

DHARMESH H. PATEL

A D V O C A T E

ENROLMENT NO. G/1026/2003

**Office/Resl. : 18 / D, Azam Society, 132 Ft. Ring Road, Jivraj Park,
Ahmedabad - 380051 Gujarat. (Mobile) 99258 36 333**

TITLE CERTIFICATE

To,

SHREEJI DEVELOPERS

A PARTNERSHIP FIRM

Address : C-1, Shridhar Bungalows,

Opp. Union Bank of India Nikol Branch,

Nikol, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION

of title to the Non Agricultural Land
situate lying and being at Mouje - Odhav,
Taluka - Vatva in the Registration District
of Ahmedabad, and Sub District of
Ahmedabad - 7 (Odhav) bearing Survey
no. 161 admeasuring 18,717 Sq.mtrs.,
included in Town Planning Scheme
No.112 and allotted a Final Plot No.11
admeasuring 11,230 Sq.mtrs.



A handwritten signature in black ink, appearing to be "Dharmesh H. Patel", written over a faint circular stamp.

As per your instructions to verify your title to the above referred land, I have arranged to take searches with Sub Registrar Office Ahmedabad with the available revenue sub registry records in respect of all that piece of parcel of the Non Agriculture and admeasuring 11,230 sq.mtrs., (for Residential purpose to the land admeasuring 9730 sq.mtrs., out of 11230 sq.mtrs., and for Commercial Purpose to the land admeasuring 1500 sq.mtrs. out of 11230 sq.mtrs.), of Final Plot No. 11 of Town Planning Scheme No. 112 in lieu of Survey No. 161 admeasuring 18,717 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva, in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav) (hereinafter referred to as the " SAID LAND") is belonging to SHREEJI DEVELOPERS, A PARTNERSHIP FIRM, and my Opinion on Title Clearance Certificate as under :

FROM THE AVAILABLE REVENUE RECORDS, I FOUND THAT :

1. It appears that on or around in the year 1949, said land was running in the name of Hiraji Khodaji.
2. Thereafter Hiraji Khodaji was died on or about in the year 1949, hence the name of his legal heirs (1) Mohanji Hiraji (2) Mangaji Hiraji were entered in the revenue record of said land by mutation entry no. 1061 dated 15.10.1952, which entry is certified by concern authority.



[Handwritten signature]

3. Thereafter Mohanji Hiraji was died on or before 10 years ago, hence the name of his legal heirs (1) Shakraji Mohanji (2) Samuben Mohanji (3) Shakriben Mohanji & (4) Kesharben Mohanji were entered in the revenue record by mutation entry no. 3433 dated 02.03.1981, which entry is certified by the concern authority.
4. Thereafter (1) Samuben Mohanji (2) Shakriben Mohanji and (3) Kesharben Mohanji were waived their rights, titles, interest in the said land, hence their name were removed from the revenue record by mutation entry no. 3434 dated 02.03.1981, which entry is certified by the concern authority.
5. Thereafter Mangaji Hiraji was died on 19.04.1987, hence the name of his legal heirs (1) Dahyaji Mangaji (2) Shambhubhai Mangaji were entered in the revenue record by mutation entry no. 3813 dated 28.10.1987, which entry is certified by the concern authority dated 17.03.1988.
6. Thereafter Shakraji Mohanji had waived his right, title, interest in the said land in favour of (1) Dahyabhai Mangaji (2) Shambhubhai Mangaji, hence their name was deleted from the revenue record by mutation entry no. 4230 dated 13.02.1995, which entry was cancelled by the concern authority.
7. Thereafter Dahyaji Mangaji Thakor was died in unmarried status on 22.04.1992 at Vastral Village, hence his name was deleted from



A handwritten signature in black ink, appearing to be "Dharmesh H. Patel", written over a faint circular stamp.

revenue record by mutation entry no. 4233 dated 15.02.1995, which entry is certified by the concern authority.

8. Thereafter Shambhuji Mangaji Thakor had filed an appeal before the City Deputy Collector because of mutation entry no. 4887 was rejected, hence the City Deputy Collector had set-aside the order of cancellation of mutation entry no. 4887 and allowed the present appeal vide his order no. RTS/Appeal/Case No. 88/2004 dated 7.1.2005 and approved the entry no. 4887 and entry to that effect was entered in the revenue record by mutation entry no. 5098 dated 8.2.2005 and which entry is certified by the concern authority.
9. Thereafter said subject land bearing Survey no. 161 admeasuring 18,717 sq.mtrs., which is included in Town Planning Scheme No. 112 and allotted a Final Plot No. 11 admeasuring 11,230 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva, in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav).
10. Thereafter said land was converted into old Tenure for Residential Purpose from New Tenure based by the order no. Jamin/Na.Sha./Odhav/S.R. No. 72/11 dated 27.6.2011 of the District Collector and entry to that effect was entered in the revenue record by mutation entry no. 6797 dated 6.7.2011 and which was certified by the concern authority dated 22.09.2011.



