

Ref : PVT/134/2019

Date : 09-12-2019

To,

M/s.Shreeji Corporation, a Partnership Firm
27, Akshar Kutir ,
B/h. Motera -Village ,
Sabarmati,
Ahmedabad-380005

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **TRAGAD**, Taluka Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad-8 [Sola] land bearing **Final Plot No.25 of TP Scheme No.233 admeasuring 4652 Sq.Mtrs.** allotted in lieu of Survey No.197/2 admeasuring 8246 Sq.Mtrs. being or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **M/s.Shreeji corporation, a partnership Firm through its partners (1) Ketankumar Jaswantbhai Patel (2) Ratilal Jawanmal Shah (3) Nehulkumar Gautambhai Patel (4) Pragnesh Kachrabhai Patel (5) Prakashkumar Ranchhodbhai Patel (6) Ruchikkumar Pravinkumar Patel (7) Bhaveshkumar Dashrathlal Patel (8) Rajeshkumar Prahladbhai Patel (9) Jaykrushna Jashvantbhai Patel (10) Piyushbhai Ramanlal Patel (11) Shailesh Ambalal Patel.**

Subject To :

- 1...Fulfillment of conditions laid down in NA Use permission.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.233.
- 3...Any other laws, acts, rules and regulation as may be applicable at the time being in force.

SCHEDULE

Non-Agricultural land bearing **Final Plot No.25 of TP Scheme No.233 admeasuring 4652 Sq.Mtrs.** allotted in lieu of Survey No.197/2 admeasuring 8246 Sq.Mtrs. of Mouje Village **TRAGAD**, Taluka Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad -8 [Sola].

TITLE HISTORY

1...That, the land bearing Survey No.197 originally belonged to Bai Jivi Wd/o Chhagan Panaji, who died on or before four years and names of her heirs Shanaji Ajuji, Somaji Chunthaji, Keshaji Maganji and Natuji Galabji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.723 dated 07-04-1950.

2...Thereafter, an oral partition was made between land owners and as per said partition the said land came to the share of Shanaji Ajuji. And hence names of Somaji Chunthaji, Keshaji Maganji and Natuji Galabji were removed from revenue records. Entry to that effect was recorded in mutation entry book vide entry No.724 dated 07-04-1950.



3...Thereafter, Shanaji Ajuji died on 28-11-1950 without making any kind of WILL and without any issue, thus name of Natuji Galabji, Somaji Chunthaji & Keshaji Maganji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.730 dated 20-02-1951.

4...Thereafter, names of an ordinary Tenant Natuji Galabji, Somaji Chunthaji & Keshaji Maganji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.777 dated 02-01-1953.

5...Thereafter, Natuji Galabji died on or before four years without making any kind of WILL and names of his heirs Minor Gopal Natha through her guardian Bai Dipa was entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.801 dated 10-04-1953.

6...Thereafter, name of an ordinary tenant Shana Ajuji removed from the revenue records by order as he vacated the possession of the said land. Entry to that effect was recorded in mutation entry book vide entry No.845 dated 24-04-1957.

Mutation entry No.1045 is not applicable

7...Thereafter, land bearing Survey No.197 paiki adm. Hec. Are. Mtrs. 0-12-64 acquired for Sabarmati, Gandhinagar broad-gauge Railway Line, Vide order of The Mamlatdar, bearing order No.LAQ/SAB.29 dt.20-06-1973 and No.LAQ/V.2877/73 dt.18-07-73. Entry to that effect was recorded in mutation entry book vide entry No.1145 dated 02-12-1975.

8...Thereafter, Keshaji Maganji died on 05-06-1983 without making any kind of WILL and names of his heirs Ramaji Keshaji, Laxmanji Keshaji, Fuliben Keshaji, Kanaji Keshaji and Gangaben wd/o. Keshaji Maganji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2056 dated 11-07-1984.

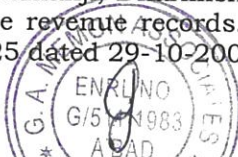
9...Thereafter, Somaji Chunthaji died on 29-07-1988 without making any kind of WILL and names of his heirs Kunvarben wd/o. Somaji Chunthaji, Gabhaji Somaji, Ramanji Somaji, Popatji Somaji, Amraji Somaji, Natuji Somaji and Kuskiben Somaji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2129 dated 27-12-1988.

10..Thereafter, Kuskiben Somaji released her rights in favour of her brothers from the said land. Hence her name was deleted from revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2132 dated 14-02-1989.

