

NEHAL N. SHAH ASSOCIATES				
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To,

M/s. "Everest Conbuild" – A Partnership Firm,

At – Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Non-Agricultural land bearing Revenue Survey No. 257/4, admeasuring about 1719 sq. mts., covered in the Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts. (admeasuring about 926 sq.mts. residential use purpose & admeasuring about 105 sq.mts. Commercial use purpose), situated, lying and being at Mouje Village Wadaj, Taluka Sabarmati in the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj) (which is hereinafter "the said land").



Dear Sir,

I have gone through relevant papers/documents produced before me and search report prepared by my search clerk (Application no. 6904 on 18/04/2015) (Partly Manual And Partly Computerized) for last 30 years (As the Sub-Registrar records and pages of the some middle years are torn and the checklist of the year (2012-2015) is torn hence that records is not properly stitched and available) from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis I have investigated the title to the land in question and report as under:

- ❖ Prior to year 1968, Chimanlal Becharbhai and Sankalchandbhai Bhikhabhai were the original owner and possessor of the land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts.
- ❖ Thereafter, Sankalchandbhai Bhikhabhai expired on 18/02/1968 leaving behind his legal heirs namely Laxmiben widow of Sankalchandbhai Bhikhabhai, Manubhai Sankalchand, Mukundbhai Sanaklehand and Premilaben Sankalchand., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry

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to that effect was mutated on the revenue records vide Mutation Entry No. 10455 on 24/11/1974., and upon this mutation entry, Takrari Case No. 17/76 was produced., and by order to that case, Mutation Entry No. 10455 was rejected on 12/12/1977.

- ❖ That Thereafter, Chimanlal Bechardas expired on 01/01/1968 leaving behind his legal heirs namely Dhanlaxmi D/o. Chimanlal Bechardas, Sitaben widow of Ishwarbhai Chimanlal, Indiraben D/o. Ishwarlal Chimanlal, Ajitbhai Ishwarlal, Harishbhai Ishwarlal and Minor Chandrikaben Ishwarlal through her guardian and mother Sitaben Widow of Ishwarlal Chimanlal., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 10457 on 24/11/1974., which was certified.
- ❖ That Thereafter, Dhanlaxmiben D/o. Chimanlal Bechardas released her rights possessed in land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. In favour of other co-owners, and entry to that effect was mutated on the revenue records vide Mutation Entry No. 10967 on 24/12/1975., which was certified on 27/07/1976.
- ❖ That thereafter, by virtue of Mutation Entry No. 10455 and produced Takrari Case No. 17/76, Mutation Entry No. 10455 was rejected., previously mutated Mutation Entry No. 6772/A in the revenue Records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. Of Partition was effected and by virtue of that fact, name of legal heirs of Sankalchand Bhikhabhai was deleted and name of his brother Mukundbhai Sankalchand was entered in the records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. and entry to that effect was mutated on the revenue records vide Mutation Entry No. 12400 on 23/12/1977., which was certified on 22/02/1978.
- ❖ By virtue of above mentioned facts, Mukundbhai Sankalchand became the 1/2nd part's owner of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and Sitaben Widow of Ishwarbhai Chimanlal, Indiraben D/o. Ishwarlal Chimanlal, Ajitbhai Ishwarlal, Harishbhai Ishwarlal and Minor Chandrikaben Ishwarlal through her mother and guardian Sitaben widow of Ishwarlal Chimanlal became rest of 1/2nd part's owners of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts.



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- ❖ Thereafter, Chandrikaben D/o. Ishwarlal Chimanlal expired on 19/04/1980 leaving behind his legal heirs namely Indiraben D/o. Ishwarlal Chimanlal, Ajitbhai Ishwarlal, Harishbhai Ishwarlal., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 13336 on 25/05/1980., which was certified on 01/07/1980.
- ❖ That thereafter, Sitaben widow of Ishwarlal Chimanlal expired on 22/06/1993 leaving behind his legal heirs namely Indiraben D/o. Ishwarlal Chimanlal, Harishbhai Ishwarlal, Shreyaben Ajitbhai, Shailaben widow of Ajitbhai Ishwarbhai, Bhargav Ajitbhai Patel and Hiren Ajitbhai Patel., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 22794 on 22/08/2012., which was certified on 05/11/2012.
- ❖ That thereafter, Mukundbhai Sankalchand expired on 22/08/2008 leaving behind his legal heirs namely Kantaben Mukundbhai, Rekhaben Mukundbhai and Rajeshbhai Mukundbhai., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 22826 on 13/09/2012., which was certified on 04/12/2012.
- ❖ That thereafter, Ajitbhai Ishwarbhai expired on 26/05/2012 leaving behind his legal heirs namely Shreyaben Ajitbhai, Shailaben widow of Ajitbhai Ishwarbhai, Bhargav Ajitbhai Patel and Hiren Ajitbhai Patel., and their names were entered in the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 22828 on 14/09/2012., which was certified on 04/12/2012.
- ❖ That thereafter, Kantaben Mukundbhai expired on 14/09/2014., thus her name was deleted from the revenue records of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 23792 on 13/10/2014., which was certified on 23/12/2014.
- ❖ By virtue of the above mentioned facts, Indiraben Ishwarbhai, Harishbhai Ishwarbhai, Bhargav Ajitbhai Patel, Hiren Ajitbhai Patel, Rekhaben Mukundbhai and Rajeshbhai Mukundbhai, Shreyaben Ajitbhai and Shailaben

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widow of Ajitbhai Ishwarbhai became the owner of land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts.

