

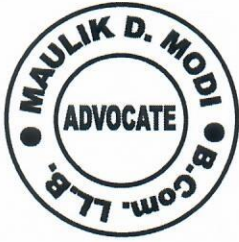
Ref. No. :

Date : 21 / 04 / 2023

To,
Elite Infracon, a Partnership Firm,
Ahmedabad.



TITLE CERTIFICATE



Re.: Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as “**ELITE NEPTUNE**” in/upon the aforesaid land belonging to **Elite Infracon**, a Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”)

THIS IS TO CERTIFY THAT, We have investigated the titles of **Elite Infracon**, a Partnership Firm to the Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as “**ELITE NEPTUNE**” in/upon the aforesaid land and have caused to be taken searches of available Revenue Record and Sub Registry Record for last about 30 years and from publishing the public notice in daily newspapers “Gujarat Samachar”, dtd.20.11.2021 in the name of previous land owners and from the declaration filed before us and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers and information provided by the property holder, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

(1) Pursue the rules & conditions laid down in N.A. Permission.

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: 2 :

- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. (1) **BHNTS/NWZ/121222/CGDCRV/A6751/R0/M1** For Block "A" & (2) **BHNTS /NWZ/121222/CGDCRV/A6752/R0/M1** For Block "B" both dtd.28.02.2023.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 21st DAY OF APRIL, 2023



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

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. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place /water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

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To,
Elite Infracon, a Partnership Firm,
Ahmedabad.



TITLE REPORT



Re.: Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as “**ELITE NEPTUNE**” in/upon the aforesaid land belonging to **Elite Infracon**, a Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”)

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and have gone through relevant papers and have investigated the titles of the said property relating to **Elite Infracon**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

RECITALS :

HISTORY OF RESURVEY NEW BLOCK NO.14 (Old Survey No. 9/4)

Land bearing Old Survey No. 9/4 was held by Bai Manchhi Wd/o. Devaji Galaji being the owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of competent authority. (Reference : Revenue Entry No. 386, dated 19.08.1951).

Thereafter the said land owner Bai Manchhi Wd/o. Devaji Galaji died leaving behind her heirs namely : Javansang Amarsang, Chehrajaji Amarsang, Somaji Amarsang, Mangaji Amarsang, Dahyaji Madhaji, Ataji Valaji, Ichhaji Valaji, Bhalaji Varvaji and Kachrajaji Varvaji.

(Reference : Revenue Entry No.531, dated 14.12.1961).

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: 2 :

Thereafter as per the scheme of amalgamation took place in the Chharodi Village, the land bearing Block No.14 was allotted in lieu of Revenue Survey No.9/4 and the said land was allotted to Javansang Amarsang, Chehraj Amarsang, Somaji Amarsang, Mangaji Amarsang, Dahyaji Madhaji, Ataji Valaji, Ichhaji Valaj, Bhalaji Varvaji and Kachraji Varvaji.

(Reference : Revenue Entry No.546, dated 05.08.1963).

Thereafter the said land owner Bhalaji Varvaji died on dtd.12.11.1975 leaving behind him, his heirs namely : Chandaben Wd/o. Bhalaji Varvaji, Minor Parbatji Bhalaji, Minor Vajaji Bhalaji, Minor Dinesh Bhalaji, Minor Natvarji Bhalaji, Minor Nanji Bhalaji and Minor Bhikhiben Bhalaji.

(Reference : Revenue Entry No.614, dated 11.12.1975).

Thereafter one of the land owner Dahyaji Madhaji died in around 1967-68 leaving behind him, his heirs namely : Aashaji Dahyaji, Kushkiben Dahyaji, Pasiben Dahyaji and Minor Minor Amrut Nagji.

(Reference : Revenue Entry No.861, dated 28.07.1993).

Thereafter one of the land owner Javansang Amarsang died in on dtd.20.11.1988 leaving behind him, his heirs namely : Shakraji Javansang, Vasaji Javansang, Manaji Javansang, Jitaji Javansang, Manaji Javansang, Chamanji Javansang and Dahiben Javansang thereafter out of the land owner Shakraji Javansang died on dtd.27.03.1996 leaving behind him, his heirs namely : Manguben Wd/o. Shakraji Javansang, Visaji Shakraji, Karshanji Shakraji, Arjanji Shakraji and Ajmalji Shakraji as well Vasaji Javansang died in on dtd.08.02.2002 leaving behind him, his heirs namely : Sharbaben Wd/o. Vasaji Javansang, Babuji Vasaji, Arvindji Vasaji, Shiviben Vasaji and Vimlaben Vasaji.

