

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

11989/2020

M/s Devnandan Developers,

A Partnership Firm,

Ahmedabad

TITLE CERTIFICATE CUM TITLE REPORT

Reg:- Non Agricultural land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 admeasuring about 5,362 sq. mtrs. of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1) situate lying and being at Moje Lambha, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and belonging to M/s Devnandan Developers, a Partnership Firm.



As per instructions, we have investigated the title of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 25-05-2021) 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 lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

- 1) That land bearing Survey No. 492 admeasuring about Acre 01-13 Gs. was belonging to Ambalal Zaverbhai prior to the year 1961.

- 2) That Amalgamation Scheme became applicable to the land of Village Lambha under the Prevention of Fragmentation and Consolidation of Holdings Act and accordingly, land bearing Survey No. 492 admeasuring about Acre 01-13 Gs. i.e. 5,362 sq. mtrs. was given Block No. 461 and its area was determined as Acre 01-13 Gs. i.e. 5,362 sq. mtrs. and said Ambaram Zaverbhai was held as Occupier of the said land and the charge dated 20-03-49 of Hira Amthadas was recorded in the second rights column of the said land and the said land was declared as Fragment Land under the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act. Mutation entry to the said effect was made in revenue record vide Entry No. 2309 dated 11-12-1973.
- 3) That a Charge of Lambha Society was created by Ambalal Zaverbhai Patel with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 2420.
- 4) That the State Government vide its order bearing No. Kheti. La. Ba 34/10/1 dated 19-07-1979, exempted the said land bearing Block No. 461 u/s 20 of the Urban Land (Ceiling and Regulation) Act, 1976 for Agricultural Use and the effect of same was made in Form No. 7/12 of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 2566 dated 06-02-1982.
- 5) That a Charge of Lambha Society was created by Ambalal Zaverbhai Patel with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 2719 dated 02-05-1988.
- 6) That said Ambalal Zaverbhai died intestate on or about 02-08-1988, hence the names of his heirs viz. (1) Manguben wd/o



6) That said Ambalal Zaverbhai died intestate on or about 02-08-1988, hence the names of his heirs viz. (1) Manguben wd/o Ambalal (2) Kanubhai Ambalal (3) Bipinchandra Ambalal (4) Sureshchandra Ambalal (5) Lilaben Ambalal (6) Kapilaben wd/o Rasikbhai (7) **Minor** Varshaben Rasikbhai (8) Minor Nalinkumar Rasikbhai (9) Minor Ashwin Rasikbhai (Sr. No. 7 to 9 through their guardian Kapilaben wd/o Rasikbhai) (10) Bhanuben wd/o Pramukhchandra (11) Minor Krishnaben Pramukhchandra and (12) Minor Chandrikaben Pramukhchandra (Sr. No. 11 and 12 through their guardian Bhanuben wd/o Pramukhchandra) were recorded in the revenue records of said land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 2747 dated 30-03-1989.

7) That a Regular Civil Suit No. 815/1996 was filed before the Court of Second Joint Civil Judge (CD), Ahmedabad was filed by Bhanuben wd/o Pramukhchandra and guardian of Chandrika and Krishna against (1) Manguben Ambalal (2) Kanubhai Amabalal (3) Lilaben Amabalal (4) Bipinbhai Ambalal and (5) Sureshchandra Ambalal whereby the plaintiff had prayed for Injunction order against the defendants as they are attempting to transfer the said land bearing Block No. 461 and other lands without her consent. The Civil Court vide its order dated 30-04-2005 granted Permanent Injunction order in order to restrain the defendants or their persons, agents, servants etc. from selling, transferring, gifting etc. the said land in favour of third party without the consent of the Court. Mutation entry to the said effect was made in revenue record vide Entry No. 3294 dated 30-05-2005.

8) That said Chandrikaben Pramukhbhai died intestate on or about 10-02-1995, hence her name was removed from the revenue record of said land bearing Block No. 461. Mutation

entry to the said effect was made in revenue record vide Entry No. 3376 dated 18-04-2006, which was cancelled as Affidavit was not presented.