11..Thereafter, Gopalji Natuji died on 26-04-1995 without making any kind of WILL and names of his heirs Somiben wd/o. Gopalji Natuji & Vinodji Gopalji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2271 dated 27-02-1997.

12..Thereafter, Kunvarben wd/o. Somaji Chunthaji died on 29-08-1994 and Amraji Somaji Thakor unmarried died on 27-09-1991 without making any kind of WILL and hence their names were deleted from the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2405 dated 16-08-2003.

13..Thereafter, Ramanji Somaji died on 01-09-2005 without making any kind of WILL and names of his heirs Manguben wd/o. Ramanji, Dharmishthaben Ramanji, Jyotsnaben Ramanji & Juhaji Ramanji were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2525 dated 29-10-2005.



14..Thereafter, an entry No.2897 dated 21-08-2008 which recorded for correction in revenue records, vide order No.RTS/SUDHARA HUKAM/KSHATIYADI/SR.625/08 dt.21-08-2008.

15..Thereafter, said land of Survey No.197 paiki 8246 Sq.Mtrs. converted from New Tenure to Old Tenure vide order of The Dist. Collector, Ahmedabad vide his order No.CB/J.1/KHE-PREMIUM/C-51273/K-7226/08 dt.29-11-2008. Entry to that effect was recorded in mutation entry book vide entry No.2957 dated 30-12-2008.

16..Thereafter, Gangaben Keshaji died on 21-08-2008 without making any kind of WILL as names of his heirs Ramaji Keshaji & Fuliben Keshaji were appeared in the revenue records. Thus name of Gangaben Keshaji was removed from revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2982 dated 17-02-2009.

17..Thereafter, Laxmanji Keshaji unmarried died on 13-05-1986 and Kanaji Keshaji also died on 17-11-2002 without making any kind of WILL and their names were removed from revenue records. Entry to that effect was recorded in mutation entry book vide entry No.2983 dated 17-02-2009.

18..That, (1) Ramaji Keshaji (2) Fuliben Keshaji (3) Gangaben wd/o. Keshaji Maganji (4) Gabhaji Somaji (5) Popatji Somaji (6) Natuji Somaji (7) Somiben wd/o. Gopalbhai Natuji (8) Vinodji Gopalji (9) Manguben wd/o. Ramanji Somaji (10) Dharmishthaben Ramanji (11) Jyotsanaben Ramanji agreed to sell the land of Survey No.197 paiki 8246 Sq.Mtrs. to Nishithbhai Babulal Shah through his POAH Rakeshbhai J. Jadwani by a registered agreement to sale No.4319 dt.26-04-2006.

19..Thereafter, (1) Ramaji Keshaji (2) Fuliben Keshaji (3) Somiben wd/o. Gopalbhai Natuji (4) Vinodji Gopalji (5) Gabhaji Somaji (6) Popatji Somaji (7) Natuji Somaji (8) Manguben wd/o. Ramanji Somaji (9) Dharmishthaben Ramanji (10) Jyotsanaben Ramanji for self and as a guardian of Minor Juhaji Ramanji through their POAH Rakeshbhai J. Jadwani sold and conveyed the land of Survey No.197 paiki 8246 Sq.Mtrs. to Nishithbhai Babulal Shah by a registered sale deed No.19451 dated 31-12-2008. Entry to that effect was recorded in mutation entry book vide entry No.2984 dated 17-02-2009.

20..However, Somiben wd/o. Gopalbhai Natuji & Vinodji Gopalji executed a deed of confirmation in favour of Nishithbhai Babulal Shah, which was registered with the Sub registrar, under serial No.1056 dated 06-02-2009.

21..However, Ramaji Keshaji & Fuliben Keshaji executed a deed of confirmation in favour of Nishithbhai Babulal Shah, which was registered with the Sub registrar, under serial No.12236 dated 24-07-2009.

22..Thereafter, Nishithbhai Babulal Shah sold and conveyed the land of Survey No.197 paiki 8246 Sq.Mtrs. to Ashwinbhai Chelabhai Patel, Paresh Amarsinh Barad and Sanjay Amarsinh Barad by a registered sale deed No.5939 dt.23-03-2011. Entry to that effect was recorded in mutation entry book vide entry No.3358 dated 10-06-2011.

23..Thereafter, names of Shitalben Pareshsinh Barad, Dharmitsinh Pareshsinh Barad, Mauliniben Pareshsinh Barad and w/o. Rajatsinh Chaudhri, Rupaba Sanjaysinh Barad, Rajitsinh Sanjaysinh Barad and Shrutiben Sanjaysinh Barad were entered with Pareshsinh Amarsinh Barad and Sanjaysinh Amarsinh Barad as co-owner in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.3953 dated 04-05-2015.