(Reference : Revenue Entry Nos. 1481, 1482 & 1483, dated 16.12.2005).

Thereafter one of the land owner Chehraj Amarsang died in around 1974-75 as well Soniben Wd/o. Chehraj Amarsang leaving behind heirs namely : Umedji Cheraji, Radhuji Chehraj, Suriben Chehraj and Ramiben Chehraj.

(Reference : Revenue Entry No. 1484, dated 16.12.2005).

Thereafter one of the land owner Mangaji Amarsang died on dtd.28.12.1977 leaving behind him, his heirs namely : Dhulaji Mangaji and Gidhaji Mangaji.

(Reference : Revenue Entry No. 1485, dated 16.12.2005).



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: 3 :

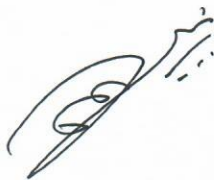
Thereafter one of the land owner Somaji Amarsang died on dtd.31.01.2004 as well Jadiben Wd/o. Somaji Amarsang leaving behind heirs namely : Keshaji Somaji, Ramanji Somaji, Bhulaji Somaji, Fulaji Somaji, Bhupatji Somaji, Chandaben Somaji, Tidiben Somaji thereafter one of the land owner Fulaji Somaji died on dtd.14.08.1995 leaving behind him, his heirs namely : Sharba Wd/o. Fulaji Somaji, Minor Lalaji Fulaji, Kokilaben Fulaji, Minor Shobhaben Fulaji, Rajiben Fulaji and Tiniben Fulaji. (Reference : Revenue Entry No. 1486 and 1487, dated 16.12.2005).

Thereafter one of the land owner Aataji Valaji died on dtd.31.05.2004 leaving behind him, his heirs namely : Reshamben Wd/o. Ataji Valaji, Khodaji Ataji and Vishnuji Ataji.
(Reference : Revenue Entry No.1488, dated 16.12.2005).

Thereafter the said land owner Ichhaji Valaji died on dtd.12.11.2002 leaving behind him, his heirs namely : Jashaji Ichhaji, Rasikji Ichhaji, Vinaji Ichhaji.
(Reference : Revenue Entry No. 1489, dated 16.12.2005).

Thereafter out of aforesaid land owners Pasiben Dahyaji, Kushkiben Dahyaji, Manaji Javansang, Jitaji Javansang, Manaji Javansang, Chamanji Javansang, Dahiben Javansang, Manguben Wd/o. Shakraji Javansang, Visaji Shakraji, Karshanji Shakraji, Arjanji Shakraji, Ajmalji Shakraji, Sharbaben Wd/o. Vasaji Javansang, Babuji Vasaji, Arvindji Vasaji, Shiviben Vasaji, Vimlaben Vasaji, Umedji Chehraj, Radhuji Chehraj, Suriben Chehraj, Ramiben Chehraj, Dhulaji Mangaji, Gidhaji Mangaji, Keshaji Somaji, Ramanji Somaji, Bhulaji Somaji, Bhupatji Somaji, Chandaben Somaji, Tidiben Somaji, Sharba Wd/o. Fulaji Somaji, Minor Lalaji Fulaji, Minor Kokilaben Fulaji and Minor Shobhnaben Fulaji, Rajiben Fulaji, Tiniben Fulaji, Reshamben Wd/o. Ataji Valaji, Khodaji Ataji, Vishnuji Ataji, Jayhaji Ichhaji, Rasikji Ichhaji, Vinaji Ichhaji, Kachraji Varvaji, Chandaben Wd/o. Bhalaji Varvaji, Parbatiji Bhalaji, Vajaji Bhalaji, Dinesh Bhalaji, Natvarji Bhalaji, Nanji Bhalaji and Bhikhiben Bhalaji waived their rights in favour of rest of the land owners, accordingly their names were deleted from the revenue record. (Reference : Revenue Entry No. 1490 dated 16.12.2005).

Thereafter Ashaji Dahyaji in his individual capacity as well as being Karta and Manager of his HUF, Amrutji Nagarji in his individual capacity as well as being Karta and Manager of his HUF, agreed to Sale the said property to Vasudev Kedarmal and Rameshchandra Kedarmal by way of executing Agreement to Sale registered in the office of Sub Registrar Ahmedabad vide Sr. No. 9297, dtd.21.12.2005.



