Babubhai Prabhudasbhai Patel;

(3) Sweekar Shailendrabhai Patel; (4) Govindbhai Dudabhai Balva; and (5) Sunilkumar Ratubhai Ratda alongwith one Suketu Pravinchandra Pandya formed a partnership firm by a name Swastik Eminence Developers. Simultaneously (1) Riturajsinh Kailashsinh Gadhvi; (2) Babubhai Prabhudasbhai Patel; (3) Sweekar Shailendrabhai Patel; (4) Govindbhai Dudabhai Balva; and (5) Sunilkumar Ratubhai Ratda being partners of the Swastik Eminence Developers partnership firm brought the said Land in the partnership Firm as a capital contribution and Suketu Pravinchandra Pandya brought his share of capital contribution in form of money to the partnership firm vide Partnership Deed dated 02-01-2019 registered before the Sub Registrar of Ahmedabad-9(Bopal) at serial no.79 on 02-01-2019. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 11291 dated 21-01-2019. However the said Entry is yet to be certified.



24. That the revised Non Agricultural use permission for multipurpose use was granted in respect of the land bearing Final Plot No. 147part admeasuring about 200 sq. mtrs. by the District Collector, Ahmedabad vide order bearing no. C.B./LAND-1/N.A./S.R. 1225/2018/FMPS No. 408161 dated 18-12-2018. Mutation entry to the said effect is made in the revenue record of the said land vide Entry No. 11304 dated 29-01-2019. However the said Entry is yet to be certified.
25. In view of the above Partnership Deed dated 02-01-2019 registered before the Sub Registrar of Ahmedabad-9(Bopal) at serial no.79 on 02-01-2019, M/s. Swastik Eminence Developers has become the owner of said land and has been handed over the quiet, vacant and peaceful possession of the said Land.
26. That in response to our Public Notice published in daily news paper "Gujarat Samachar" on 31-01-2019 in Ahmedabad edition inviting claims/objections against the said land; we have not received any objection from any one till today.

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural land bearing Final Plot No. 147 admeasuring 2003 sq. mtrs. forming part of Draft Town Planning Scheme No. 3 (Ghuma) [given in lieu of Block No. 689 admeasuring 3339 sq. mtrs.] situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) shall be clear marketable and free from reasonable doubts without encumbrances subject to:-

- [1] The terms and conditions of the N.A. use permission order being complied with.
- [2] Effect of the revised N.A. order dated 18-12-2018 and its respective Mutation Entry No. 11304 being certified in due course of time.
- [3] Mutation Entry No. 11291 being certified and Your name being entered as owner in the latest Village Form No. 7 and 12 of the said Land.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Town Planning Scheme No. 3 (Ghuma).

DATED THIS 6th DAY OF MARCH, 2019

Hrush P. Jain
ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [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 most of the years from 1980 to 1993 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi-Judicial authorities except the Regular Civil Suit No. 235/2018 before the Principal Senior Civil Judge, Gandhinagar.