

Piyush V. Panchal Add. :-
A/404, Sagar Sangeet Homes, Murlidhar Party Plot Road, Science City
(Advocate & Notary) Roa3, Sola, Ahmedabad-380060. Mobile : 9825582010

Ref. No. 3034

To,

Neelkanth Developers, a partnership
firm through its Admin. Partner,
Bharatbhai Raghavbhai Hirpara,
18, Adarsh-23, Opp. Swati Bungalows,
Thaltej, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural land bearing Sub Plot No. 2, containing by admeasurements 5394 Sq. Mtrs. or thereabouts of Final Plot No. 44/2 (allotted in lieu of Survey No. 564/1 containing by admeasurements 2327 Sq. Mtrs., Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs., Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs. and Survey No. 564/4 containing by admeasurements 2529 Sq. Mtrs., containing by total admeasurements 9813 Sq. Mtrs. or thereabouts) containing by admeasurements 7387 Sq. Mtrs. or thereabouts of T.P. Scheme No.58, situate, lying and being at Moje Vatva, Taluka Ahmedabad City-East in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) belonging to Neelkanth Developers, a partnership firm.



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

History of Survey No. 564/1

- 1... Originally prior to the year 1951, the land of Survey No. 564/1 was owned, occupied and possessed by Bhagirathiben d/o Bapuji Anupram and Motiji Mangalji was tenant of the land.
- 2... Thereafter, the name of Motiji Mangalji deleted as a Tenant and entered as an occupier of the land as per Tribunal Case No. 332 of Tribunal Daskroi No. 2, dated 26-4-1961 with a condition to pay amount of Rs. 251.94 as a purchase cost of the land to the landlord Bhagirathiben d/o Bapuji Anupram and with a charge of landlord in second rights, and entry to that effect was entered in the Mutation Register by Entry No. 6309 dated 21-6-1966.
- 3... Thereafter, the said Motiji Mangalji has fully paid the purchase amount of Rs. 251.94 to the landlord Bhagirathiben d/o Bapuji Anupram hence on the basis of Tribunal Case No. 332 and on the basis of Purchase Certificate in Form No. 9, charge of landlord deleted from second rights and name of Motiji Mangalji entered as an occupier of the land with Pratibandhit Satta Prakar, and

entry to that effect was entered in the Mutation Register by Entry No. 6605 dated 12-11-1967.

- 4... Thereafter, the owner and occupier of the land, Motiji Mangalji died intestate on dated 17-3-1980 leaving behind him his legal heirs Chanduji Motiji, Somaji Motiji, Kushkiben alias Kulkiben Motiji and Jadiben wd/o Motiji Mangalji and hence their joint 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. 9329 dated 24-4-1980.
- 5... Thereafter, the co-owner and co-occupier of the land, Jadiben wd/o Motiji Mangalji died intestate on dated 22-8-2003.
- 6... 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 VATVA Village is covered in Ahmedabad City (East) taluka and entry to that effect mutated in Mutation Register by Entry No. 17312 dated 3-5-2012.
- 7... Thereafter, the land of Survey No. 564/1 containing by admeasurements 2327 Sq. Mtrs. merged into Town Planning Scheme No. 58 and it has been given Final Plot No. 44/2 Paiki containing by admeasurements 1752 Sq. Mtrs.
- 8... Thereafter, as per order of the Hon. Collector, Ahmedabad vide Order No. Land/P.S.P./Vatva/S.R.-254/12, dated 12-7-2012, P.S.P. restrictions deleted from revenue records of the land bearing Final Plot No. 44/2 Paiki 1752 Sq. Mtrs. and converted into old tenure for non-agricultural use and entry to that effect mutated in Mutation Register by Entry No. 17405 dated 18-7-2012.
- 9... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 44/2 Paiki 1752 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/1 containing by admeasurements 2327 Sq. Mtrs.) of T.P. Scheme No. 58 for Residential Purpose by their Order No. EST/N.A./T.N.A./Tatkal/S-65/SR-149/2012, dated 21-9-2012 and entry to that effect was entered in Mutation Register by Entry No. 17539 dated 5-10-2012.
- 10... Thereafter, the owners and occupiers of the land, Chanduji Motiji, Somaji Motiji and Kushkiben alias Kulkiben Motiji have sold and conveyed the Residential Purpose Non-Agricultural Land bearing Final Plot No. 44/2 Paiki 1752 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/1 containing by admeasurements 2327 Sq. Mtrs.) of T.P. Scheme No. 58 to Neelkanth Developers, a partnership firm by sale deed, dated 6-10-2012 registered in the office of the Sub-Registrar of Ahmedabad-11 (Aslali) on dated 8-10-2012 under Serial No. 5641 and entry to that effect was entered in the Mutation Register by Entry No. 17559 dated 16-10-2012.



