

Ref. No. 6583

To,

"M/s. HR Bluvian Infra", a partnership

firm through its Admin. Partner,

Gautam Laljibhai Patel,

Resi.: 16, Gopal Charan Bungalows,

Vastral, Ahmedabad-382418.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural Land bearing Final Plot No. 28/2, containing by total admeasurements 2914 Sq. Mtrs. (allotted in lieu of Survey No. 53/2, containing by admeasurements 4856 Sq. Mtrs.) of T.P. Scheme No. 117 (Vastral), situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) belonging to "M/s. HR Bluvian Infra", 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 through my Search Clerk and have gone through relevant documents/papers and have investigated title to the land in question and report on title as under:-

- 1... Originally, prior to the year 1950, the land of Survey No. 53 was owned, occupied and possessed by Shankaji Ramtuji.
- 2... Thereafter, owner and occupier of the land, Shankaji Ramtuji died intestate on dated 17-5-1988 leaving behind him his legal heirs Bhimsing Shankaji, Himatsing Shankaji, Ratilal Shankaji, Pratapsing Shankaji, Dadusing Shankaji, Govindbhai Shankaji, Nanduben Shankaji, Kamuben Shankaji and Manekben wd/o Shankaji Ramtuji and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2087 dated 8-6-1988.
- 3... Thereafter, co-owner and co-occupier of the land, Ratilal Shankaji died intestate on dated 11-10-1993 leaving behind him his legal heirs Lilaben Ratilal, Vinaben Ratilal and Minor Ranjitbhai Ratilal through his guardian Lilaben Ratilal and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2674 dated 20-4-1998.
- 4... Thereafter, co-owner and co-occupier of the land, Bhimsang Shankarji alias Shankaji died intestate on dated 4-9-1996 leaving behind him his legal heirs

Shardaben wd/o Bhemaji alias Bhimsang, Kokilaben Bhemaji alias Bhimsang, Dineshbhai Bhemaji alias Bhimsang, Kapilaben Bhemaji alias Bhimsang and Rekhaben Bhemaji alias Bhimsang and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4188 dated 6-1-2007.

- 5... Thereafter, co-owner and co-occupier of the land, Himatsing Shankarji alias Shankaji died intestate on dated 27-3-2007 leaving behind him his legal heirs Jadiben wd/o Himatsing Shankaji, Amarsing Himatsing, Navghanbhai Himatsing, Puniben Himatsing, Shobhnaben Himatsing, Jitendrabhai Himatsing and Vishnubhai Himatsing and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4381 dated 17-5-2007.
- 6... Thereafter, the owners and occupiers of the land, Lilaben Ratilal, Vinaben Ratilal and Ranjitbhai Ratilal through his Power of Attorney Kalpesh Bhagwanbhai Prajapati and Govindbhai Shankaji sold and conveyed the land bearing Survey No. 53, containing by total admeasurements 14569 Sq. Mtrs. Paiki 4856.33 Sq. Mtrs. to (1) Kantibhai Revabhai Prajapati (undivided 75% share) and (2) Laxmanbhai Maljibhai Desai (undivided 25% share) by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 9-6-2006 under Serial No. 4460 and entry to that effect was entered in the Mutation Register by Entry No. 4871 dated 6-9-2008.
- 7... Thereafter, the entire land bearing Survey No. 53, containing by total admeasurements 14569 Sq. Mtrs. has been divided in two parts as per order of the DILR, Ahmedabad vide Order No. DSO/DRK/P.P. No. 87/12, dated 29-12-2012 and by virtue of that, (1) Survey No. 53/1, containing by admeasurements 9173 Sq. Mtrs. belonging to Dadusing Shankarji and others and (2) **Survey No. 53/2**, containing by admeasurements **4856 Sq. Mtrs.** belonging to Kantibhai Revabhai Prajapati and (2) Laxmanbhai Maljibhai Desai as per order of the City Mamlatdar, Ahmedabad vide Order No. RTS/E.No.11220, dated 1-1-2013 and also entry to that effect was entered in the Mutation Register by Entry No. 6823 dated 3-1-2013.
- 8... Thereafter, the owners and occupiers of the land, (1) Kantibhai Revabhai Prajapati (undivided 75% share) and (2) Laxmanbhai Maljibhai Desai (undivided 25% share) have sold and conveyed the land bearing Survey No.