- 9) That the effect of above order dated 30-04-2005 passed by the Civil Court in Regular Civil Suit No. 815/1996 was again recorded in the revenue record and the effect of same was made in the Second Rights Column of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 3379 dated 18-04-2006.
- 10) That the effect of Mutation entry No. 3376 pertaining to succession of said Chandrikaben Pramukhbhai, which was erroneously recorded in the revenue records as Chandrikaben Bhanubhai in the said entry, was again made in the revenue records vide Entry No. 3560 dated 26-10-2007, which was cancelled as Affidavit and Death Certificate was not presented.
- 11) That Mutation entry No. 4275 dated 16-06-2011 was cancelled as the documents pertaining to the said entry were not presented.
- 12) That Mutation entry No. 4287 dated 13-07-2011 was cancelled as the copy of order was not presented and it was erroneously recorded.
- 13) That a Charge of Lambha Seva Sahakari Mandali Ltd. was created by Kanubhai Ambalal and others with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 4431 dated 09-04-2012.
- 14) That vide Circular bearing no. PFR/102011/275/L/1 dated 17-03-2012 of the revenue department, the reformation of Taluka City and

Taluka Dascroi of Ahmedabad District had taken place and thus two new talukas i.e. Ahmedabad City (East) and Ahmedabad City (West) were formed. Accordingly, said land of Village Lambha is included in newly formed Taluka Ahmedabad City (East). Mutation entry to the said effect is made in the revenue records of the land vide entry no. 4489 dated 03-05-2012.

- 15) That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new Talukas were formed and accordingly land of Moje Lambha which formed part of Taluka Ahmedabad City (East) is now made part of Taluka Vatva.
- 16) That Mutation entry No. 4633 dated 03-05-2012 was cancelled as the concerned order was not provided.
- 17) That said Sureshchandra alias Sureshbhai Ambalal died intestate on or about 19-09-2015, hence the names of his heirs viz. (1) Chandrikaben wd/o Sureshchandra alias Sureshbhai (2) Jimit Sureshchandra alias Sureshbhai and (3) Keval Sureshchandra alias Sureshbhai were recorded in the revenue record with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5040 dated 16-05-2016.
- 18) That said Varshaben Rasiklal and Nalinbhai Rasiklal have attained the age of Majority and accordingly, the effect of same was made in revenue record with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5042 dated 16-05-2016.
- 19) That said Krishnaben Pramukhbhai has attained the age of Majority and accordingly, the effect of same was made in

revenue record with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5076 dated 17-10-2016.

20) That said Ashwinbhai Rasiklal has attained the age of Majority and accordingly, the effect of same was made in revenue record with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5077 dated 17-10-2016.

21) That said Chandrikaben Pramukhbhai died intestate on 10-02-1995 unmarried, hence her name was deleted from the revenue record with respect to land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5078 dated 17-10-2016.

22) That a Regular Civil Suit No. 14/00 was filed before the Court of Civil Judge, Ahmedabad Rural (Mirzapur) by (1) Bhanuben wd/o Pramukhchand and (2) Krishnaben Pramukhchand against (1) Manguben Ambalal Patel (2) Kanubhai Ambalal Patel (3) Kapila Rasiklal (4) Bipinbhai Ambalal Patel and (5) Suresh Ambalal Patel whereby the plaintiffs had prayed for partition of said land bearing Block No. 461 and other lands. The plaintiffs had further prayed for Injunction order in order to restrain the defendants from transferring, gifting etc. the said land in favour of third parties. However, due to establishment of the Family Court, the said suit was transferred to Family Court as Family Suit No. 39/00. Thereafter, the Family Court vide its order dated 16-10-00 transferred back the said suit bearing No. 39/00 to the Civil Court, Ahmedabad Rural (Mirzapur) u/s 7(b) of the Family Court Act, 1984 as the Family Courts have the jurisdiction to entertain the disputes arising between husband and wife. Thereafter, The Civil Court, Ahmedabad vide its order dated 18-11-2005 under Exh-5 granted Injunction Order against the



defendants. Thereafter, the plaintiff vide its application dated 14-10-2016 had prayed to withdrawn the above Injunction Order granted in favour of the plaintiff and accordingly, the Civil Court, Ahmedabad vide its order dated 15-10-2016 in Regular Civil Suit No. 14/00 allowed the said application and cancelled the above Injunction Order. Mutation entry to the said effect was made in revenue record vide Entry No. 5089 dated 22-11-2016.

