

Dineshbhai D. Palkhiwala

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દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ
કે.બી.એ. નવદીપ એપાર્ટમેન્ટ, નવજીવા રોડ પર,
શ્રી કુ. શાહ કોલેજ નજીક, આશ્રમ રોડ,
અમદાવાદ-૩૮૦૦૧૪.
ફોન : (૦૬) ૭૭૫૪૨૧૭૯.

TITLE CERTIFICATE

Date : 17-2-2014.

To,
SAFFIRE DEVELOPERS.
A Partnership firm,
Add. : 24, Shrimali Society,
Navrangpura,
Ahmedabad.



Re.: Investigation of the titles to the N.A. Land bearing
Final Plot No.105, admeasuring 2914 sq.mtrs. of Draft
T.P. Scheme No 3 (Bopal) (old Revenue Survey
No.299/1 & Block No.405/B) of mouje Bopal, Taluka
Daskroi, Sub-District & District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the N.A.Land
above referred to.

We have caused necessary searches to be taken with the Sub-Registry
Records for a period of last about thirty years which is available with
respect to the land above referred to and we have gathered relevant
information from you and we have also perused documents produced
before me and I am of the opinion as under :

Since from 1936 the Agricultural Land bearing old Revenue Survey
No.299/1, Acre-1-8 Guntha was held by Damodar Bhagwanbhai and said
Damodar Bhagwanbhai died intestate on 30-5-1936 and after the death
of Damodar Bhagwanbhai, the name of his legal heir-Maganbhai Damodardas
was entered in Govt.Record with respect to the said land, with that
regards the mutation entry was made in village form No.6 on
10-6-1936 under entry No.482, which was certified on 26-1-1937.

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2.

Thereafter said Maganbhai Damodardas sold the land bearing old
Revenue Survey No.299/1, Acre-1-8 Guntha to Ambaram Jesangbhai by
way of registered Sale Deed Dated 15-6-1938, with that regards the
mutation entry was made in village form No.6 on 18-7-1938 under entry
No.524, which was certified.

Whereas said Ambaram Jesangbhai has transferred the Agricultural
Land bearing old Revenue Survey No.299/1, Acre-1-8 Guntha in the
name of his son-Bapubhai Ambaram as per the mutual agreement, So
that the name of Bapubhai Ambaram was entered in Revenue record,
with that regards the mutation entry was made in village form No.6
on 30-4-1955 under entry No.1062, which was certified.

Whereas the land bearing Revenue Survey No.299/1, Acre-1-8 Guntha
& the portion of Revenue Survey No.299/2, Acre-0-16 Guntha & the
portion of Revenue Survey No.299/2, Acre-0-32 Guntha were amalgamated
and allotted Block No.405, with that regards the mutation entry was
made in village form No.6 on 20-4-1969 under entry No.2329, which
was certified. And as per the order No.LR/7, dated-12-5-1970 of Settlement
Commissioner, Ahmedabad, the proposed scheme for amalgamation was
finalised as KJP and the land bearing Revenue Survey No.299/1, Acre-
1-8 Guntha was given Block No.405/B, with that regards the mutation
entry was made in village form No.6 on 6-1-1981 under entry No.2635,
which was certified.

As per the family partition between Bapubhai Ambaram & his sons,
the Agricultural Land bearing Block No.405/B, Acre-1-8 Guntha came

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દીનેશભાઈ દેવરૂદ પાલખીવાળા

બી.એલ.એલ.બી., એડવોકેટ
સી.એમ.સી. બોર્ડિંગ, પાશ્વર પાલ, રીર
સી.વી.શાહ કોલેજના પાશ્વર, આશ્રમ રોડ,
અમદાવાદ-૩૮૦ ૦૧૪.
ફોન-૦૭૯૨૭૫૪૨૧૭૮.

into ownership of Amrutbhai Bapubhai, with that regards the mutation entry was made in village form No.6 on 13-9-1985 under entry No.3176, which was certified on 25-10-1986.

Whereas the land bearing Block No.405/B, was covered into Draft Town Planning Scheme No.3 (Bopal) and allotted Final Plot No.105, admeasuring 2914 sq.mtrs. and The District Collector, Ahmedabad has granted Non-Agricultural permission for residential purpose of the land bearing Final Plot No.105, admeasuring 2914 sq.mtrs. on 21-6-2013 by its order No.CB/LAND-2/NA/SR-366/2013.

Whereas Amrutbhai Bapubhai sold the N.A. Land bearing Final Plot No.105, admeasuring 2914 sq.mtrs. of Draft T.P. Scheme No.3 (Bopal) (old Revenue Survey No.299/1 & Block No.405/B) to Sapphire Developers, A Partnership Firm (Yourself) on 30-10-2013 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-9 (Bopal Division) under serial No.6323 on the same day and Kashiben Amrutbhai, Dilipbhai Amrutbhai Patel, Daxaben Dilipbhai Patel, Maulik Dilipbhai Patel, Shivani Dilipbhai Patel, Ranchhodbhai Amrutbhai Patel, Savitri Ranchhodbhai Patel & Minor Ruchi Ranchhodbhai Patel by her guardian-Ranchhodbhai Amrutbhai Patel & Minor Bebi Ranchhodbhai Patel by her guardian-Ranchhodbhai Amrutbhai Patel & Chandrikaben D/o. Amrutbhai Bapubhai Patel, joined as a confirming party in the said document, and said land was transferred in Govt. record in the name of Sapphire Developers, A Partnership Firm (Yourself), with that regards the mutation entry was made in village form No.6 on 18-11-2013 under entry No.9663, which was certified.

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Thus the N.A. Land bearing Final Plot No.105, admeasuring 2914 sq.mtrs. above referred to is in the ownership of Sapphire Developers, A Partnership Firm (Yourself) and this Report on Title is made on the basis of a Declaration executed by Amit Hashad Baboo, Managing Partner of Sapphire Developers, A Partnership firm (Yourself) on 17-2-2014.

Further the record of Sub-Registrar's office are not in proper condition and also in toms condition and therefore the proper search could not be conducted.

That from the above mentioned matter produced before me from you, and from the information given to us and beliving the same to be true, correct and trustworthy and also beliving the documents/papers/ copies etc. lying in the case file shows to us to be true and genuine, we have found the title of Sapphire Developers, A Partnership Firm (Yourself) with respect to the N.A. Land bearing Final Plot No.105, admeasuring 2914 sq.mtrs. of Draft T.P. Scheme No.3 (Bopal) (old Revenue Survey No.299/1 & Block No.405/B) of mouje Bopal, Taluka Daskroi, Sub-District & District Ahmedabad is clear and marketable and free from all encumbrances, subject to Fulfillment of all terms & conditions laid down in N.A. Permission.

Yours faithfully,



D. D. Palkhiwala
(DINESHBHAI D. PALKHIWALA)

Advocate