

Ref. No. 5407

To,

"Shree Gayatri Satyamev Realty Pvt. Ltd.",

A company through its Director,

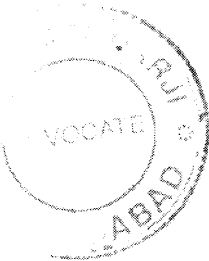
Vijay Naranbhai Patel,

Add.: 301, Anand-I Pride, Near Dwarkesh

Business Hub, Motera, Ahmedabad-382424.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Sub Plot No. 229/1/1**, containing by admeasurements 3136 Sq. Mtrs. of **Final Plot No. 229**, containing by admeasurements 8438 Sq. Mtrs. (allotted in lieu of Survey No. 286/1. containing by admeasurements 14063 Sq. Mtrs.) of T.P.Scheme No. 69, situate lying and being at Moje Tragad, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-8 (Sola) and belonging to **Shree Gayatri Satyamev Realty Private Limited.**



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

- 1... Originally prior to the year 1947, Tragad Gam Chakla's administrator. Dahyabhai Valdas and Kashibhai Bahecharbhai was independent owner, occupier and possessor of the new tenure land bearing Survey No. 286/1.
- 2... Thereafter, name of Sankabhai Ranchhodbhai entered in second rights of revenue record as a tenant of the land bearing Survey No. 286/1 as per Ta. O. No. T.N.C., dated 27-11-1947 and entry to that effect was entered in the Mutation Register by Entry No. 642 dated 26-6-1948.

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Parabadi's administrator Dahyabhai Valdas and Kashibhai Bahecharbhai as per Section-32G of the Tenancy Act and the purchase amount to be paid within four annual instalments with interest and entry to that effect was entered in the Mutation Register by Entry No. 939 dated 5-10-1959.

- 5... Thereafter, Trikambhai Umedbhai died intestate on dated 1-6-1971 leaving behind him his legal heirs Shantaben wd/o Trikambhai Umedbhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1076 dated 15-7-1972.
- 6... Thereafter, Shantaben wd/o Trikambhai Umedbhai died intestate on dated 25-2-1987 without leaving any heir and also Trikambhai's sisters (1) Tejaben Umedbhai w/o Keshavlal and Cheharben Umedbhai w/o Mohanbhai died intestate on dated 27-2-1983 and 21-1-1982 respectively therefore names of (1) Kanubhai Keshavlal, Dineshbhai Kesahvlal, Manguben wd/o Keshavlal Manilal & Anandiben Keshavlal as legal heirs of Tejaben and (2) Chinubhai Mohanbhai, Pravinbhai Mohanbhai, Samuben wd/o Mohanbhai Bhalabhai. Meenaben d/o Mohanbhai Bhalabhai as legal heirs of Cheharben have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2178 dated 23-1-1992.
- 7... Thereafter, names of Chandrikaben alias Kokilaben d/o Keshavlal and Jyotikaben d/o Keshavlal were missed to enter in revenue record and hence their names have been entered in the revenue record as per order of the Mamlatdar, Daskroi Taluka, Ahmedabad vide Order No. R.T.S./R.E.V./Vashi 3262/04, dated 29-10-2004 and entry to that effect was entered in the Mutation Register by Entry No. 2459 dated 1-11-2004.
- 8... Thereafter, tenant Trikambhai Umedbhai had paid land purchase amount with interest to Tragad Gam Chakla Parabadi's administrator, Dahyabhai Valdas and Kashibhai Bahecharbhai hence charge of the landowner deleted from second right of the revenue record and purchase certificate has been



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Anandiben d/o Keshavlal and (5) Jyotikaben d/o Keshavlal have willingly released and waived their rights and shares persisting to the land bearing Survey No. 286/1 in favour of Chandrikaben alias Kokilaben d/o Keshavlal by release deed, registered in the office of sub-registrar of Ahmedabad-2 (Vadaj) on dated 24-9-2004 under Serial No. 5975 and entry to that effect mutated in Mutation Register by Entry No. 3055 dated 5-10-2009.

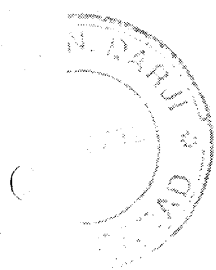
10... Thereafter, the land of Survey No. 286/1, containing by admeasurements 14063 Sq. Mtrs. was merged into T.P. Scheme No. 69 and allotted Final Plot No. 229 and 8438 Sq. Mtrs. area given to it.

