

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
 AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

(O) 29710100 - 29710200

REF. NO.
 11199/2018

To,
 M/s Sthapatya Infrastructure
 A Partnership Firm

TITLE CERTIFICATE - CUM - REPORT

Reg.: Non Agricultural land bearing Sub Plot No. 4A and Sub Plot
 No. 4B totally admeasuring 677 sq. yards i.e. 566 sq. mtrs.
 Forming part of the land bearing Final Plot No. 237
 paiki (given in lieu of Survey No. 112/1) of Town Planning
 Scheme No. 19 (Memnagar) as under:



City Survey No.	City Survey Area	Sub Plot No.	Sub Plot Area	Name of Owner
3689	114.07 Sq. mtrs.	4 A	283 sq. mtrs. (338 sq. yds.)	(a) Pradeepkumar Ratilal Shah (b) Nitin Ratilal Shah
3690	114.07 Sq. mtrs.	4 B	283 sq. mtrs. (338 sq. yds.)	(a) Dhaval Rasiklal Shah (b) Dineshkumar Nemchand Shah
3691	346.67 Sq. Mtrs.			(a) Pradeepkumar Ratilal Shah (b) Nitin Ratilal Shah (c) Dhaval Rasiklal Shah (d) Dineshkumar Nemchand Shah

and now forming part of City Survey Ward T.P. 19 (Memnagar), situate, lying and being at Moje Shekhpur - Khanpur, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad - 3 (Memnagar).

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As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 06-11-2018) of the available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:

**A. Root of Origin of Devolution**

1. It appears that the land bearing Survey No. 112/1 belonged to Naranbhai Motiram Patel and Vimalaben Naranbhai Patel since prior to the year 1960.
2. That the said land bearing Survey No. 112/1 was sub divided into various sub plots alongwith internal roads and the layout plans for such division were approved by the Ahmedabad Municipal Corporation vide order bearing no. B.N.S. 58/6 dated 03-12-1959. As per the said division, the land of Sub Plot No. 112/1/4 admeasuring 668 (677) sq. yards was formed. Mutation entry to the said effect was made in the revenue records of the said land of Survey No. 112/1 vide Entry No. 2254 dated 21-01-1960.

3. That Revised plans for sub division of the land bearing Survey No. 112/1 were approved by the Ahmedabad Municipal Corporation vide order bearing no. B.N.S. 99/47 dated 24-12-1964. As per the said division, the land of Sub Plot No. 112/1/4 admeasuring 668 (677) sq. yards was formed. Mutation entry to the said effect was made in the revenue records of the said land of Survey No. 112/1 vide Entry No. 3089 dated 08-02-1965.
4. That upon implementation of the Town Planning Scheme No. 19 (Memnagar) to the land of Village Shekhpur - Khanpur, the land bearing Survey No. 112/1 was given Final Plot Nos. 143 and 169 which were subsequently varied and given Final Plot No. 237 paiki in the final town planning scheme. It appears that the land of Sub Plot No. 4 formed part of the land bearing Final Plot no. 237 paiki.
5. That a partial family partition was effected between said Naranbhai Motiram Patel, his wife Vimalaben Naranbhai Motiram Patel and his minor son Vipul Naranbhai Patel. As per the said partition, the land bearing Sub Plot No. 112/1/2 admeasuring 512 sq. yards and Sub Plot No. 112/1/4 admeasuring 677 sq. yards came to the share of Naranbhai Motiram Patel and Vimalaben Naranbhai Patel and a Partition Deed dated 02-07-1968 was executed to the said effect and the same was registered before the Sub Registrar, Ahmedabad at Serial No. 7113 on 02-07-1968.
6. That the permission for sale of the land bearing Survey No. 112/1, Sub Plot No. 4 admeasuring 677 sq. yards in favour of Ratilal Vitthaldas Shah and Kakulal Vitthaldas Shah was granted by the City Deputy Collector, Ahmedabad under the provision of Section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948, vide his order bearing no. C.D.C.T.N.C./S.R./274/68 dated 26-06-1968.
7. That said (1) Naranbhai Motiram Patel and (2) Vimalaben Naranbhai Patel sold and conveyed the land bearing Sub Plot No. 4 admeasuring 566 sq. mtrs. (i.e. 677 sq. yds.) paiki northern side



portion admeasuring 283 sq. mtrs. (i.e. 338 sq. yds.) to Shri Ratilal Vitthaldas Shah vide a sale deed dated 02-07-1968 registered before the Sub Registrar, Ahmedabad at Serial No. 7118 on 02-07-1968. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 3723 dated 03-08-1968.

