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Naka, Bapunagar,
Ahmedabad-24.

TITLE CERTIFICATE

Ref:- The title certificate of the non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 31 admeasuring about 2125 sq.mtrs allotted in lieu of Block No. 62 (old Survey No.63/3) Hec. Are. sq.mtr 0-35-41 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad and non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 32/A admeasuring about 2448 sq.mtrs allotted in lieu of Block No. 63/A (old Survey No.63/4) Hec. Are. sq.mtr 0-40-47 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad belonged to (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad .

This is to certify that we have investigated the title of the non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 31 admeasuring about 2125 sq.mtrs allotted in lieu of Block No. 62 (old Survey No.63/3) Hec. Are. sq.mtr 0-35-41 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad and non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 32/A admeasuring about 2448 sq.mtrs allotted in lieu of Block No. 63/A (old Survey No.63/4) Hec. Are. sq.mtr 0-40-47 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad belonged to (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad are clear and Marketable, subject to reasonable doubts, there is no dues on the said property and free from any encumbrances.

Ahmedabad

Date :- 1- 3 FEB 2015



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TITLE REPORT

Reg:- Investigation of Title of the non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 31 admeasuring about 2125 sq.mtrs allotted in lieu of Block No. 62 (old Survey No.63/3) Hec. Are. sq.mtr 0-35-41 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad.

and non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 32/A admeasuring about 2448 sq.mtrs allotted in lieu of Block No. 63/A (old Survey No.63/4) Hec. Are. sq.mtr 0-40-47 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad.

belonged to (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad.

1... That the Serch of the Records being maintained by the Circle Inspector/ Talati mouje village Muthiya Taluka Ahmedabad city East District Ahmedabad as also from the available search of the Record being maintained by the District Registrar and Sub-Registrar Ahmedabad for more than 21 years also certain deeds, documents, permissions papers, etc relating thereto and produced before us, we have found that prior to 1960 the Revenue Survey No. 63/4 and 63/5 admeasuring 9004 sq.mtrs. originally belonged to Mohanji Dhabaji as an absolute owner and possessor thereof.



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2... That thereafter as per order of the Settlement Commissioner, Ahmedabad the said land was given Block No. 63 in lieu of bearing Revenue Survey No. 63/4 and 63/5 and area thereof was fixed to the extent of 9004 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1140 on 25/11/1963 duly certified by the concerned revenue authority on 29/11/1963.

3... That thereafter on death of the said Mohanji Dhabaji dated 26/04/1966 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Shakraji Mohanji (2) Kanaji Mohanji (3) Masangji Mohanji (4) Dhuliben D/o. Mohanji Dhabaji and (5) Sankuben Wd/o. Mohanji Dhabaji. The entry to that effect was entered in the revenue records of muntation entry book of the village Form No. 6 under serial No. 1215 on 06/07/1966 duly certified by the concerned revenue authority on 26/04/1967.

4... That thereafter on death of the said Sankuben Wd/o. Mohanji Dhabaji in the year of 1996, hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 1719 on 15/04/1997 duly certified by the concerned revenue authority on 08/08/1997.

5... That thereafter as per Durasti Patrak of the District Inspector, Land Records, Ahmedabad vide his Order No. Jamin-V-124-S.R.-dated 29/02/1994 the said Block No. 63 (Old Revenue Survey No. 63/4 and 63/5) was divided in two separate parts viz. (1) Bolck No 63/A (Old Revenue Survey No.63/4) admeasuring 4047 sq.mtrs. and (2) Block No.63/B (Old Revenue Survey No.63/5) admeasuring 4957 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.1757 on 24/08/1998 duly certified by the concerned revenue authority on 21/11/1998.



107 Gaudani

6... That thereafter said (1) Masangji Mohanji (2) Kanaji Mohanji and (3) Dhuliben Mohanji have been released their rights, titles and interests in the said land in favour of Shakraji Mohanji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 1945 on 18/01/2006 duly certified by the concerned revenue authority on 26/12/2006.

7... That in the mean time the said land was covered under Draft Town Planning Scheme No. 71 (Muthiya) and Final Plot No. 32/A was given in lieu of said Block No. 63/A and the area thereof was fixed to 2428 sq.mtrs. instead of admeasuring 4047 sq.mtrs.