11... Thereafter, the Hon. District Collector (Tenancy Branch) Ahmedabad has released the land bearing Survey No. 286/1, containing by admeasurements 14063 Sq. Mtrs. from new tenure conditions and converted into old tenure for residential purpose non-agricultural use under Section-43 of the Tenancy Act by their Order No. Se.Tu. No. 53/11 No. Sa. Pra./Land/G.Dha.K. 43 Tragad/S.R. No. 67/11, dated 27-9-2011, and entry to that effect was entered in the Mutation Register by Entry No. 3405 dated 3-10-2011.

12... Thereafter, the Ahmedabad Municipal Corporation has divided the land of Final Plot No. 229, containing by total admeasurements 8438 Sq. Mtrs. in two parts (1) Final Plot No. 229/1, containing by admeasurements 5828 Sq. Mtrs. and (2) Final Plot No. 229/2, containing by admeasurements 2610 Sq. Mtrs. under Case No. LTS/NWZ/181016/GDR/A7438/M1 and Rajachitthi No. 7377/181016/A7438/M1, dated 23-11-2016.

13... Thereafter, the land of Survey No. 286/1, containing by total admeasurements 14063 Sq. Mtrs. Paiki 5625 Sq. Mtrs. deducted towards Town Planning deduction of the Ahmedabad Municipal Corporation and entered in its name in second rights of revenue record as per List No. 885, dated 20-2-2017 of the Ahmedabad Municipal Corporation on the basis of Possession Receipt and copy of Government Publication and entry to that effect was entered in the Mutation Register by Entry No. 4173 dated 7-3-2017.

14... Thereafter, names of (1) Bhavnaben w/o Pravinbhai Mohanbhai Patel (2)



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Hirenbhai Chinubhai Patel have been entered in revenue record of the land as co-owners with the name of Chinubhai Mohanbhai Patel as his legal heirs and entry to that effect was entered in the Mutation Register by Entry No. 4186 dated 22-3-2017.

16... Thereafter, Samuben wd/o Mohanbhai Bhalabhai died intestate on dated 24-6-2014 and names of her legal heirs were entered in revenue records by Entry No. 2178 hence her name has been deleted from revenue record and entry to that effect was entered in the Mutation Register by Entry No. 4191 dated 13-4-2017.

17... Thereafter, the Hon. District Collector, Ahmedabad has granted extension of period to obtain Non-Agricultural Use Permission for the land by their Order No. ACB/TNC-4/N.A./Premium/Order Period Extension/S.R.-67/2011, dated 26-5-2017 on the basis of Preface-4 of the Government List, dated 15-3-2017 and accordingly period to obtain non-agricultural permission has been extended for six months and entry to that effect was mutated in the Mutation Register vide Entry No. 4214, dated 9-6-2017.

18... Thereafter, co-owner and occupier of the land, Meenaben d/o Mohanbhai w/o Ashwinbhai Patel has willingly released and waived her rights and shares persisting to the land bearing Survey No. 286/1 Paiki 3515 Sq. Mtrs. in favour of (1) Pravinbhai Mohanbhai Patel, (2) Sangat Pravinbhai Patel and (3) Utsav Pravinbhai Patel by release deed, registered in the office of sub-registrar of Ahmedabad-2 (Vadaj) on dated 25-9-2017 under Serial No. 1597 and entry to that effect mutated in Mutation Register by Entry No. 4280 dated 7-12-2017.

19... Thereafter, co-owner and occupier of the land, Nikitaben d/o Pravinbhai Patel w/o Ujasbhai Patel has willingly released and waived her rights and shares persisting to the land bearing Survey No. 286/1 Paiki 703 Sq. Mtrs. in favour of (1) Pravinbhai Mohanbhai Patel, (2) Sangat Pravinbhai Patel and (3) Utsav Pravinbhai Patel by release deed, registered in the office of sub-registrar of Ahmedabad-2 (Vadaj) on dated 25-9-2017 under Serial No. 1596 and



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to the land bearing Survey No. 286/1 in favour of (1) Chinubhai Mohanbhai Patel and (2) Hirenubhai Chinubhai Patel by three separate release deeds. registered in the office of sub-registrar of Ahmedabad-2 (Vadaj) on dated 25-9-2017 under Serial No. 1593 to 1595 and entry to that effect mutated in Mutation Register by Entry No. 4282 dated 7-12-2017.

