

Ref. No. 4755

To,

Shri Shakti Buildtech, a Partnership

Firm Through its Admin. Partner,

Hardik Vishnubhai Patel,

Resi.: 1, Ambika Nivas, Science City,

Sola, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Final Plot No. 93** containing by admeasurements 1275 Sq. Mtrs. (allotted in lieu of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs.) of T.P. Scheme No. 406 (Bhadaj), situate lying and being at Moje Bhadaj, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-8 (Sola) and belonging to a partnership firm, **Shri Shakti Buildtech.**



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... That, the provisions of Prevention of Fragmentation & Consolidation of Holdings Act as applied and Block No. 177 given in lieu of the Survey No. 148/2 Paiki, 149 Paiki, 152/3, 156/1, 157/2 and 157/4 Paiki and name of Parsottambhai Mohanbhai standing as an occupier of the land and entry to that effect was mutated in the Mutation Register vide Entry No. 1819/111, dated 1-6-1969.
- 2... Thereafter, due to variation in amalgamation frame, a Variation Register Specimen issued by the Assistant Amalgamation Officer, Ahmedabad on dated 16-7-1974 under Rule 9(3) and (4) of the provisions of Prevention of Fragmentation & Consolidation of Holdings Act and by virtue of that, Block No. 177, Aker 4-10 Guntha given in lieu of the Survey No. 148/2 Paiki, Aker 0-09 Guntha, Survey No. 149 Paiki, Aker 0-16 Guntha, Survey No. 152/3, Aker 0-22 Guntha, Survey No. 156/1, Aker 0-38 Guntha, Survey No. 156/2, Aker 1-01 Guntha, Survey No. 157/1, Aker 0-23 Guntha, Survey No. 157/3, Aker 0-15 Guntha and Survey No. 157/4 Paiki, Aker 0-06 Guntha and name of Parsottambhai Mohanbhai standing as an occupier of the

land and entry to that effect was mutated in the Mutation Register vide Entry No. 1876/111, dated 13-12-1974.

- 3... Thereafter, owner and occupier of the land Parsottambhai Mohanbhai died intestate leaving behind him his legal heirs Manilal Parsottambhai, Amrutlal Parsottambhai, Jayantilal Parsottambhai, Dashrathbhai Parsottambhai, Gomtiben Parsottambhai, Kamuben Parsottambhai and Kankuben wd/o Parsottambhai Mohanbhai 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. 2284 dated 1-4-1986.
- 4... Thereafter, co-owner and co-occupier of the land Manilal Parsottambhai died intestate on dated 22-4-1991 leaving behind him his only legal heir Rameshbhai Manilal and hence his name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2700 dated 30-6-1994.
- 5... Thereafter, co-owner and co-occupier of the land Kankuben wd/o Parsottambhai Mohanbhai died intestate on dated 4-11-1993 and hence her name has been deleted from the revenue records, and entry to that effect was entered in the Mutation Register by Entry No. 2771 dated 27-1-1995.
- 6... Thereafter, co-owner and co-occupier of the land, Gomtiben Parsottambhai and Kamuben Parsottambhai have waived and relinquished her right, title and interest persisting in the said land in favour of other owners and occupiers and hence her name has been deleted from the revenue records, and entry to that effect was entered in the Mutation Register by Entry No. 4029 dated 16-5-2007.
- 7... Thereafter, Block No. 177 containing by total admeasurements 17199 Sq. Mtrs. was divided in two parts i.e. (1) Block No. 177/A, containing by admeasurements 15074 Sq. Mtrs. and (2) Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs. both belonging to Amrutbhai Parsottambhai and others as per order of the DILR, Ahmedabad vide Order No. KJP/D.P. No.41, dated 9-5-2008 and entry to that effect was entered in the Mutation Register by Entry No. 4205, dated 17-5-2008.
- 8... Thereafter, owners and occupiers of the land, Rameshbhai Manilal, Amrutlal Parsottambhai, Jayantilal Parsottambhai and Dashrathbhai Parsottambhai have sold and conveyed the agricultural land bearing Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs. to (1) Dhumraben Jayendrabhai Patel (owner of undivided 20% landshare), (2) Mahendrabhai Narottamdas



Patel (owner of undivided 15% landshare), (3) Jayendrabhai Manilal Patel (owner of undivided 30% landshare) and (4) Smitaben Vasudevabhai Patel (owner of undivided 35% landshare) by sale deed, registered in the office of sub-registrar of Ahmedabad-2 (Vadaj) on dated 4-8-2008 under Serial No. 14789 and entry to that effect mutated in Mutation Register by Entry No. 4275 dated 4-9-2008.