8. That said (1) Naranbhai Motiram Patel and (2) Vimalaben Naranbhai Patel sold and conveyed the land bearing Sub Plot No. 4 admeasuring 566 sq. mtrs. (i.e. 677 sq. yds.) paiki southern side portion admeasuring 283 sq. mtrs. (i.e. 338 sq. yds.) to Shri Kakulal Vitthaldas Shah vide a sale deed dated 02-07-1968 registered before the Sub Registrar, Ahmedabad at Serial No. 7119 on 02-07-1968. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 3724 dated 03-08-1968.
9. That the Non Agricultural use permission for residential use was granted in respect of the land bearing Survey No. 112/1/4 admeasuring 566.04 sq. mtrs. (i.e. 677 sq. yds.) now given Final Plot No. 237 in the Town Planning Scheme No. 19 vide order bearing no. NAB/SR 180 dated 18-12-1971.
10. That said Shri Ratilal Vitthaldas Shah constructed a residential bungalow on the land of said Sub Plot No. 4 A having constructed area admeasuring about 114 sq. mtrs.
11. That said Shri Kakulal Vitthaldas Shah constructed a residential bungalow on the land of said Sub Plot No. 4 B having constructed area admeasuring about 103 sq. yards i.e. about 86 sq. mtrs. .
12. That said Shri Kakulal Vitthaldas Shah sold and conveyed the land bearing Sub Plot No. 4 admeasuring 566 sq. mtrs. (i.e. 677 sq. yds.) paiki southern side portion admeasuring 283 sq. mtrs. (i.e. 338 sq. yds.) alongwith constructed bungalow thereon having constructed area admeasuring about 130 sq. yards to (1) Shri Rasiklal Nemchand Shah and (2) Shri Dineshkumar Nemchand Shah vide a sale deed dated 02-08-1980 registered before the Sub Registrar,



Ahmedabad at Serial No. 10969 on 30-09-1980. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5896 dated 05-12-1981.

13. Accordingly, the said land of Sub Plot No. 4 came to be divided into two private sub plots and were identified and held as under:

| Sub Plot | Area                                                                               | Name of Occupier                                              |
|----------|------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 4 A      | 283 sq. mtrs. (Northern Part)<br>(i.e. 338 sq. yds.)<br>Alongwith Bungalow thereon | Shri Ratilal Vitthaldas Shah                                  |
| 4 B      | 283 sq. mtrs. (Southern Part)<br>(i.e. 338 sq. yds.)<br>Alongwith Bungalow thereon | Shri Rasiklal Nemchand Shah<br>Shri Dineshkumar Nemchand Shah |

14. It appears that the record of the land bearing Sub Plot No. 4A and Sub Plot No. 4B, alongwith constructed bungalows thereon, forming part of the land of Final Plot No. 237 paiki was transferred to the City Survey Record and comprised in Ward T.P. 19 (Memnagar).

15. Accordingly, the City Survey record for the land of Sub Plot No. 4A and 4B and constructed bungalow thereon was made as under:

- (a) The constructed bungalow premises on the land of Sub Plot No. 4 A was given City Survey No. 3689 and its area was recorded as 114.07 sq. mtrs. and (1) Shri Ratilal Vitthaldas Shah (2) Shri Rasiklal Nemchand Shah and (3) Shri Dineshkumar Nemchand Shah were recorded to be the occupiers thereof.

**Note:** The names of (1) Shri Rasiklal Nemchand Shah and (2) Shri Dineshkumar Nemchand Shah appear to have been erroneously entered.

(b) The constructed bungalow premises on the land of Sub Plot No. 4 B was given City Survey No. 3690 and its area was recorded as 114.07 sq. mtrs. and (1) Shri Rasiklal Nemchand Shah and (2) Shri Dineshkumar Nemchand Shah were recorded to be the occupiers thereof.