24..Thereafter, (1) Sanjaysinh Amarsinh Barad (2) Rupaba Sanjaysinh Barad (3) Shrutiben Sanjaysinh Barad (4) Pareshsinh Amarsinh Barad (5) Shitalben Pareshsinh Barad & (6)



Mauliniben Pareshsinh Barad and w/o. Rajatsinh Chaudhri released their rights, title & interest form the said land in favour of Rajitsinh Sanjaysinh Barad & Dharmitsinh Pareshsinh Barad. Entry to that effect was recorded in mutation entry book vide entry No.4066 dated 04-05-2016 was cancelled.

25..Thereafter, Ashwinbhai Chelabhai & others applied for conversion of said land from New Tenure to Old Tenure for Non agricultural Purpose, to The Dist. Collector, Ahmedabad in response to the application The Dist. Collector, Ahmedabad passed an order No.CB/CTS-2/NSH/PRIMIUM/TRAGAD/SURVEY/BLOCK NO.197 PAIKI /SR.811/2016 dated 27-12-2016. The Dist Collector ordered for payment for premium of Rs.57,68,480/-. Entry to that effect was recorded in mutation entry book vide entry No.4176 dated 10-03-2017.

26..That, Non agricultural use permission was granted by The Dist. Collector, Ahmedabad vide his order No.CB/CTS-2/TKHBE/K-65/TRAGAD/SURVEY/BLOCK NO.197 PAIKI/SR.17/2017 dt.20-04-2017 to land bearing Survey No.197 paiki being Final Plot No.25 of TPS 233 adm.4652 Sq.Mtrs. for Residential purpose. Entry to that effect was recorded in mutation entry book vide entry No.4204 dated 12-05-2017.

27..Thereafter, Ashwinbhai Chelabhai Patel through his POAH Daramshi Prabhatbhai Desai sold and conveyed the land of Survey No.197 paiki adm.9510 Sq.Mtrs. paiki being FP 25 adm.4652 Sq.Mtrs. paiki undivided 75% share i.e.3489 Sq.Mtrs. of TP 233 to Daramshi Prabhatbhai Desai by a registered sale deed No.11678 dt.26-06-2018. Entry to that effect was recorded in mutation entry book vide entry No.4382 dated 04-07-2018 was cancelled.

28..Thereafter, Daramshi Prabhatbhai Desai executed a deed of cancellation in favour of Ashwinbhai Chelabhai Patel through his POAH Daramshi Prabhatbhai Desai, which was registered under serial No.16034 dt.28-08-2018. Entry to that effect was recorded in mutation entry book vide entry No.4415 dated 28-09-2018 was certified.

29..Thereafter, KJP Durasti Patrak No.30 was introduced by D.I.L.R. Ahmedabad, and as per said Durasti said land of Survey No.197 paiki adm.9510 Sq. Mtrs. divided into two separate survey numbers viz.Survey No.197/1 adm.1264 Sq.Mtrs. owned by Executive Engineer Railway and Survey No.197/2 adm.8246 Sq.Mtrs. owned by Ashwinbhai Chelabhai Patel, Pareshsinh Amarsinh Barad, Sanjaysinh Amarsinh Barad, Shitalben Pareshsinh Barad, Dharmitsinh Pareshsinh Barad, Mauliniben Pareshsinh Barad and w/o. Rajatsinh Chaudhri, Rupaba Sanjaysinh Barad, Rajitsinh Sanjaysinh Barad and Shrutiben Sanjaysinh Barad. Entry to the effect was recorded in mutation entry book vide entry No.4498 dated 26-03-2019.

30..Thereafter, (1) Ashwinbhai Chelabhai Patel (owner of 75%) (2) Paresh Amarsinh Barad (3) Sanjay Amarsinh Barad (4) Shitalben Pareshsinh Barad (5) Dharmitsinh Pareshsinh Barad (6) Mauliniben Pareshsinh Barad and w/o. Rajatsinh Chaudhri (7) Rupaba Sanjaysinh Barad (8) Rajitsinh Sanjaysinh Barad and (9) Shrutiben Sanjaysinh Barad (No.2 to 9 share 25%) sold and conveyed the land of Survey No.197/2 adm.8246 Sq.Mtrs. being Final Plot No.25 of TPS 233 adm.4652 Sq.Mtrs. to Ketankumar Jaswantbhai Patel & Vinodkumar Jaswantbhai Patel by a registered sale deed No.12123 dated 06-07-2019. Entry to that effect was recorded in mutation entry book vide entry No.4575 dated 15-07-2019. And also executed an indemnity bond dated 28-06-2019, which was signed before notary public Shree Asha H. Brahmabhatt under serial No.156/2019.