- 9... Thereafter, owners and occupiers of the land, (1) Dhumraben Jayendrabhai Patel (owner of undivided 20% landshare), (2) Mahendrabhai Narottamdas Patel (owner of undivided 15% landshare), (3) Jayendrabhai Manilal Patel (owner of undivided 30% landshare) and (4) Smitaben Vasudevabhai Patel (owner of undivided 35% landshare) have sold and conveyed the agricultural land bearing Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs. to (1) Yashpalsinh Nirubha Gohil (owner of undivided 50% landshare) and (2) Pratipalsinh Pravinsinh Jadeja (owner of undivided 50% landshare) by sale deed, registered in the office of the sub-registrar of Ahmedabad-2 (Vadaj) on dated 14-9-2010 under Serial No. 16343 and entry to that effect mutated in Mutation Register by Entry No. 4776 dated 28-9-2010.
- 10... Thereafter, the land of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs. was merged into T.P. Scheme No. 406 (Bhadaj) and allotted Final Plot No. 93 and 1275 Sq. Mtrs. area given to it.
- 11... Thereafter, owners and occupiers of the land, (1) Yashpalsinh Nirubha Gohil (owner of undivided 50% landshare) and (2) Pratipalsinh Pravinsinh Jadeja (owner of undivided 50% landshare) have sold and conveyed agricultural land bearing Final Plot No. 93 (allotted in lieu of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs.) containing by total admeasurements 1275 Sq. Mtrs. to (1) Dhirenkumar Bholidas Patel, (2) Hetu d/o Narendrabhai Patel & w/o Siddharthbhai Patel and (3) Kamleshbhai Babubhai Patel by sale deed, registered in the office of the sub-registrar of Ahmedabad-13 (City) on dated 22-6-2017 under Serial No. 960 and entry to that effect mutated in Mutation Register by Entry No. 6064 dated 28-10-2017.
- 12... Thereafter, the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the said land bearing Final Plot No. 93 containing by admeasurements 1275 Sq. Mtrs. (allotted in lieu of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs.) of T.P. Scheme No. 406 (Bhadaj) for residential and commercial purpose by their Order No. CB/CTS-2/N.A./Bhadaj/Block/S.No.177/B/S.R. 1151/2016, dated



23-10-2017 and entry to that effect was mutated in the Mutation Register vide Entry No. 6074, dated 21-11-2017.

13... Thereafter, the owners and occupiers of the land, (1) Dhirenkumar Bholidas Patel; (2) Hetu d/o Narendrabhai Patel & w/o Siddharthbhai Patel and (3) Kamleshbhai Babubhai Patel have sold and conveyed said non-agricultural land bearing **Final Plot No. 93** containing by admeasurements **1275 Sq. Mtrs.** (allotted in lieu of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs.) of T.P. Scheme No. 406 (Bhadaj) to **Shri Shakti Buildtech**, a partnership firm by sale deed, duly registered in the office of the sub-registrar of Ahmedabad-8 (Sola) on dated 19-1-2018 under Serial No. 1125 and entry to that effect mutated in Mutation Register by Entry No. 6127 dated 5-2-2018.

14... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **7-6-2018** 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.

15... Thereafter, Ahmedabad Municipal Corporation has sanctioned the plans for said land for residential purpose and also issued a Commencement Certificate under (1) Case No. BLNTI/NWZ/110619/CGDCRV/A0310/R0/M1 and Rajachitthi No. 00292/110619/A0310/R0/M1 for Block-A+B, dated 6-8-2019.

I have examined the titles of the land belonging to **Shri Shakti Buildtech**, a partnership firm 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 **Final Plot No. 93** containing by admeasurements 1275 Sq. Mtrs. (allotted in lieu of Block No. 177/B, containing by admeasurements 2125 Sq. Mtrs.) of T.P. Scheme No. 406 (Bhadaj), situate lying and being at Moje Bhadaj, 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 during the period for which the records is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

[1] Any other Law, Acts and Rules if applicable.



Sharad N. Darji

M.Com., LL.B., Advocate & Notary

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- [2] Fulfilment of conditions laid down in the N.A. Order and approved plans.
- [3] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 20TH DAY OF AUGUST, 2019.



A handwritten signature in blue ink, appearing to be "Sharad N. Darji", written over a dotted line.

(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 1977 to 1987 and 1989 to 1992 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.



A handwritten signature in blue ink, appearing to be "Sharad N. Darji", written over a dotted line.