A handwritten signature in black ink, appearing to read 'Dhanesh H. Patel', written over a faint circular stamp.

11. Thereafter Shambhubhai Mangaji Solanki had sold the land admeasuring 11,230 sq.mtrs., of Final Plot no. 11 to Rameshkumar Ishwarlal Thakkar (Sachdev) (70% land out of 11,230 sq.mtrs.) and Ghanshyambhai Bholidas Patel (15% land out of 11,230 sq.mtrs.) and Dhulabhai @ Dhirubhai Kalidas Patel (15% land out of 11,230 sq.mtrs.) by way of registered sale deed which was registered before the office of Sub Registrar Ahmedabad-7 (Odhav) on 20.08.2011 which is registered on 15.11.2011 under serial No. 12105 and entry to that effect was entered in the revenue record by mutation entry no. 6945 dated 24.11.2011 and which was certified by the concern authority dated 08.02.2012.
12. Thereafter, I found that the District Collector Ahmedabad had been granted a Non Agriculture Permission for Residential purpose to the land admeasuring 9730 sq.mtrs., out of 11230 sq.mtrs., and for Commercial Purpose to the land admeasuring 1500 sq.mtrs., out of 11230 sq.mtrs., of Final Plot No.11 vide order No. EST/N.A./TA.BI.KHE/ TATKAL/K-65/SR.21/2012 dated 27/07/2012, and the said entry was duly entered into Mutation Register vide mutation entry no. 7162 on 08/08/2012 and the said entry was duly certified by the concern authority dated 23/10/2012.
13. Thereafter Ghanshyambhai Bholidas (15 % share in said land) and Dhulabhai @ Dhirubhai Kalidas Patel (15 % share in said land) had made a Bin Assignment Deed (without consideration) for



A handwritten signature in black ink, appearing to be "Dharmesh H. Patel", written over a light blue circular background.

their share in the said land is transfer in favour of Harikrushna Infrastructure a Partnership Firm, which is registered before the office of Sub Registrar Ahmedabad-7 (Odhav) under Serial No. 2353 dated 28.03.2014 and entry to that effect was entered in the revenue record by mutation entry no. 7691 dated 29.03.2014 and said entry was rejected by order of the concern authority in Disputed Case No. RTS / Takrari / Odhav / Case No. 32/2014 dated 30.01.2015.

14. Thereafter aforesaid disputed case vide no. RTS/Takrari/ Odhav/ Case No. 32/2014 was rejected by Mamlatdar and allowed mutation entry no. 7691 and order to certified mutation entry no. 7691 dated 29.03.2014. and entry to that effect was entered in the revenue record by mutation entry no. 7887 dated 19.02.2015, and the said entry was duly certified by the concern authority dated 11.05.2015.

15. Thereafter Dhulabhai @ Dhirubhai Kalidas Patel had sold the land admeasuring 1684.50 sq.mtrs., out of 11,230 sq.mtrs., to Shri Hari Enterprises by way of registered sale deed which was registered before the Sub Registrar Ahmedabad - 7 (Odhav) under serial no. 6819 dated 20.09.2014 and entry to that effect was entered in the revenue record by mutation entry no. 8120 dated 22.01.2016 and the said entry was duly certified by the concern authority dated 14.03.2016.



A handwritten signature in black ink, appearing to read "Dhulabhai @ Dhirubhai Kalidas Patel".

16. Thereafter Cancellation Deed made between Ghanshyambhai Bholidas and Shri Hari Enterprises regarding Bin Assignment Deed registered under serial no. 2353 dated 28.03.2014, and said Cancellation Deed was registered before the Sub Registrar Ahmedabad-7 (Odhav) under serial no. 3948 dated 28.05.2014 and entry to that effect was entered in the revenue record by mutation entry no. 8121 dated 22.01.2016 and the said entry was duly certified by the concern authority.
17. Thereafter Ghanshyambhai Bholidas had sold the land admeasuring 1684.50 sq.mtrs., out of 11,230 sq.mtrs., to Shri Hari Enterprises by way of registered sale deed which was registered before the Sub Registrar Ahmedabad - 7 (Odhav) under serial no. 6818 dated 20.09.2014 and entry to that effect was entered in the revenue record by mutation entry no. 8122 dated 22.01.2016, and the said entry was duly certified by the concern authority dated 14.03.2016.
18. Thereafter Rameshkumar Ishwarlal Thakkar (Sachdev) (owner of 30% land out of total land admeasuring 11,230 sq.mtrs.) and Shri Hari Enterprises a Partnership Firm (owner of 70% land out of total land admeasuring 11,230 sq.mtrs.,) became an absolute owner and possession holder of the Non Agriculture land admeasuring 11,230 sq.mtrs., of Final Plot No. 11 of Town Planning Scheme No. 112 in lieu of Survey No. 161 admeasuring 18,717 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva,



in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav).