(c) The open land surrounding both bungalows of Sub Plot No. 4A and 4B was given City Survey No. 3691 and its area was recorded as 346.47 sq. mtrs. and (1) Shri Ratilal Vitthaladas Shah (2) Shri Rasiklal Nemchand Shah and (3) Shri Dineshkumar Nemchand Shah were recorded to be the occupiers thereof.

**B. Devolution of property of City Survey No. 3689**

1. That said Shri Ratilal Vitthaladas Shah died intestate on or about 01-11-2011. Hence the names of his heirs viz. (1) Indiraben wd/o Ratilal Shah (2) Nitin Ratilal Shah (3) Pradeepkumar Ratilal Shah (4) Ashaben d/o Ratilal Shah (5) Bhavnaben d/o Ratilal Shah and (6) Chetana d/o Ratilal Shah were recorded in the City Survey records of City Survey No. 3689 and 3691. Mutation entry to the said effect was made in the city survey records of the City Survey No. 3689 vide Entry No. 5746 dated 28-05-2018 and City Survey No. 3691 vide Entry No. 5747 dated 28-05-2018.
2. That said (1) Ashaben d/o Ratilal Shah and w/o Harshadray Sakhpura (2) Bhavnaben d/o Ratilal Shah and w/o Pankajkumar Kothari (3) Chetana d/o Ratilal Shah and w/o Bhupendra Botadrani and (4) Indiraben wd/o Ratilal Shah released all their right, title and interest from the property bearing City Survey No. 3689 and 3691 known as 'Anugrah Bungalow' in favour of (1) Pradeepkumar Ratilal Shah and (2) Nitin Ratilal Shah vide a Deed of Release dated 17-07-2018 registered before the Sub Registrar, Ahmedabad - 3 (Memnagar) at Serial No. 7005 on 17-07-2018. Mutation entry to the said effect was made in the city survey records of the City Survey no. 3689 vide Entry No. 5898



dated 05-08-2018 and City Survey No. 3691 vide Entry No. 5899 dated 05-08-2018.

3. That since the names of said (1) Shri Rasiklal Nemchand and (2) Shri Dineshkumar Nemchand were erroneously recorded as occupiers in the City Survey Property Card of City Survey No. 3689, their names were deleted from the said record. Mutation entry to the said effect was made in the City Survey records of City Survey No. 3689 vide Entry No. 6128 dated 12-11-2018. The said entry is yet to be certified.
4. That the names of said (1) Pradeepkumar Ratilal Shah and (2) Nitin Ratilal Shah have been mutated as occupiers in the City Survey Property Card of City Survey No. 3689.

**C. Devolution of property of City Survey No. 3690**

1. That said Shri Rasiklal Nemchand Shah died intestate on or about 09-11-2008. Hence the names of his heirs viz. (1) Pushpaben wd/o Rasiklal Nemchand Shah (2) Tarulataben d/o Rasiklal Nemchand Shah (3) Sonalben d/o Rasiklal Nemchand Shah (4) Shilpaben d/o Rasiklal Nemchand Shah (5) Jagrutiben d/o Rasiklal Nemchand Shah (6) Neetaben d/o Rasiklal Nemchand Shah (7) Smrutiben d/o Rasiklal Nemchand Shah (8) Payalben d/o Rasiklal Nemchand Shah and (9) Dhaval Rasiklal Shah were recorded in the city survey records of City Survey No. 3690. Mutation entry to the said effect was made in the City Survey records of the said property vide Entry No. 5541 dated 27-02-2018.
2. That said (1) Pushpaben wd/o Rasiklal Nemchand Shah (2) Tarulataben d/o Rasiklal Nemchand Shah and w/o Manojkumar Doshi (3) Sonalben d/o Rasiklal Nemchand Shah and w/o Jitendra Shah (4) Shilpaben d/o Rasiklal Nemchand Shah and w/o Alkeshkumar (5) Jagrutiben d/o Rasiklal Nemchand Shah and w/o Amitkumar Shah (6) Neetaben d/o Rasiklal Nemchand Shah

and w/o Pinakin Shah (7) Smita d/o Rasiklal Nemchand Shah and w/o Milap Kothari and (8) Payal d/o Rasiklal Nemchand Shah and w/o Kritesh Shah released all their right, title and interest from the property bearing City Survey No. 3690 admeasuring 114.07 sq. mtrs. known as 'Paras Bungalow' in favour of Dhaval Rasiklal Shah vide a Deed of Release dated 02-08-2017 registered before the Sub Registrar, Ahmedabad - 3 (Memnagar) at Serial No. 5723 on 02-08-2017. Mutation entry to the said effect was made in the City Survey records of the said property vide Entry No. 5542 dated 27-02-2018.