- 23) That upon repayment of loan, the Charge of Lambha Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5163 dated 08-09-2017.
- 24) That in furtherance to above mentioned Regular Civil Suit No. 14/00, as mutual settlement took place between the parties, the plaintiff has withdrawn the said suit vide Withdrawal Purshis dated 28-08-2017 and submitted it before the Civil Court and accordingly the Civil Court, Ahmedabad vide its order dated 29-08-2017 disposed off the said suit as withdrawn. Mutation entry to the said effect was made in revenue record vide Entry No. 5175 dated 25-09-2017.
- 25) That said (1) Bhanuben wd/o Pramukhbhai and (2) Krishnaben Pramukhbhai released their right, title and interest from the said land bearing Block No. 461 (Survey No. 492) paiki admeasuring about 766 sq. mtrs. out of total land admeasuring about 5,362 sq. mtrs. in favour of (1) Manguben Ambalal through her Power of Attorney Holder Kanubhai Ambalal (2) Kanubhai Ambalal (3) Bipinbhai Ambalal (4) Lilaben Ambalal through her Power of Attorney Holder Kanubhai Ambalal (5) Kapilaben wd/o Rasiklal (6) Varshaben Rasiklal (7) Nalinkumar Rasiklal (8) Ashwin Rasiklal (9) Chandrikaben Sureshchandra alias Sureshbhai

(10) Jimit Sureshchandra alias Sureshbhai and (11) Keval Sureshchandra alias Sureshbhai vide Release Deed dated 28-08-2017 which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No. 1408 dated 28-08-2017. Mutation entry to the said effect was made in revenue record vide Entry No. 5181 dated 11-10-2017.

- 26) That upon repayment of loan, the Charge of Lambha Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5219 dated 03-03-2018.
- 27) That on implementation of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1), said land bearing Block No. 461 admeasuring about 5,362 sq. mtrs. was given Final Plot No. 90 and its area was fixed at 3,217 sq. mtrs.
- 28) That said (1) Manguben Ambalal (2) Kanubhai Ambalal (3) Bipinchandra Ambalal (4) Lilaben Ambalal w/o Jyantibhai (5) Kapilaben wd/o Rasiklal (6) Varshaben Rasiklal w/o Hasmukhbhai (7) Nalinkumar Rasiklal (8) Ashwin Rasiklal (9) Chandrikaben Sureshchandra alias Sureshbhai (10) Jimit Sureshchandra alias Sureshbhai and (11) Keval Sureshchandra alias Sureshbhai, all male members as self and as karta and manager of their respective H.U.F, sold and conveyed the said land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1) to (1) Umeshkumar Mafatlal Patel (44% share) (2) Navinbhai Mumanbhai Bharwad (15% share) (3) Birenbhai Laxmikant Parikh (5% share) (4) Sandipbhai Arvindbhai Parikh (17% share) (5) Shankarbhai Vitthaldas Patel (9% share) and (6) Dilipbhai Navinbhai Patel (10% share) vide Sale Deed which was registered before the Sub Registrar of Ahmedabad -13 (City) at

Serial No. 498 dated 26-06-2018. Mutation entry to the said effect was made in revenue record vide Entry No. 5267 dated 18-07-2018.