21... Thereafter, the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the said land bearing Final Plot No. 229 containing by admeasurements 8438 Sq. Mtrs. (allotted in lieu of Survey No. 286/1, containing by admeasurements 14063 Sq. Mtrs.) of T.P. Scheme No. 69 for multi-purpose by their Order No. ACB/TNC-4/N.A./Tatkal/S-65-S.R. 258/2017, dated 21-9-2017 and entry to that effect was mutated in the Mutation Register vide Entry No. 4309, dated 25-1-2018.

22... Thereafter, partition took place between owners and occupiers of the said land, Chandrikaben alias Kokilaben d/o Keshavlal, Chinubhai Mohanbhai and others, registered in the office of the sub-registrar of Ahmedabad-2 (Vadaj) on dated 19-2-2018 under Serial No. 3060 and by virtue of which, the land bearing Final Plot No. 229, containing by total admeasurements 8438 Sq. Mtrs. Paiki 3136 Sq. Mtrs. (Final Plot No. 229/1 Paiki) came to the share of Chandrikaben alias Kokilaben d/o Keshavlal and entry to that effect was mutated in the Mutation Register vide Entry No. 4317, dated 26-2-2018.

23... Thereafter, the owner and occupier of the land, Chandrikaben alias Kokilaben d/o Keshavlal has sold and conveyed the said non-agricultural land bearing Final Plot No. 229, containing by total admeasurements 8438 Sq. Mtrs. **Paiki Sub Plot No. 229/1 Paiki**, containing by admeasurements **3136 Sq. Mtrs.** to M/s. Sanskrut Procon LLP, a partnership firm by sale deed, duly registered in the office of the sub-registrar of Ahmedabad-8 (Sola) on dated 12-3-2018 under Serial No. 4472 and entry to that effect mutated in Mutation Register by Entry No. 4329 dated 16-3-2018.

24... Thereafter, Ahmedabad Municipal Corporation has sanctioned the plans

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two parts (1) Final Plot No. 229/1/1, containing by admeasurements 3136 Sq. Mtrs. and (2) Final Plot No. 229/1/2, containing by admeasurements 2692 Sq. Mtrs. under Case No. LTS/NWZ/200218/CGDCR/A0643/M1 and Rajachitthi No. 00738/200218/A0643/M1, dated 17-5-2018.

26... Thereafter, the owner and occupier of the land, M/s. Sanskrut Procon LLP. a partnership firm through its partners Kaushikkumar Chandulal Patel and Piyushbhai Narendrabhai Patel sold and conveyed the said multi purpose non-agricultural land bearing Sub Plot No. 229/1/1, containing by total admeasurements 3136 Sq. Mtrs. of Final Plot No. 229 to **Shree Gayatri Satyamev Realty Private Limited** by sale deed, duly registered in the office of the sub-registrar of Ahmedabad-8 (Sola) on dated 9-7-2019 under Serial No. 12888 and entry to that effect mutated in Mutation Register by Entry No. 4578 dated 18-7-2019.

27... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **12-7-2019** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

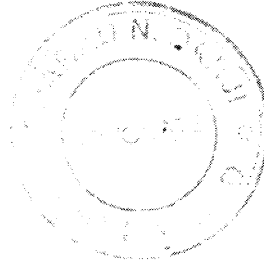
I have examined the titles of the said land belonging to **Shree Gayatri Satyamev Realty Private Limited** and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing Sub Plot No. 229/1/1, containing by admeasurements 3136 Sq. Mtrs. of **Final Plot No. 229**, containing by admeasurements 8438 Sq. Mtrs. (allotted in lieu of Survey No. 286/1. containing by admeasurements 14063 Sq. Mtrs.) of T.P.Scheme No. 69, situate, lying and being at Moje Tragad, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-8 (Sola) and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the papers/ documents/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

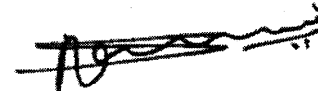
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and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.

- [4] Revenue Entry No. 4578, dated 18-7-2019 being certified in the revenue records.
- [5] Verification of all original documents.

DATED THIS 23RD DAY OF JULY, 2019.




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(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 cannot be inspected and its search is not available. That the computerized record (1994 to 2019) 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.