31..Thereafter, Ketankumar Jaswantbhai Patel & Vinodkumar Jaswantbhai Patel sold and conveyed the land of Survey No.197/2 adm.8246 Sq.Mtrs. being Final Plot No.25 of TPS 233 adm.4652 Sq.Mtrs. to M/s. Shreeji Corporation, a Partnership Firm by a registered sale deed No.17114 dated 20-09-2019. Entry to that effect was recorded in mutation entry book vide entry No.4612 dated 25-09-2019.



32...That, we have published a public Notice in daily news paper "**SANDESH**" on 13-09-2019 inviting any objection from public against the issuance of title clearance certificate to the above mentioned land. In response to the same, we have received an objection from Mahobatsinh B.Dodia, Advocate form his client Madhubhai Popatbhai Vasani partner of Vasani Builders. That, M/s.Vasani Builders, a Partnership firm through its partner Madhubhai Popatbhai Vasani withdrawn his objection vide his letter, declaration dated 03-12-2019. And also confirmed the sale in favour of M/s. Shreeji Corporation, a Partnership Firm vide notarized confirmation dated 03-12-2019. And then Mahobatsinh B.Dodia, Advocate issued a letter dated 05-12-2019 regarding withdrawl his objection.

Objervation:-

1..That, Prakash Mafaji executed a power of attorney in respect of said land in favour of Rajubhai Bhagwanbhai Rabari, which was registered with Sub Registrar, under serial No.14414 dt.19-08-2010. Which was cancelled on 28-06-2019 by registered cancellation of power of attorney no.1383 dt.28-06-2019.

2...That, Dharmshi Prabhatbhai Desai sold and conveyed the land of Survey No.197/2 adm.8246 Sq.Mters. being Final Plot No.25 of TPS 233 adm.4652 Sq.Mtrs. paiki undivided 75% i.e.3489 Sq.Mtrs. to Sunilkumar Becharbhai Patel and Bharat Keshaji Thakor by a registered sale deed No.14071 dt.27-07-2018. The said sale deed was cancelled by a registered cancellation of sale deed No.16777 dated 05-09-2018.

3...That, Sunilkumar Becharbhai Patel and Bharat Keshaji Thakor agreed to sell the land of Survey No.197 adm.8246 Sq.Mtrs. of FP 25 adm.4652 Sq.Mtrs. of TP 233 to M/s.Vasani Builders, a Partnership firm through its partner Madhubhai Popatbhai Vasani dated 23-05-2018, which was signed before notary public G.D.Solanki under serial No.1909/A/2018. The said agreement to sell was cancelled by a cancellation of agreement to sell dated 03-12-2019, which was signed before notary public Piyush V. Panchal under serial No.369/2019.

4...That, M/s.Vasani Builders, a Partnership firm through its partner Madhubhai Popatbhai Vasani executed a confirmation deed dated 03-12-2019 in favour of Shreeji Corporation, a Partnership firm, which was signed before notary public Piyush V. Panchal under serial No.371/2019.

5...That, M/s.Vasani Builders, a Partnership firm through its partner Madhubhai Popatbhai Vasani made a declaration dated 03-12-2019, which was signed before notary public Piyush V. Panchal under serial No.370/2019 regarding withdrawl of his objection.

Final Certificate :-

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural land bearing Non-Agricultural land bearing **Final Plot No.25 of TP Scheme No.233 admeasuring 4652 Sq.Mtrs.** allotted in lieu of Survey No.197/2 admeasuring 8246 Sq.Mtrs. of Mouje Village **TRAGAD**, Taluka Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad -8 [Sola] is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :

1...Fulfilment of conditions laid down in NA Use permission.



2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.233.

3... Any other laws, acts, rules and regulation as may be applicable at the time being in force.

G.A.MEMON ASSOCIATES

Encl : Search Fee Payment Receipt Nos. 25928/21316 dated 17-09-2019. & 34392/16761 and 51344/27749 dated 16-09-2019. 6672/4565 dated 17-09-2019. Additional Two year search receipt No.44442/21693 dated 09-12-2019.

Note of caution and disclaimer

1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.

2...Please note that the registration record of the year 1989 to 1994 of Sub Registrar's office is destroyed/torn out. Hence it can not 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 in to our error.

3..We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.