History of Survey No. 564/2 and 564/3

- 1... Originally prior to the year 1955, the land of Survey No. 564/2 and 564/3 was owned, occupied and possessed by Mahipatram Rupram Anath Ashram through its Administrator-Dinkarray Laxmishankar and Motiji Mangalji was tenant of the land.
- 2... Thereafter, the name of administrator of said Mahipatram Rupram Anath Ashram has been changed and (1) Jaykrushnabhai Harivallabhdas, (2) Chandulal M. Singapurwala and (3) Thakorlal Gordhandas were appointed as Administrators of Mahipatram Rupram Anath Ashram, and entry to that effect was entered in the Mutation Register by Entry No. 5749 dated 1-1-1964.
- 3... Thereafter, the name of Motiji Mangalji deleted as a Tenant and entered as an occupier of the land as per Case No. Vatva/4416/78, dated 29-5-1978 with a condition to pay amount of Rs. 1124/- as a purchase cost of the land to the landlord Mahipatram Rupram Anath Ashram through its Administrator-Thakorlal Gordhandas till dated 1-1-1981, and entry to that effect was entered in the Mutation Register by Entry No. 9115 dated 26-6-1978.
- 4... Thereafter, the owner and occupier of the land, Motiji Mangalji died intestate on dated 17-3-1980 leaving behind him his legal heirs Chanduji Motiji, Somaji Motiji, Kushkiben alias Kulkiben Motiji and Jadiben wd/o Motiji Mangalji and hence their joint 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. 9329 dated 24-4-1980.
- 5... Thereafter, the co-owner and co-occupier of the land, Jadiben wd/o Motiji Mangalji died intestate on dated 22-8-2003.
- 6... 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 VATVA Village is covered in Ahmedabad City (East) taluka and entry to that effect mutated in Mutation Register by Entry No. 17312 dated 3-5-2012.
- 7... Thereafter, under case of the Mamlatdar and Justice of Agricultural Land, Daskroi Taluka, District Ahmedabad vide Case No. 4416/78/Vatva, dated 29-5-1978, purchase cost of Rs. 1124/- paid to the landlords by the Tenant-Motiji Maganji and on the basis of Purchase Certificate No. I.S.P. 22/3/50, dated 29-5-1978 in Form No. 9, name of Motiji Maganji entered as an owner and occupier of the land with Pratibandhit Satta Prakar and entry to that effect mutated in Mutation Register by Entry No. 17343 dated 11-6-2012.
- 8... Thereafter, the owner and occupier of the land, Chanduji Motiji died intestate on dated 16-1-2013, leaving behind him his legal heirs Maniben wd/o Chanduji Motiji, Fatesing Chanduji Thakor, Ishwarbhai Chanduji Thakor, Ghanshyambhai

Chanduji Thakor, Dhaniben d/o Chanduji Motiji Thakor & w/o Rameshbhai, and hence their joint 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. 17722 dated 12-2-2013.