8... That initially mentioned here that area of the said Block No. 63/A is wrongly mentioned as 4957 sq.mtrs. instead of 4047 sq.mtr. in the "F" Form issued by the Ahmedabad Urban Development Authority and therefore said mistake is being required to rectify.

9... Thereafter Shakraji Mohanji and Confirming Party No. 1. 1. Kalaji Shakraji self and as father of minor Arjun alies Vinod and minor Karan, 2. Dharmendra Shakraji, 3. Savitaben D/o. Shakraji Mohanji, 4. Ashok Shakraji self and as father minor daughter Aruna, 5. Ramilaben D/o. Shakraji Mohanji and Confirming Party No. 2 heirs of late Kanaji Mohanji 1. Bhkhaji Kanaji self and as father of minor Karina, 2. Nandaben D/o. Kanaji Mohanji, 3. Masangji Mohanji, 4. Dhuliben D/o. Mohanji Dhabaji and Confirming Party No. 3, 1. Rameshbhai Laljibhai Ranpariya, 2. Pareshbhai Laljibhai Ranpariya, 3. Vinodbhai Laljibhai Godhani, 4. Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and W/o Jayantilal Gokalbhai Korat and 5. Ghanshyambhai Karshanbhai Kanani sold and conveyed the said land to 1. Bhnuabhai Shambhubhai Patel and 2. Susmitbhai Savjibhai Rokad on Dated. 02/11/2010. Entry to this effect is entered in the revenue record by entry No. 2304, dated 11/03/2011.



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10...There is one agreement to sell No.5314, dated. 26/05/2010 between Shakraji Mohanji, Kalaji Shakraji self and on behalf of his minor son Arjun alias Vinod and minor Karan, Dharmendra Shakraji, Savitaben Shakraji, Ashok Shakraji self and on behalf of his minor daughter minor Aruna, Ramilaben Shakraji and 1. Rameshbhai Laljibhai Ranpariya, 2. Pareshbhai Laljibhai Ranpariya, 3. Vinodbhai Laljibhai Godhani, 4. Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and W/o Jayantilal Gokalbhai Korat and Ghanshyambhai Karshanbhai Kanani but they do not want to purchase above said land therefore they are joint as confirming party in above said sell deed No. 11141/2010.

11...That advocate Vijay Y. Chaugule & Co. given a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 28/05/2010 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice he had not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land. He has given title certificate above land on dated 15/06/2010.

12...I have given Public Notice in the "Gujarat Samachar" News paper dated 18/01/2015 for any charge claim and interest of anybody in the said land but during the notice period and even till to-day nobody has produced any evidence for the interest and charge on the said Land:

13...That prior to 1960 the land bearing Revenue Survey No.63/3 admeasuring 3541 sq.mtrs.as New Tenure (Navi ane Avibhajya) land originally belonged to Bai Moti D/o. Dala Kala as an absolute owner and possessor thereof.

14...That thereafter as per order dated 04/03/1961 of the Settlement Commissioner, Ahmedabad, Government of Gujarat under the Consolidation and Amalgamation Scheme the said land was given Block No.62 in lieu of Revenue Survey No.63/3 and area thereof was fixed to 3541 sq.mtrs. The entry to that effect was also entered in the revenue records of mutation entry book of the Village Form No. 6 serial No. 1140 on 25/12/1963 duly certified by the concerned revenue authority.



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15...That thereafter on demise of the said Bai Moti D/o. Dala Kala (Unmarried), said land came to be owned and possessed by her only heirs and next of kins according to the Hindu Succession Act under which she was governed her heir Sankuben Wd/o. Mohanji Dhabaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.1536 on 26/04/1983 duly certified by the concerned revenue authority.

16...That thereafter on demise of the said Sankuben Wd/o. Mohanji Dhabaji in the year of 1994, the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed her heirs (1) Shakraji Mohanji Dhabaji (2) Kanaji Mohanji (3) Masangaji Mohanji and (4) Dhuliben D/o. Mohanji Dhabaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.1706 on 23/11/1996 duly certified by the concerned revenue authority on 11/04/1997.