- 29) That a Confirmation Deed 14-09-2018 notarized before the Notary Public R.P. Chauhan at Serial No. 106-C/2018 was executed by (1) Lilaben Kanubhai Patel (2) Mayur Kanubhai Patel (3) Sonalben Mayurbhai Patel (4) Anal Mayurbhai Patel (5) Mourya Mayurbhai Patel (6) Sanjay Kanubhai Patel (7) Jayshreeben d/o Kanubhai Patel and w/o Ketankumar (8) Ashwin Rasik Patel as self and as guardian of Minor Shikha and Minor Shyam (9) Naynaben Ashwinbhai Patel (10) Nalin Ashwinbhai Patel as self and as guardian of Minor Arya (11) Nimisha Nalin Patel (12) Jinal Nallin Patel (13) Shweta Hasmukhbhai Patel (14) Minor Snehal through her guardian Hasmukhbhai Patel (15) Vidhyaben Bipinchandra Patel (16) Ajay Bipinchandra Patel as self and as guardian of Minor Harsh and Manav (17) Dakshaben Ajaybhai patel (18) Krunal Bipinchandra Patel as self and as guardian of of Minor Tanvi (19) Khushbuben Krunalbhai Patel (20) Minor Shlok and Anshi through their guardian Jimit Sureshchandra Patel (21) Hetalben Jimit Patel (22) Minor Aradhya and Jiyan through their guardian Kewal Sureshchandra Patel (22) Chayaben Kewal Patel (23) Ashokbhai Jyantilal Patel (24) Kamleshbhai Jyantibhai Patel (25) Pankajbhai Jyantibhai Patel and (26) Ashmitaben Jyantibhai Patel whereby they had confirmed the Sale Deed registered at Serial No. 498 dated 26-06-2018 executed in favour of (1) Umeshkumar Mafatlal Patel (44% share) (2) Navinbhai Mumanbhai Bharwad (15% share) (3) Birenbhai Laxmikant Parikh (5% share) (4) Sandipbhai Arvindbhai Parikh (17% share) (5) Shankarbhai Vitthaldas Patel (9% share) and (6) Dilipbhai Navinbhai Patel (10% share).

- 30) That a Regular Civil Suit bearing No. 426/18 was filed before the Court of 4th Add. Civil Judge, Ahmedabad by said Manguben Ambalal Patel and 10 others against (1) Bhanuben

wd/o Pramukhbhai Ambalal and (2) Krishnaben Pramukhbhai whereby the plaintiffs had prayed to pass an appropriate order for cancellation of above Injunction order, granted in favour of the defendants vide order dated 30-04-2005 passed in Regular Civil Suit No. 815/96 vide Mutation entry No. 3379, on the ground that the order dated 30-04-2005 passed in Regular Civil Suit No. 815/96 is meaningless, unenforceable and infructuous as the Plaintiff in Regular Civil Suit No. 815/96 had released their right, title and interest from the said land in favour of the plaintiffs in the present Regular Civil Suit No. 426/18 vide Release Deed registered at Serial No. 1408 dated 28-08-2017. Thereafter, the Civil Court vide its order dated 20-12-2018 allowed the said application and granted the abovementioned relief in favour of the Plaintiffs. Thereafter, an Original Decree dated 04-02-2019 was passed with respect to the above Suit. Mutation entry to the said effect was made in revenue record vide Entry No. 5540 dated 15-02-2020.

- 31) That N.A. Use Permission for Multipurpose Use with respect to land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1) was granted to Umeshkumar Mafatlal Patel and others vide order bearing No. 1824/07/16/033/2020 dated 10-08-2020 passed by Collector, Ahmedabad. Mutation entry to the said effect was made in revenue record vide Entry No. 5586 dated 10-08-2020.
- 32) That as per order dated 21-12-2020 passed by City Deputy Collector, Ahemdabad (East) bearing No. CDC(E) /Jamin /Sudharahukum/Lambha/SR.7/20, the name of Shira Amthadas, as Mortgagor, was deleted from the computerized 7/12 form of Second Rights Column of the said land bearing

Block No. 461. Mutation entry to the said effect was made in revenue record vide Entry No. 5664 dated 24-12-2020.