- 9... Thereafter, the land of Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs. and Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs. containing by total admeasurements 4957 Sq. Mtrs. merged into Town Planning Scheme No. 58 and it has been given Final Plot No. 44/2 Paiki containing by total admeasurements 3732 Sq. Mtrs.
- 10... Thereafter, as per order of the Hon. Collector, Ahmedabad vide Order No. ACB/TNC/Premium/S.R.-354/2012, dated 5-3-2013, P.S.P. restrictions deleted from revenue records of the land bearing Final Plot No. 44/2 Paiki 1752 Sq. Mtrs. and converted into old tenure for non-agricultural use and entry to that effect mutated in Mutation Register by Entry No. 17768 dated 8-3-2013.
- 11... Thereafter, as per order of the Hon. Collector, Ahmedabad vide Order No. ACB/TNC/Premium/S.R.-357/2012, dated 1-4-2013, P.S.P. restrictions deleted from revenue records of the land bearing Final Plot No. 44/2 Paiki 1980 Sq. Mtrs. and converted into old tenure for non-agricultural use and entry to that effect mutated in Mutation Register by Entry No. 17824 dated 3-4-2013.
- 12... Thereafter, the owners and occupiers of the land, Maniben wd/o Chanduji Motiji Thakor, Fatesing Chanduji Thakor, Ishwarbhai Chanduji Thakor, Ghanshyambhai Chanduji Thakor, Dhaniben d/o Chanduji Motiji Thakor & w/o Rameshbhai, Somaji Motiji Thakor and Kulkiben alias Kusumben d/o Motiji Mangalji & w/o Rameshji have sold and conveyed the Agricultural Land bearing Final Plot No. 44/2 Paiki containing by admeasurements 3732 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs. and Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs.) of Draft T.P. Scheme No. 58 to (1) Bharatbhai Raghavbhai Hirpara (owner of undivided 20% land share), (2) Naynaben Bharatbhai Hirpara (owner of undivided 17.5% land share), (3) Kanubhai Raghavbhai Hirpara (owner of undivided 12.5% land share), (4) Madhubhai Popatbhai Vasani (owner of undivided 20% land share), (5) Hareishbhai Ravjibhai Vasani (owner of undivided 20% land share) and (6) Kiranbhai Ravjibhai Vasani (owner of undivided 10% land share) by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-13 (City) on dated 4-4-2013 under Serial No. 823 and entry to that effect was entered in the Mutation Register by Entry No. 17827 dated 4-4-2013.
- 13... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 44/2 Paiki containing by admeasurements 1980 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs.) of Draft T.P. Scheme No. 58 for Residential Purpose by their Order No. EST/N.A./T.N.A./Tatkal/

S-65/SR-156/2013, dated 4-6-2013 and entry to that effect was entered in Mutation Register by Entry No. 17978 dated 11-6-2013.

- 14... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 44/2 Paiki containing by admeasurements 1752 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs.) of Draft T.P. Scheme No. 58 for Residential Purpose by their Order No. EST/N.A./T.N.A./Tatkal/S-65/SR-158/2013, dated 28-6-2013 and entry to that effect was entered in Mutation Register by Entry No. 18020 dated 4-7-2013.
- 15... Thereafter, owners and occupiers of the land, (1) **Bharatbhai Raghavbhai Hirpara** (owner of undivided 20% land share), (2) **Naynaben Bharatbhai Hirpara** (owner of undivided 17.5% land share), (3) **Kanubhai Raghavbhai Hirpara** (owner of undivided 12.5% land share), (4) **Madhubhai Popatbhai Vasani** (owner of undivided 20% land share), (5) **Hareshbhai Ravjibhai Vasani** (owner of undivided 20% land share) and (6) **Kiranbhai Ravjibhai Vasani** (owner of undivided 10% land share) have contributed their undivided land shares of the said **Non-agricultural Land** bearing Final Plot No. 44/2 Paiki containing by admeasurements 3732 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs. and Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs.) of Draft T.P. Scheme No. 58 in their partnership formed in the name and style of **Neelkanth Developers** by Article of Agreement of Deed of Partnership, dated 21-7-2014, registered in the office of sub-registrar of Ahmedabad-11 (Aslali) on dated 22-7-2014 under Serial No. 5646 and entry to that effect mutated in the Mutation Register by Entry No. 18705 dated 7-8-2014.