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: 4 :

Thereafter Sale Deed executed between aforesaid parties with confirmation of 45 family members of Land owners duly registered in the office of Sub Registrar of Ahmedabad vide Sr. No. 1750, dated 23.02.2006. (Reference : Revenue Entry No. 1521 dated 17.03.2006).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of concerned authority but the entry pertaining to "Fragmented Piece" alias "TUKDO" was deleted from the revenue record. (Reference : Revenue Entry No. 1563, dated 11.07.2006).

Thereafter above referred owners-occupiers applied to convert the said land into Non Agricultural Land for Residential use and District Collector, Ahmedabad by his / her order No. : CB/Jamin/N.A./S.R. 68/2008 dtd.22.10.2008.
(Reference : Revenue Entry No. 1925, dated 06.11.2008).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Chharodi Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. PFR/10211/275/L/1, dated 17.03.2012.
(Ref.: Revenue Entry No.2325 dated 03.05.2012).

The land bearing Block No.14 admeasuring about : 3541 Sq. Mtrs., included in Town Planning Scheme No.36 (Chharodi-Tragad) and allotted Final Plot No. 14, admeasuring about : 2125 sq. mtrs.

Thereafter Shobhanaben D/o. Ichhaji Valaji and others Filed MViVi/Bakhap/Amd/44/2016 against Vasudevbbhai Kedarmal before Revenue Department (Vivad), Ahmedabad, challenging the order of N. A. Permission and the said appeal was rejected and order of District Collector to certifying N.A. Permission was confirmed.
(Reference : Revenue Entry No. 2908, dated 29.11.2017).

Thereafter Shobhanaben D/o. Ichhaji Valaji and others Filed RTS/Appeal/Case No. 445/2016 against Jashaji Ichhaji before City Deputy Collector (West), Ahmedabad and the said authority by order dtd.17.04.2018 rejected the said appeal.
(Reference : Revenue Entry No. 2997, dated 29.05.2018).



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Thereafter Shobhanaben D/o. Ichhaji Valaji and others Filed RTS/Appeal/Case No. 446/2016 against Jashaji Ichhaji before City Deputy Collector (West), Ahmedabad and the said authority by order dtd.17.04.2018 rejected the said appeal.

(Reference : Revenue Entry No. 2998, dated 29.05.2018).

Meanwhile Keshaji Somaji and others Filed RTS/Appeal/Case No. 332/2016 against Ashaji Dahyaji before City Deputy Collector (West), Ahmedabad and the said authority by order dtd.17.04.2018 rejected the said appeal. (Reference : Revenue Entry No. 2999, dated 04.06.2018).

Thereafter one of the land owner Vasudevbbhai Kedarmal died on dtd.03.08.2021 leaving behind him, his heirs namely : Sarojben W/o. Vasudev Agrawal, Sunitaben Vasudev, Meenaben Vasudev, Shilpaben Vasudev, Manishaben Vasudev and Piyushbbhai Vasudev.

(Reference : Revenue Entry No.3398, dated 12.11.2021).

That the said land owner Vasudevbbhai Kedarmal executed WILL dtd.20.05.2021 during his lifetime and under said "WILL" he bequeathed his entire Undivided 1/2 Share in the said land to his daughter in law Anjali Piyush. (Reference : Revenue Entry No. 3408, dated 14.12.2021).

And by that the said property came to the absolute ownership and possession of **(1) Rameshchandra Kedarmal Agrawal** and **(2) Anjali Piyush Agrawal**.

RECITALS :

HISTORY OF RESURVEY NEW BLOCK NO. 15/C (15/K) (Old Survey No. 9/2)

Land bearing Old Survey No. 9/2 was held by Dahyaji Madhaji being the Karta of HUF being the owner-occupier & self-cultivator as per the Revenue Records.

Thereafter the land owner availed loan from the Chharodi Seva Sahkari Mandali Ltd., accordingly the Mandali created charge / lien on the said property.

(Reference : Revenue Entry No. 261, dated 15.08.1941).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.386, dated 19.08.1951).



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: 6 :

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Chharodi Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No. 457 dated 10.03.1954).