- ❖ That thereafter, land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. covered in Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts., and Indiraben Ishwarbhai, Harishbhai Ishwarbhai, Bhargav Ajitbhai Patel, Hiren Ajitbhai Patel, Rekhaben Mukundbhai and Rajeshbhai Mukundbhai, Shreyaben Ajitbhai and Shailaben widow of Ajitbhai Ishwarbhai also became the owner of said Final Plot No. 421 admeasuring about 1031 sq. mts. land.
- ❖ That thereafter, permission for Non-Agriculture use for purpose has been given by District Collector, Ahmedabad by his Order No. CB/LAND-2/N.A./S.R.1052/15 on 07/09/2015 and converted the status of the land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. covered in Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts into Non-Agricultural land (admeasuring about 926 sq. mts. Into residential use purpose and admeasuring about 105 sq. mts. Commercial use purpose). and entry to that effect was mutated on the revenue records vide Mutation Entry No. 24114 on 15/09/2015., and which was certified on 07/12/2015.
- ❖ That thereafter, Shreyaben Ajitbhai and Shailaben widow of Ajitbhai Ishwarbhai released their rights possessed in the land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. covered in Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts Non-Agricultural land (admeasuring about 926 sq. mts. Into residential use purpose and admeasuring about 105 sq. mts. Commercial use purpose) in favour of Bhargav Ajitbhai Patel and Hiren Ajitbhai Patel by way of right release deed on 16/12/2015., and which was registered before the Sub Registrar of Ahmedabad-2 (Wadaj) on the same day under serial no. 13719., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 24210 on 13/12/2015 and which was canceled on 21/03/2016.
- ❖ That thereafter, bhargav ajitbhai patel and hiren ajitbhai patel filled a appeal against entry no.24210 before prant officer, ahmedabad (west) vide appeal no. rts/appeal/caseno. -170/2016., the same appeal was accepted by prant officer, ahmedabad (west) and order passed by the prant officer, ahmedabad (west) on 10/06/2016 and entry no.24210 is to certified . and entry to that effect was

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mutated on the revenue records vide Mutation Entry No. 24425 on 16/06/2016 and which was canceled on 20/08/2016.

- ❖ That thereafter, Indiraben Ishwarbhai, Harishbhai Ishwarbhai, Bhargav Ajitbhai Patel, Hiren Ajitbhai Patel, Rekhaben Mukundbhai Patel and Rajeshbhai Mukundbhai sold & conveyance the land bearing Revenue Survey No. 257/4 admeasuring about 1719 sq. mts. covered in Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts Non-Agricultural land (admeasuring about 926 sq. mts. Into residential use purpose and admeasuring about 105 sq. mts. Commercial use purpose) to M/s. "Everest Conbuild" – A Partnership Firm by way of sale deed on 28/01/2016, Which was registered with the sub registrar of the Ahmedabad-2 (Wadaj) on the same day under serial no. 972., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 24426 on 20/06/2016 and which was certified on 20/08/2016.
- ❖ As a part of my investigation of title I have published a public notice appeared in daily newspaper "GUJARAT SAMACHAR" on 17/04/2015 inviting claims, objections, encumbrances or charges, if any upon the said land, respect of this public notice, and till I have not received any objections from anybody.
- ❖ I have been informed by above said owner of the said land that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the title nor any portion thereof is under Acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.
- ❖ I am of the opinion that the title to the Non-Agricultural land bearing Revenue Survey No. 257/4, admeasuring about 1719 sq. mts., covered in the Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied) and allotted Final Plot No. 421 admeasuring about 1031 sq. mts. (admeasuring about 926 sq.mts. residential use purpose & admeasuring about 105 sq.mts. Commercial use purpose), situated, lying and being at Mouje Village Wadaj, Taluka Sabarmati in the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj) is clear, marketable and free from any charges encumbrances and all reasonable doubts., Subject to: 1)verified The All Original Documents, Papers and etc. 2)

Snehal Shah.



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Fulfillment of conditions laid down in N.A. Order. 3) Provisions of the T. P. And Urban Development Act and provision of Draft Town Planning Scheme No. 29 (Naranpura) (Second Varied). 4) Law applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

DATED OF THIS 30th AUGUST, 2016 AT- AHMEDABAD



Saurin R. Shah
SAURIN R. SHAH
ADVOCATE
30/8/16