3. That pursuant to the aforementioned Deed of Release, the names of said Smt. Pushpaben wd/o Rasiklal Shah and others were removed from the City Survey record of City Survey No. 3690. However erroneously the name of Payalben d/o Rasiklal Nemchand Shah was not removed. Hence necessary applications were made and her name was removed from the City Survey record of City Survey No. 3690 vide Entry no. 5859 dated 31-07-2018.
4. That accordingly the name of said (1) Dineshkumar Nemchand Shah and (2) Dhaval Rasiklal Shah is recorded as occupiers in the City Survey Property Card of City Survey No. 3690.

**D. Devolution of property of City Survey No. 3691**

1. It appears that the open land of the land of Sub Plot No. 4A and 4B has been jointly given City Survey No. 3691 and the names of (1) Shri Ratilal Vitthaldas Shah (2) Shri Rasiklal Nemchand Shah and (3) Shri Dineshkumar Nemchand Shah were recorded as occupiers thereof.
2. That said Shri Ratilal Vitthaldas Shah died intestate on or about 01-11-2011. Hence the names of his heirs viz. (1) Indiraben wd/o Ratilal Shah (2) Nitin Ratilal Shah (3) Pradeepkumar Ratilal Shah (4) Ashaben d/o Ratilal Shah (5) Bhavnaben d/o Ratilal Shah and (6) Chetana d/o Ratilal Shah were recorded in the City Survey



records of City Survey No. 3689 and 3691. Mutation entry to the said effect was made in the city survey records of the City Survey No. 3689 vide Entry No. 5746 dated 28-05-2018 and City Survey No. 3691 vide Entry No. 5747 dated 28-05-2018.

3. That said (1) Ashaben d/o Ratilal Shah and w/o Harshadray Sakhpura (2) Bhavnaben d/o Ratilal Shah and w/o Pankajkumar Kothari (3) Chetana d/o Ratilal Shah and w/o Bhupendra Botadrani and (4) Indiraben wd/o Ratilal Shah released all their right, title and interest from the property bearing City Survey No. 3689 and 3691 known as 'Anugrah Bungalow' in favour of (1)Pradeepkumar Ratilal Shah and (2) Nitin Ratilal Shah vide a Deed of Release dated 17-07-2018 registered before the Sub Registrar, Ahmedabad - 3 (Memnagar) at Serial No. 7005 on 17-07-2018. Mutation entry to the said effect was made in the city survey records of the City Survey no. 3689 vide Entry No. 5898 dated 05-08-2018 and City Survey No. 3691 vide Entry No. 5899 dated 05-08-2018.
4. That the names of said (1) Pradeepkumar Ratilal Shah (2) Nitin Ratilal Shah (3) Rasiklal Nemchand Shah and (4) Dineshkumar Nemchand Shah have been mutated as occupiers in the City Survey Property Card of City Survey No. 3691.
5. That the mutation of the names of heirs of Late Shri Rasiklal Nemchand Shah is yet to be made in the city survey records of City Survey No. 3691 and subsequent release by the wife and daughters of said Shri Rasiklal Nemchand Shah of their right, title and interest in the property of City Survey No. 3691, in favour of Dhaval Rasiklal Shah is yet to be made and mutated in the City Survey records of the City Survey No. 3691.

**E. Common Devolution of City Survey no. 3689, 3690 and 3691**

1. We have published a Public Notice inviting objections against issuance of a clear title certificate in the daily newspaper 'Gujarat

Samachar' on 29-07-2018 and we have not received any objections against the same.