Thereafter as per the scheme of amalgamation took place in the Chharodi Village, the land bearing Block No.15 was allotted in lieu of Revenue Survey No.9/2 and the said land was allotted to Dahyaji Madhaji.

(Reference : Revenue Entry No.546, dated 05.08.1963).

Thereafter the land owner availed loan from the Gujarat State Co- Operative Agriculture And Rural Development Bank Ltd., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No. 549, dated 15.04.1964).

Thereafter the said land owner Dahyaji Madhaji died in around 1967-68 leaving behind him, his heirs namely : Nagji Dahyaji, Ashaji Dahyaji, Kushkiben Dahyaji, Pasiben Dahyaji and Ujamben Wd/o. Dahyaji Madhaji.

(Reference : Revenue Entry No. 596, dated 27.09.1973).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Gujarat State Co- Operative Agriculture And Rural Development Bank Ltd. released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 613 dated 11.12.1975).

Thereafter the land owner availed loan from the Bank of India, accordingly the Bank created charge / lien on the said property. (Reference : Revenue Entry No. 653, dated 03.10.1978).

Thereafter one of the land owner Ujamben Wd/o. Dahyaji Madhaji died on dtd.17.11.1985. As the names of her heirs were already entered in the revenue record, accordingly her name was deleted from the revenue record. (Reference : Revenue Entry No. 802, dated 10.03.1988).

Thereafter one of the land owner Nagjibhai Dahyabhai died on dtd.27.01.1993 leaving behind him, his heirs namely : Ashaji Dahyaji.

(Reference : Revenue Entry No.860, dated 28.07.1993).



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: 7 :

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Bank of India released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 863, dated 30.10.1993).

Thereafter out of aforesaid land owners Kushkiben Dahyaji and Pasiben Dahyaji waived their rights in favour of rest of the land owners, accordingly their names were deleted from the revenue record.(Reference : Revenue Entry No. 867 dated 30.10.1993).

Thereafter land owner Ashabhai Dahyabhai applied for joining the names of his heirs in the revenue record of the said property during his lifetime namely Karanji Ashaji. And as a result of that their names were entered in the revenue record being the Co-Owner.

(Reference : Revenue Entry No. 1498, dated 02.01.2006).

Thereafter the names of Keshiben Ashaji, Amratiben Amrutji and Nayanaben Karanji were entered in the revenue record being the co-owners.

(Reference : Revenue Entry No. 2050, dated 30.01.2010).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Chharodi Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. PFR/10211/275/L/1, dated 17.03.2012.

(Ref.: Revenue Entry No.2325 dated 03.05.2012).

Thereafter out of aforesaid land owner Amratiben Amrutji waived her rights in favour of rest of the land owners, accordingly her name was deleted from the revenue record.

(Reference : Revenue Entry No. 2455 dated 26.06.2013).

The land bearing Block No.15 admeasuring about : 3237 Sq. Mtrs., included in Town Planning Scheme No.36 (Chharodi-Tragad) and allotted Final Plot No. 15, admeasuring about : 1942 sq. mtrs.

Thereafter above referred owners-occupiers applied to convert the said land into Non Agricultural Land for Residential use and District Collector, Ahmedabad by his / her order No. : CB/Jamin/N.A./S.R. 750/2013 dtd.22.10.2013.

(Reference : Revenue Entry No. 2496, dated 15.11.2013).



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: 8 :

Thereafter Ashaji Dahyaji, Amrutji Nagji, Keshiben W/o. Ashaji Dahyaji, Karanji Ashaji and Nayanaben W/o. Karanji Dahyaji assigned their rights in North portion of Final Plot No. 15 admeasuring : 860 Sq. Mtrs. alongwith construction situated therein in favour of Khodai Ataji and Vishnuji Ataji by way of executing Deed of Assign registered in the office of Sub Registrar Ahmedabad vide Sr. No. 1341, dated 04.03.2014.

(Reference : Revenue Entry No. 2526, dated 13.03.2014).

Thereafter the D.I.L.R. conducted DURASTI in pursuance of the aforesaid order of Concerned Authority, And in pursuance of the said Durasti the said land bearing Block No. 15 was divided into three (03) parts i.e. Land bearing Block No. 15/A admeasuring : 1434 Sq. Mtrs., Block No. 15/B admeasuring : 214 Sq. Mtrs. And Block No. 15/K admeasuring : 1589 Sq. Mtrs. vested in Ashaji Dahyaji, Amrutji Nagji and Keshiben Ashaji.