History of Survey No. 564/4

- 1... Originally prior to the year 1951, the land of Survey No. 564/4 was owned, occupied and possessed by Kuberbhai Muljibhai and Motiji Mangalji was tenant of the land.
- 2... Thereafter, the Kuberbhai Muljibhai died intestate on dated 29-1-1954 leaving behind him his heir Bai Saraswati d/o Bhogilal Harilal 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. 4396 dated 27-12-1954.
- 3... Thereafter, the name of Motiji Mangalji deleted as a Tenant and entered as an occupier of the land as per Tribunal Case No. 333 of Tribunal Daskroi No. 2, dated 1-4-1965 with a condition to pay amount of Rs. 251.99 as a purchase cost of the land to the landlord Bai Saraswati d/o Bhogilal Harilal and with a charge of landlord in second rights, and entry to that effect was entered in the Mutation Register by Entry No. 5986 dated 1-4-1965.

- 4... Thereafter, the said Motiji Mangalji has fully paid the purchase amount of Rs. 251.99 to the landlord Bai Saraswati d/o Bhogilal Harilal hence on the basis of Tribunal Case No. 333 and on the basis of Purchase Certificate in Form No. 9, charge of landlord deleted from second rights and name of Motiji Mangalji entered as an occupier of the land with Pratibandhit Satta Prakar, and entry to that effect was entered in the Mutation Register by Entry No. 6209 dated 17-2-1966.
- 5... Thereafter, the owner and occupier of the land, Motiji Mangalji died intestate on dated 17-3-1980 leaving behind him his legal heirs Chanduji Motiji, Somaji Motiji, Kushkiben alias Kulkiben Motiji and Jadiben wd/o Motiji Mangalji and hence their joint 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. 9329 dated 24-4-1980.
- 6... Thereafter, the co-owner and co-occupier of the land, Jadiben wd/o Motiji Mangalji died intestate on dated 22-8-2003.
- 7... 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 VATVA Village is covered in Ahmedabad City (East) taluka and entry to that effect mutated in Mutation Register by Entry No. 17312 dated 3-5-2012.
- 8... Thereafter, the land of Survey No. 564/4 containing by admeasurements 2529 Sq. Mtrs. merged into Town Planning Scheme No. 58 and it has been given Final Plot No. 44/2 Paiki containing by admeasurements 1904 Sq. Mtrs.
- 9... Thereafter, as per order of the Hon. Collector, Ahmedabad vide Order No. Land/P.S.P./Vatva/S.R.-255/12, dated 12-7-2012, P.S.P. restrictions deleted from revenue records of the land bearing Final Plot No. 44/2 Paiki 1904 Sq. Mtrs. and converted into old tenure for non-agricultural use and entry to that effect mutated in Mutation Register by Entry No. 17406 dated 18-7-2012.
- 10... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 44/2 Paiki 1904 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/4 containing by admeasurements 2529 Sq. Mtrs.) of T.P. Scheme No. 58 for Residential Purpose by their Order No. EST/N.A./T.N.A./Tatkal/S-65/SR-148/2012, dated 20-9-2012 and entry to that effect was entered in Mutation Register by Entry No. 17540 dated 5-10-2012.
- 11... Thereafter, the owners and occupiers of the land, Chanduji Motiji, Somaji Motiji and Kushkiben alias Kulkiben Motiji have sold and conveyed the Residential Purpose Non-Agricultural Land bearing Final Plot No. 44/2 Paiki 1904 Sq. Mtrs. or thereabouts (allotted in lieu of Survey No. 564/4 containing by admeasurements

2529 Sq. Mtrs.) of T.P. Scheme No. 58 to **Neelkanth Developers**, a partnership firm by sale deed, dated 6-10-2012 registered in the office of the Sub-Registrar of Ahmedabad-11 (Aslali) on dated 8-10-2012 under Serial No. 5641 and entry to that effect was entered in the Mutation Register by Entry No. 17559 dated 16-10-2012.