2. That said (1) Dineshkumar Nemchand Shah (2) Dhaval Rasiklal Shah (3) Nitin Ratilal Shah and (4) Pradeepkumar Ratilal Shah, all as self and as Karta and Manager of their respective HUFs, have granted development rights in respect of the land bearing (1) City Survey No. 3689 admeasuring 114.07 sq. mtrs., (2) City Survey No. 3690 admeasuring 114.07 sq. mtrs. and (3) City Survey No. 3691 admeasuring 346.47 sq. mtrs., totally admeasuring 574.61 sq. mtrs., given in lieu of land bearing Final Plot No. 237 paiki land of Khata No. 728 admeasuring 283 sq. mtrs. and land of Khata No. 729 admeasuring 283 sq. mtrs. in Town Planning Scheme No. 19 (Shekhpur - Khanpur) in favour of M/s Sthapathya Infrastructure, A Partnership Firm, vide a Development Agreement dated 16-10-2018 registered before the Sub Registrar, Ahmedabad - 3 (Memnagar) at Serial No. 10301 on 16-10-2018.
3. That said (1) Dineshkumar Nemchand Shah (2) Dhaval Rasiklal Shah (3) Nitin Ratilal Shah and (4) Pradeepkumar Ratilal Shah, all as self and as Karta and Manager of their respective HUFs, have executed a General Power of Attorney in favour M/s Sthapathya Infrastructure, A Partnership Firm for the purpose of facilitating the undertaking of the necessary acts and deeds for development of the land and property of City Survey Nos. 3689, 3690 and 3691. The said General Power of Attorney dated 16-10-2018 is registered before the Sub Registrar, Ahmedabad - 3 (Memnagar) at Serial No. 10303 on 16-10-2018.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Sub Plot No. 4A and Sub Plot No. 4B totally admeasuring 677 sq. yards i.e. 566 sq. mtrs. Forming part of the land bearing Final Plot No. 237 paiki (given in lieu of Survey No. 112/1) of Town Planning Scheme No. 19 (Memnagar) as under:

| City<br>Survey<br>No. | City<br>Survey<br>Area | Sub Plot<br>No. | Sub Plot<br>Area                | Name of<br>Owner                                                                                                              |
|-----------------------|------------------------|-----------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| 3689                  | 114.07<br>Sq. mtrs.    | 4 A             | 283 sq. mtrs.<br>(338 sq. yds.) | (a) Pradeepkumar<br>Ratilal Shah<br>(b) Nitin Ratilal Shah                                                                    |
| 3690                  | 114.07<br>Sq. mtrs.    | 4 B             | 283 sq. mtrs.<br>(338 sq. yds.) | (a) Dhaval Rasiklal<br>Shah<br>(b) Dineshkumar<br>Nemchand Shah                                                               |
| 3691                  | 346.67<br>Sq. Mtrs.    |                 |                                 | (a) Pradeepkumar<br>Ratilal Shah<br>(b) Nitin Ratilal Shah<br>(c) Dhaval Rasiklal<br>Shah<br>(d) Dineshkumar<br>Nemchand Shah |

and now forming part of City Survey Ward T.P. 19 (Memnagar), situate, lying and being at Moje Shekhpur - Khanpur, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad - 3 (Memnagar) shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual declarations being made at the time of transfer.
- [2] Fulfillment of the terms and conditions of the N.A. use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No. 19 (Memnagar).
- [4] Mutation entry no. 6128 dated 12-11-2018 regarding removal of names of (1) Shri Rasiklal Nemchand Shah and (2) Shri Dineshkumar Nemchand

Shah as occupiers from the City Survey records of City Survey No. 3689, being certified.

[5] Names of heirs of Late Shri Rasiklal Nemchand Shah being mutated in the City Survey records of City Survey No. 3691 and the subsequent release by the wife and daughters of Late Shri Rasiklal Nemchand Shah, of their right in the City Survey No. 3691 being made as agreed.

[6] Development Agreement dated 16-10-2018 and Power of Attorney executed in favour of M/s Sthapatya Infrastructure.

DATED THIS 19<sup>TH</sup> DAY OF NOVEMBER, 2018

*Hursh P. J.*  
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 the year 1986 to 1993 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. The records for the year 1994 to 2018 are computerized. 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 Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. 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 the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi judicial authorities.