17...That thereafter said (1) Masangaji Mohanji (2) Shakraji Mohanji and (3) Dhuliben D/o. Mohanji Dhabaji have been released their rights, titles and interests in the said land in favour of Kanaji Mohanji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.1946 on 18/10/2006 duly certified by the concerned revenue authority.

18...That thereafter on demise of the said Kanaji Mohanji on 05/09/2007 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Raiben Wd/o. Kanaji Mohanji (2) Bhikhaji Kanaji and (3) Nandaben D/o. Kanaji Mohanji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.2024 on 10/01/2008 duly certified by the concerned revenue authority



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19...That thereafter on demise of the said Raiben Wd/o. Kanaji Mohanji on 25/05/2008, while names of her legal heirs were already continued in the revenue record as co.owners and hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.2146 on 06/08/2009.

20... That in the mean time the said land was covered under Preliminary Town Planning Scheme No.71(Muthia) and Final Plot No.31 was given in lieu of said Block No. 62 and the area thereof was fixed to 2125 sq.mtrs. instead of admeasuring 3541 sq.mtrs.

21...That Punitbhai Rameshbhai Bhandari POA of Raiben Kanaji, Bhikaji kanaji and Nandaben Kanaji agreed to sell the said land to Sumitkumar Rameshbhai Bhandari under and virtue of Agreement to sell dated 05/02/2009 entered into by and between them duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No.599.

22...That Bhikhaji Kanaji and Nandaben Kanaji also agrees to sell the said land to (1) Kantibhai Vitthalbhai Ukani (Patel) (having undivided 35 % share in the said land) (2) Vinubhai Vitthalbhai Ukani (Patel) (having undivided 35% share in the said land) (3) Rameshbhai Laljibhai Ranpariya (having undivided 10% share in the said land) (4) Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and Wf/o. Jayantilal Gokalbhai Korat (having undivided 20 % share in the said land) under and virtue of Agreement to sell dated 23/07/2009 entered into by and between them duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No.5078.

23...That thereafter said New Tenure Agricultural land (Navi ane Avibhajya) was converted into Old Tenure Agricultural Land as per Order No.C.B./Jamin/ Nonagriculture/Primium/k-7369/S.R.-43/2008 dated 07/08/2009 of the District Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.2150 on 03/09/2009.



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24...That thereafter said Sumitkumar Rameshbhai Bhandari canceled Agreement to Sell as mentioned in para-9 above by Cancellation Deed dated 08/09/2009 executed by him duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No.6976 and since then said Sumitkumar Rameshbhai Bhandari have no any roght to purchase of the said land.

25...That thereafter said (1) Bhikhaji Kanaji and (2) Nandaben Kanaji sold and conveyed the said land bearing Block No. 62 (Old Revenue Survey No. 63/3) admeasuring 3541 sq.mtrs. and as per Preliminary Town Planning Scheme No. 71 (Muthia) the same bears Final Plot No. 31 admeasuring 2125 sq.mtrs. to (1) Kantibhai Vitthalbhai Ukani (Patel) (having undivided 35 % share in the said land) (3) Rameshbhai Laljibhai Ranpariya (having undivided 10% share in the said land) (4) Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and Wf/o. Jayantilal Gokalbhai Korat (having undivided 20% share in the said land) by Deed of Conveyance dated 08/09/2009 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) under serial No.6978, which was confirmed by Bhikhaji Kanaji as a karta and manager of his HUF and natural guardian and father of his minor daughter karina by joining himself as confirming party No.1 and (1) Shakraji Mohanji (2) Masangji Mohanji and (3) Dhuliben D/o. Mohanji Dhabaji by joining themselves as confirming party No.2 therein and The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 2151 on 16/03/2010. since then said land belongs to (1) Kantibhai Vitthalbhai Ukani (Patel) (having undivided 35% share in the said land) (2) Vinubhai Vitthalbhai Ukani (Patel) (having undivided 35 % share in the said land) (3) Rameshbhai Laljibhai Ranpariya (Having undivided 10 % share in the said land) (4) Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and Wf/o. Jayantilal Gokalbhai Korat (having undivided 20 % share in the said land) as co.owners and possessors thereof, free from encumbrances.