19. Thereafter Rameshkumar Ishwarlal Thakkar (Sachdev) (owner of 30% land out of total land admeasuring 11,230 sq.mtrs.) and Shri Hari Enterprises a Partnership Firm (owner of 70% land out of total land admeasuring 11,230 sq.mtrs.,) had sold the said total land bearing Survey no. 161 admeasuring 18,717 sq.mtrs., which is included in Town Planning Scheme No. 112 and allotted a Final Plot No. 11 admeasuring 11,230 sq.mtrs., to Shreeji Developers a Partnership Firm, by way of registered sale deed, which was registered before the office Sub Registrar Ahmedabad-7 (Odhav) under serial no. 6578 dated 31.07.2017 and entry to that effect was entered in the revenue record by mutation entry no. 8585 dated 04.08.2017 and the said entry was duly certified by the concern authority dated 29.09.2017.
20. From the available revenue records, I found that over the said land a Loan was pending with State Bank of India SAMB, Ahmedabad, and the said loan was paid by previous land owner on or before 17/11/2017 therefore a loan account statement was issued by the State Bank of India SAMB, Ahmedabad, in which zero balance shown as outstanding amounts. In this way I can be presume that there was no charge or encumbrances over the said subject land on 17/11/2017.



A handwritten signature in black ink, appearing to be "Dharmesh H. Patel", written over a faint circular stamp.

From the available revenue records, I found that the SHREEJI DEVELOPERS, a Partnership Firm became an absolute owner and possession holder of the Non Agriculture land admeasuring 11,230 sq.mtrs., of Final Plot No. 11 of Town Planning Scheme No. 112 in lieu of Survey No. 161 admeasuring 18,717 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva, in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav)

The aforesaid Title Clearance Certificate is prepared on the basis of available revenue records and with sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also I rely on documents produced before me and believing same are true and correct and from the information given to me by the said land owner and also relying on Declaration-Cum-Indemnity made by the said land owner.

SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the papers, documents and statement given by the owner as well as declaration maid by owner of said land, in my opinion that the title of said land more particularly described in schedule herein under Non Agriculture Land admeasuring 11,230 sq.mtrs., of Final Plot No. 11 of Town Planning Scheme No. 112 in lieu of Survey No. 161 admeasuring 18,717 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva, in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav) belongs to SHREEJI DEVELOPERS, A PARTNERSHIP FIRM,



A handwritten signature in dark ink, appearing to read 'Dharmesh H. Patel', written over a faint circular background.

and the above referred subject land is clear, marketable and free from all reasonable doubt, without any encumbrances subject to following:-

1. Usual Declaration-cum-Indemnity on Title being made by the said land owners.
2. Provision of The Bombay Tenancy and Agricultural Land Act, 1948.
3. Provision of The Gujarat Land Revenue Rules - 1972 and The Bombay Land Revenue Code - 1879.
4. Provision of The Gujarat Town Planning & Urban Development Act with Rules.
5. Compliance of conditions laid down in N. A. Use Permission and Construction Development Permission.
6. Laws applicable and in force to affect legally and properly sale, transfer or other transaction with respect to the above referred subject land.
7. Any other law and Act in force.
8. Issuance of NO DUES Certificate from State Bank of India SAMB, Ahmedabad.
9. Execution of Release Deed regarding Mortgage Deed registered before the Sub Registrar Ahmedabad-7 (Odhav) under serial no. 5896 dated 13.08.2014, from the State Bank of India SAMB, Ahmedabad.

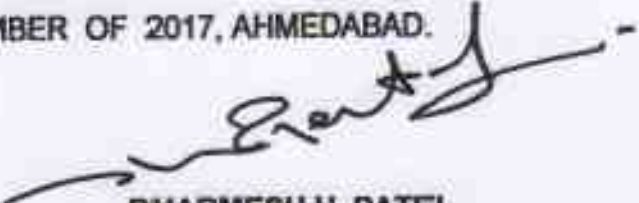


"THE SCHEDULE ABOVE REFERRED TO"**SCHEDULE**

All that piece and parcel of Non Agriculture and admeasuring 11,230 sq.mtrs., (for Residential purpose to the land admeasuring 9730 sq.mtrs., out of 11230 sq.mtrs., and for Commercial Purpose to the land admeasuring 1500 sq.mtrs. out of 11230 sq.mtrs.) of Final Plot No. 11 of Town Planning Scheme No. 112 in lieu of Survey No. 161 admeasuring 18,717 sq.mtrs., situate lying and being at Moje - Odhav, Taluka - Vatva, in the Registration District of Ahmedabad and Sub District Ahmedabad - 7 (Odhav) and bounded as per the Revenue Record.

DATED THIS 18th NOVEMBER OF 2017, AHMEDABAD.




DHARMESH H. PATEL
ADVOCATE