- 53/2, containing by total admeasurements 4856 Sq. Mtrs. Paiki 2378 Sq. Mtrs. to Kusumben d/o Dalsukhbhai Prajapati w/o Kishorbhai Chauhan by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 31-12-2013 under Serial No. 2834 and entry to that effect was entered in the Mutation Register by Entry No. 7325 dated 31-12-2013.
- 9... Thereafter, the land of Survey No. 53/2, containing by total admeasurements 4856 Sq. Mtrs. merged into Town Planning Scheme No. 117 (Vastral) and it has given Final Plot No. 28/2, containing by total admeasurements 2914 Sq. Mtrs.
- 10... Thereafter, the District Collector, Ahmedabad has granted non-agricultural permission for entire land bearing Final Plot No. 53/2, containing by total admeasurements 2914 Sq. Mtrs. (allotted in lieu of Survey No. 53/2, containing by total admeasurements 4856 Sq. Mtrs.) of T.P. Scheme No. 117 (Vastral) Paiki 2624 Sq. Mtrs. for residential purpose & 290 Sq. Mtrs. for commercial purpose by their Order No. CB/LAND-1/NA/SR-156/2018/FMPS No. 296713, dated 25-6-2018 and entry to that effect was entered in the Mutation Register by Entry No. 9271 dated 4-7-2018.
- 11... Thereafter, owners and occupiers of the land, (1) Kantibhai Revabhai Prajapati, (2) Laxmanbhai Maljibhai Desai and (3) Kusumben d/o Dalsukhbhai Prajapati w/o Kishorbhai Chauhan have sold and conveyed the said non-agricultural land bearing Final Plot No. 53/2, containing by total admeasurements 2914 Sq. Mtrs. (allotted in lieu of Survey No. 53/2, containing by total admeasurements 4856 Sq. Mtrs.) of T.P. Scheme No. 117 (Vastral) to "Mahadev Developers" a partnership firm by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 17-11-2020 under Serial No. 15945 and entry to that effect was entered in the Mutation Register by Entry No. 10940 dated 3-12-2020.
- 12... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **29-6-2021** inviting any claim, rights and/or encumbrances if any in respect of said land and in reply thereof I have received one objection from Ramilaben Ranjitsinh Dabhi as self and as a guardian of minor Mitesh Ranjitsinh Dabhi through their Advocate-Navin A. Sevak, Advocate & Notary, Ahmedabad, dated 6-8-2021 regarding their ancestral rights but pursuant to my reply, dated 6-9-2021 objector's father Ranjitsinh Ratilal Dabhi along with other landowners sold and conveyed the said land by a registered sale deed, dated 9-6-2006 and said Ranjitsinh Ratilal Dabhi was married in the year 2008 hence objection of the objectors



is not legal and valid in the eye of law and this fact was also stated in my reply, dated 6-9-2021 hence the objection hereby waived. And except that I have not received any objection in response thereof from anybody.

13... Thereafter, owner and occupier of the land, "**Mahadev Developers**" a partnership firm through its Admin. Partner Jaydeepkumar Nathalal Bhesaniya sold and conveyed the said non-agricultural land bearing Final Plot No. 53/2, containing by total admeasurements 2914 Sq. Mtrs. (allotted in lieu of Survey No. 53/2, containing by total admeasurements 4856 Sq. Mtrs.) of T.P. Scheme No. 117 (Vastral) to "**M/s. HR Bluvian Infra**" a partnership firm by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 17-12-2021 under Serial No. 27935 and entry to that effect was entered in the Mutation Register by Entry No. 11183 dated 23-12-2021.

14... Thereafter, the Ahmedabad Municipal Corporation has sanctioned layout and building plans for said land and also issued commencement letter (rajachitthi) under (1) Case No. BLNTI/EZ/270721/CGDCRV/A5044/R0/M1 and Rajachitthi No. 05309/270721/A5044/R0/M1 for Block-A+B and (2) Case No. BLNTI/EZ/270721/CGDCRV/A5047/R0/M1 and Rajachitthi No. 05310/270721/A55045/R0/M1 for Block-C, both dated 12-10-2021.

I have examined titles of the said land belonging to "**M/s. HR Bluvian Infra**" a partnership firm and have caused to be taken searches of the available revenue and registration record for last 30 (thirty) years through our Search Clerk to the Non-agricultural Land bearing **Final Plot No. 28/2**, containing by total admeasurements 2914 Sq. Mtrs. (allotted in lieu of Survey No. 53/2, containing by admeasurements 4856 Sq. Mtrs.) of T.P. Scheme No. 117 (Vastral), situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District Ahmedabad and Sub District Ahmedabad-12 (Nikol) and from that and from the Declaration-Cum-Indemity Bond 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 shall 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 the N.A. Order and approved plans.



- [3] Revenue Entry No. 11183, dated 23-12-2021 being certified in the revenue records.
- [4] Charge of Hero FinCorp Limited for Rs.9,70,00,000/- (Rs. Nine Crores Seventy Lacs Only) as per Indenture of Mortgage Without Possession (Serial No. 27936, dated 17-12-2021).
- [5] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [6] Pending litigation, if any.
- [7] Verification of all original documents.

DATED THIS 29TH DAY OF JANUARY, 2022.



(Sharad N. Darji)
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 1976 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 2022) 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.