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26...Thereafter said (1) Kantibhai Vitthalbhai Ukani (Patel) (having undivided 35 % share in the said land) (3) Rameshbhai Laljibhai Ranpariya (having undivided 10% share in the said land) (4) Kanchanben D/o. Bhikhabhai Dahyabhai Hapani and Wf/o. Jayantilal Gokalbhai Korat (having undivided 20% share in the said land) sold and conveyed the said land bearing Block No. 62 (Old Revenue Survey No. 63/3) admeasuring 3541 sq.mtrs. and as per Preliminary Town Planning Scheme No. 71 (Muthia) the same bears Final Plot No. 31 admeasuring 2125 sq.mtrs. to (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad by Deed of Conveyance dated 07/07/2011 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) under serial No.7995. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 2348 on 12/10/2011.

27...That advocate Vijay Y. Chaugule & Co. given a public notice in the Gujarati dally newspaper "GUJARAT SAMACHAR" dated 24/06/2009 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice he had not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land. He has given title certificate above land on dated 30/09/2009.

28...At present non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 31 admeasuring about 2125 sq.mtrs allotted in lieu of Block No. 62 (old Survey No.63/3) Hec. Are. sq.mtr 0-35-41 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad. and non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 32/A admeasuring about 2448 sq.mtrs allotted in lieu of Block No. 63/A (old Survey No.63/4) Hec. Are. sq.mtr 0-40-47 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad belonged to (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad.



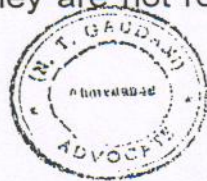
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29...Collector shree (N.A.) Ahmedabad granted permission for N.A. for commercial in respect town planning (Draft) Scheme No.71, Final Plot No. 31 admeasuring about 2125 Sq.mtr. allotted in lieu of Revenue Block/Survey No. 62 by order No. CB/CTS/NA/SR/23/2014, dated.19/03/2014 and Collector shree (N.A.) Ahmedabad granted permission for N.A. for commercial purpose and The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 2636 on 09/09/2014.

30...Collector shree (N.A.) Ahmedabad granted permission for N.A. for commercial in respect town planning (Draft) Scheme No.71, Final Plot No. 32/A admeasuring about 2428 Sq.mtr. allotted in lieu of Revenue Block/Survey No. 63/A by order No. EST/NA/T/NA/TATKAL/K-65/SR231/2013, dated.09/10/2013 and Collector shree (N.A.) Ahmedabad granted permission for N.A. for commercial purpose and The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 2591 on 06/01/2014.

31...I have given Public Notice in the "Gujarat Samachar" News paper dated 18/01/2015 for any charge claim and interest of anybody in the said land but during the notice period and even till to-day nobody has produced any evidence for the interest and charge on the said Land.

32. In respect of this land the search for the period 1994 to 2015 is given by the Office of Sub-Registrar through computerized Search report as the manual search is not allowed, I give my title report on the basis of computerized search available to me from the Office of the Sub-Registrar. Note that computerized search provided by the Government through Office of the Sub-Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search.



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33...The schedule Above Referred to.

34... All that piece and parced of freehold non-agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 31 admeasuring about 2125 sq.mtrs allotted in lieu of Block No. 62 (old Survey No.63/3) Hec. Are. sq.mtr 0-35-41 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad and bounded as follow.

East :- Ring Road

West :- Land of F.P.No. 40

North:- Land of F.P.No. 30

South :- Land of F.P.No. 32/A

Non agricultural land bearing T.P.Scheme No.71(Muthiya), F.P.No. 32/A admeasuring about 2448 sq.mtrs allotted in lieu of Block No. 63/A (old Survey No.63/4) Hec. Are. sq.mtr 0-40-47 situate at mouje Muthiya Taluka Ahmedabad city East, District Sub District Ahmedabad and bounded as follow.

East :- Sardar Patel Ring Road

West :- Land of F.P.No. 40

North:- Land of F.P.No. 31

South :- Land of F.P.No. B/32 and F.P.No. 40

That thus the said (1) Bhanubhai Shambhubhai Patel and (2) Susmit Savjibhai Rokad became absolute owner of said above 2125 and 2448 Sq.mtr land free from encumbrances.

Date : 03/02/2015

Natubhai T. Gaudani

Natubhai T. Gaudani
Advocate