Common History of the land

- 1... Thereafter, the Ahmedabad Municipal Corporation has sanctioned subdivision plans for the land bearing Final Plot No. 44/2 containing by admeasurements 7987 Sq. Mtrs. of T.P. Scheme No. 58 (Vatva) under Case No. LTS/SZ/300114/GDR/A1232/M1 & Rajachitthi No. 00846/300114/A1232/M1, dated 10-3-2014 and by virtue of that Final Plot No. 44/2 has been divided in TWO parts - (1) Sub Plot No. 1 containing by admeasurements 1993 Sq. Mtrs. and (2) Sub Plot No. 2 containing by admeasurements 5394 Sq. Mtrs.
- 2... Thereafter, the Hon. District Collector, Ahmedabad has granted REVISE non-agricultural use permission for the land bearing Final Plot No. 44/2 Paiki Sub Plot No. 1 containing by admeasurements 1993 Sq. Mtrs. Paiki 200 Sq. Mtrs. or thereabouts for commercial purpose and Final Plot No. 44/2 Paiki Sub Plot No. 2 containing by admeasurements 5394 Sq. Mtrs. Paiki 279 Sq. Mtrs. or thereabouts for commercial purpose and by their Order No. N.A./U-2/Section-65-A/Vatva/Case No. 42/2014, dated 14-8-2014.
- 3... Thereafter, SHARAD N. DARJI, Advocate has issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** on dated 07-08-2014 inviting any claim, rights or encumbrances if any in respect of the said land and he has not received any objection or obligation in response thereof from anybody and SHARAD N. DARJI has issued a Certificate to that effect.
- 4... Thereafter, Ahmedabad Municipal Corporation has sanctioned the plans for the said land for residential and commercial purpose and issued Commencement Certificate under (1) Case No. BLNTI/SZ/151166/GDR/A7531/RO/M1, Rajachitthi No. 8102/151116/A7531/RO/M1 for Block-A, (2) Case No. BLNTI/SZ/151166/GDR/A7532/RO/M1, Rajachitthi No. 8100/151116/A7532/RO/M1 for Block-B, (3) Case No. BLNTI/SZ/151166/GDR/A7533/RO/M1, Rajachitthi No. 8105/151116/A7533/RO/M1 for Block-C, (4) Case No. BLNTI/SZ/151166/GDR/A7534/RO/M1, Rajachitthi No. 8103/151116/A7534/RO/M1 for Block-D, (5) Case No. BLNTI/SZ/151166/GDR/A7535/RO/M1, Rajachitthi No. 8104/151116/A7535/RO/M1 for Block-E, (6) Case No. BLNTI/SZ/151166/GDR/A7860/RO/M1, Rajachitthi No. 8101/151116/A7860/RO/M1 for Block-F (CLUB HOUSE) and ELE.S.ST for All dated 21-03-2017..

I have examined the titles of the land belonging to **Neelkanth Developers**, a partnership firm and have caused to be taken searches (partly manual and partly computerized) of the available revenue and registration record for last 30 years

through our search clerk to the Non-Agricultural Land bearing Sub Plot No. 2, containing by admeasurements 5394 Sq. Mtrs. or thereabouts of Final Plot No. 44/2 (allotted in lieu of Survey No. 564/1 containing by admeasurements 2327 Sq. Mtrs., Survey No. 564/2 containing by admeasurements 2327 Sq. Mtrs., Survey No. 564/3 containing by admeasurements 2630 Sq. Mtrs. and Survey No. 564/4 containing by admeasurements 2529 Sq. Mtrs., containing by total admeasurements 9813 Sq. Mtrs. or thereabouts) containing by admeasurements 7387 Sq. Mtrs. or thereabouts of T.P. Scheme No.58, situate, lying and being at Moje Varva, Taluka Ahmedabad City-East in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and from that and from the affidavit 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 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 N. A. Order and Approved plan.
- [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 25TH DAY OF APRIL, 2017.



Piyush V. Panchal

(Piyush V. Panchal)

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 1977 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 2017) 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.