(Reference : Revenue Entry No.2663, dated 02.09.2015).

Thereafter T. P. Scheme 36 (Chharodi-Tragad) implemented preliminary Scheme as a result of which Block No. 15/K was allotted separate Final Plot No. 15/3 having Plot Area admeasuring : 953 Sq. Mtrs.

Thereafter Ashaji Dahyaji, Keshiben W/o. Ashaji Dahyaji and Amrutji Nagji sold and conveyed the Non Agricultural land bearing Final Plot No. 15/3 admeasuring : 953 sq. mtrs. (allotted in lieu of Block No.15/C (15/K) admeasuring : 1589 sq. mtrs.) of Town Planning Scheme No. 36 (Chharodi-Tragad) to Vasudev Kedarmal and Rameshchandra Kedarmal by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 14233 dtd.31.07.2018.

(Reference : Revenue Entry No.3027, dated 06.08.2018).

Thereafter one of the land owner Vasudevbbhai Kedarmal died on dtd.03.08.2021 leaving behind him, his heirs namely : Sarojben Wd/o. Vasudev Agrawal, Sunitaben Vasudev, Meenaben Vasudev, Shilpaben Vasudev, Manishaben Vasudev and Piyushbbhai Vasudev.

(Reference : Revenue Entry No. 3374, dated 27.09.2021).

As referred above, one of the land owner Vasudevbbhai Kedarmal died on dtd.03.08.2021 but as he executed WILL dtd.20.05.2021 during his lifetime and under said "WILL" he bequeathed his Undivided 1/2 Share of the said land to Anjali Piyush. His share in the said land vested in his daughter in Law Anjali Piyush. (Reference : Revenue Entry No. 3420, dated 14.12.2021).



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: 9 :

And by that the said property came to the absolute ownership and possession of (1) **Rameshchandra Kedarmal Agrawal** and (2) **Anjali Piyush Agrawal**.

Thereafter (1) **Rameshchandra Kedarmal Agrawal** and (2) **Anjali Piyush Agrawal** sold and conveyed the said property i.e. Property being Non Agricultural land bearing Final Plot No. 14 admeasuring : 2125 sq. mtrs. (allotted in lieu of Block No.14 admeasuring : 3541 sq. mtrs.) of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) to **Elite Infracon**, a Partnership Firm, by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 8 (Sola) vide Sr. No. 24846, dtd.21.11.2022.

(Reference : Revenue Entry No.3565, dated 19.12.2022).

Thereafter (1) **Rameshchandra Kedarmal Agrawal** and (2) **Anjali Piyush Agrawal** sold and conveyed the said property i.e. Property being Non Agricultural land bearing Final Plot No. 15/3 admeasuring : 953 sq. mtrs. (allotted in lieu of Block No. 15/C (15/K) admeasuring : 1589 sq. mtrs.) of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) to **Elite Infracon**, a Partnership Firm, by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 8 (Sola) vide Sr. No. 24847, dtd.21.11.2022.

(Reference : Revenue Entry No. 3566, dated 19.12.2022).

Thereafter Amalgamation Plan of Final Plot No. 14 & 15/3 was submitted before Ahmedabad Municipal Corporation and the said Plans are approved by the said authority on dtd.17.10.2022, by which the said Final Plots were amalgamated and given New Amalgamated Final Plot No. 15/3+14 totally admeasuring : 3078 Sq. Mtrs.

General:

And by that said property i.e. Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) came to **Elite Infracon**, a Partnership Firm as the absolute ownership and possession.



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Ref. No. :

Date : 21 / 04 / 2023



: 10 :

Thereafter the **Elite Infracon**, a Partnership Firm decided to construct a scheme of Residential Apartments in the aforesaid land in the name of “**ELITE NEPTUNE**”. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case Nos. (1) **BHNTS/NWZ/121222/CGDCRV/A6751/R0/M1** For **Block “A”** & (2) **BHNTS/NWZ/121222/CGDCRV/A6752/R0/M1** For **Block “B”** both dtd.28.02.2023. Accordingly Commencement Letter (Rajachitthi) vide its No. (1) **07542/12122/A6751/R0/M1** For **Block “A”** & (2) **07543/121222/A6752/R0/M1** For **Block “B”** both dtd.28.02.2023, has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

We have taken search relating to the said property. We have taken search for the period of 30 years from 1991 to 2022 (2023- running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

Encumbrance and Release of Encumbrance :-

The said (1) **Rameshchandra Kedarmal Agrawal** and (2) **Anjali Piyush Agrawal** obtained financial facilities from ICICI Bank Ltd duly executed Mortgage Deed detail here-in-below referred. And the said fully repaid the said financial facilities accordingly the Bank executed Mortgage Release deed (Reconveyance Deed), registered in the office of Sub Registrar of Ahmedabad-08 (Sola) vide Sr. No. 24060 & 24063, both dtd.09.11.2022 and Sr. No.10350 dtd.20.04.2023.