- 33) That said (1) Umeshkumar Mafatlal Patel (44% share) (2) Navinbhai Mumanbhai Bharwad (15% share) (3) Birenbhai Laxmikant Parikh (5% share) (4) Sandipbhai Arvindbhai Parikh (17% share) (5) Shankarbhai Vitthaldas Patel (9% share) and (6) Dilipbhai Navinbhai Patel (10% share) sold and conveyed the said land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1) to M/s Devnandan Developers, a Partnership Firm through its partners (1) Chandrakant Bhimjibhai Chauhan (17.50% share) (2) Vivek Vinubhai Chauhan (17% share) (3) Vitthalbhai Arjanbhai Vaghela (13% share) (4) Darshil Bharatkumar Parjapati (12.5% share) (5) Dhruvdeepkumar Prajapati (10% share) (6) Parth Bharatkumar Prajapati (10% share) (7) Nareshkumar Keshubhai Vaddoriya (7.5 % share) (8) Piyushbhai Rameshbhai Vaddoriya (7.5 % share) and (9) Vivek Kishorebhai Patel (5% share) vide Sale Deed dated 12-01-2021 which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 588 dated 15-01-2021. Mutation entry to the said effect was made in revenue record vide Entry No. 5696 dated 19-01-2021.

- 34) That simultaneously with the execution of above referred Sale Deed, (1) Umeshkumar Mafatlal Patel (44% share) (2) Navinbhai Mumanbhai Bharwad (15% share) (3) Birenbhai Laxmikant Parikh (5% share) (4) Sandipbhai Arvindbhai Parikh (17% share) (5) Shankarbhai Vitthaldas Patel (9% share) and (6) Dilipbhai Navinbhai Patel (10% share) also executed Power of Attorney dated 12-01-2021 registered before the Sub-Registrar of Ahmedabad - 11 (Aslali) at serial No. 598 dated 12-01-2021 in favour of M/s Devnandan Developers, a Partnership Firm through its partners (1) Chandrakant Bhimjibhai Chauhan (17.50% share) (2) Vivek Vinubhai Chauhan (17% share) (3) Vitthalbhai Arjanbhai Vaghela

(13% share) (4) Darshil Bharatkumar Parjapati (12.5% share) (5) Dhruvdeepkumar Prajapati (10% share) (6) Parth Bharatkumar Prajapati (10% share) (7) Nareshkumar Keshubhai Vaddoriya (7.5 % share) (8) Piyushbhai Rameshbhai Vaddoriya (7.5 % share) and (9) Vivek Kishorebhai Patel (5% share).

35) That name of Ahmedabad Municipal Corporation was entered as a owner for land admeasuring 2145 Sq. mtrs. in the second right column of the revenue records of the land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 admeasuring about 5,362 sq. mtrs. of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1), as such land was deducted as per the provisions of Gujarat Town Planning and Urban Development Act, 1976. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 5757 dated 16-04-2021.

36) That the Ahmedabad Municipal Corporation has sanctioned the Lay out Plan on 17-07-2021 and accordingly, granted Development Permission on 17-07-2021 for commercial as well as residential construction on the said land bearing Final Plot No. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 admeasuring about 5,362 sq. mtrs. of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1), which is mentioned as under:-

Block No.	Case No.	Rajachitthi No.
A	BLNTI/SZ/250521/ CGDCRV/ A4842/R0/M1	04998/250521/ A4842/R0/M1
B+C	BLNTI/SZ/250521/ CGDCRV/ A4843/R0/M1	04999/250521/ A4843/R0/M1
D	BLNTI/SZ/250521/ CGDCRV/ A4844/R0/M1	05000/250521/ A4844/R0/M1



- 37) That as per the said approved plans, present owner "M/s Devnandan Developers, a Partnership Firm" has commenced development of commercial as well as Residential scheme named "SHYAM ATULYAM" consisting of various Commercial Units and Residential Units.
- 38) That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" on 29-08-2020, inviting objections for issuance of title certificate for the above stated land; we have not received any objections from anyone 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. 90 admeasuring about 3,217 sq. mtrs. given in lieu of Block No. 461 admeasuring about 5,362 sq. mtrs. of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1) situate lying and being at Moje Lambha, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and belonging to M/s Devnandan Developers, a Partnership Firm shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Fulfillment of terms and conditions laid down in N.A. Use permission order.
- [2] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority and plans of construction being sanctioned by appropriate authority and provision of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-1).

DATED THIS 11th DAY OF AUGUST, 2021

Harsh P. Jani

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 1988 to 2006 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 Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. 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 said Land.
- [4] We are informed that at present no other litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.