Sr. No.	Sr. No.	Date	Detail
1	7392	05.09.2013	Memorandum of Entry First Time Mortgage by Deposit of Title Deeds with ICICI Bank
2	8035	22.08.2014	Amendment to the Memorandum of Entry
3	9979	17.10.2014	Memorandum of Entry Constructive Delivery
4	13209	11.12.2015	Memorandum of Entry Constructive Delivery
5	1115	24.01.2017	Memorandum of Entry Constructive Delivery
6	3018	07.03.2017	Amendment to the Memorandum of Entry Constructive Delivery
7	16756	05.09.2018	Memorandum of Entry Constructive Delivery



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: 11 :

As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar” dtd.20.11.2021 in the name of previous land owners regarding the said property and in pursuance the said public notices, I have received one objection from anybody for the said property. except the below referred baseless objections details of which is explained in the Devolution No. 1 & 2 hereafter.

Devolution No. 1 :-

In response to the public notice published for Block No. 14, I received one baseless objection from Bhuptaji Somaji Thakor alleging that though he was one of the land owner , the land was sold without his consent and no share in the consideration has been accepted by him and he filed RTS Appeal as well as Civil Suit against the same but neither he attached any copies of any RTS Appeal and/or Civil Suit nor he mentioned any details of such RTS Appeal and/or Civil Suit in the objection. Moreover having go through to the chain of title the said Bhuptaji Somaji Thakor himself willingly released his share in the said property in favour of Ashaji Dahyaji and Amratji Ngarji and his name was removed from the revenue record by Mutation Entry No. 1490. I responded the said objection and give him opportunity to provide the copies of Civil Suit and / or RTS Appeal if any filed by him by reply dtd.03.03.2023 which was delivered to him 07.03.2023 but no revert has been received till date therefore we have a strong reason to believe that the facts mentioned in the aforesaid objection are fake and objection was given with malafide intension to interrupt the procedure of title clearance and to grab undue advantage and therefore reject the aforesaid objection without giving any further opportunity.

Devolution No. 2 :-

In response to the Public Notice published for Block No. 14, I received one more baseless un concerned objection from one Prakeshbhai L. Parmar alleging that the then present land owners are not legitimate agriculturist of State of Gujarat and in spite of the same they are holding agriculture land in the State of Gujarat but looking to the status of land it has already been converted into Non Agriculture land therefore it is immaterial for me to verify the status of the land owners. Moreover the objection is no where connected to the land which clearly transpires that he filed the objection to interrupt the procedure of Title Clearance and to grab undue advantage from the land owners. In the aforesaid circumstance we find the said objection not concerning the procedure of title clearance of the said property and therefore we upfrontly reject it without responding the same.



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: 12 :

Devolution No. 2 :-

As two heirs of erstwhile land owner Ichhaji Valaji namely : Shobhanaben alias Shobhaben and Chandaben alias Chandrikaben were not shown in the succession related Mutation Entry No. 1489 pursuant to their verbal release of their ancestral rights in the said property but there after due to same misunderstanding they filed several litigations against their family member which were not succeeded. Thereafter the dispute was settled between the parties as a result of which they confirmed the ownership rights of Elite Infracon and their release of rights by executing Deed of Confirmation duly registered in the Sub Registrar of Ahmedabad – 8 (Sola) vide Sr. No. 3138, dtd.13.02.2023.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **Elite Infracon**, a Partnership Firm with respect to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. (1) **BHNTS/NWZ/121222/CGDCRV/A6751/R0/M1** For **Block “A”** & (2) **BHNTS /NWZ/121222/CGDCRV/A6752/R0/M1** For **Block “B”** both dtd.28.02.2023.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 21st DAY OF APRIL, 2023




Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

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.

(P.T.O.)

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: 13 :

2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

