

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
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11334/2018

(O) 29710100 - 29710200

REF. NO.

To,

M/s. SHREEJI DEVELOPERS

Ahmedabad

TITLE CERTIFICATE CUM TITLE REPORT

Reg:- Non-Agricultural land Sub Plot No. 19
admeasuring about 528 sq.mtrs of Final Plot No.
139+140 forming part of T.P.Scheme No. 2
(Kankariya) situate, lying and being at Moje Rajpur-
Hirpur, Taluka Maninagar [Old Taluka Ahmedabad
City (East)], in the Registration District of
Ahmedabad and Sub District of Ahmedabad-07
(Odhav) and belonging to Jaldeep Apartment
Owners' Association.



As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 18-12-2018) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc lying in his/its file to be true and genuine, and also based upon the affidavit filed by owners before us that no transfer/agreement was made in respect of the said Land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

[A] History of land of Sub Plot No. 19 admeasuring about 528 sq. mtrs of Final Plot No. 139+140 forming part of Town Planning Scheme No.2.

1. That it appears from the revenue records that Jaldeep Apartment Owners Association is a owner of the Land bearing Sub Plot No. 19 admeasuring about 528 sq. mtrs of Final Plot No. 139+140

admeasuring about 528 sq. mtrs (i.e. about 632 sq. yards) forming part of Town Planning Scheme No. 2 since the year 1981. The said Association had purchased the said Land from its previous owners viz. (1) Rajeshbhai Chintamaniprasad Bhatt; (2) Devendra Chintamaniprasad Bhatt; (3) Chintamaniprasad Bholanath Bhatt and (4) Kalavati Chintamaniprasad Bhatt; respectively through various sale Deeds:

Sr. No.	Final Plot No.	Area	Sale Deed Regn. No.	Execution Date	Mutation Entry No.
				Registration Date	Date
1.	139+140/19 paiki	114 sq.yards	790	20-01-1981	18545
				20-01-1981	16-2-1981
2.	139+140/19 paiki	163 sq.yards	786	20-01-1981	18546
				20-01-1981	16-2-1981
3.	139+140/19 paiki	207 sq.yards	785	20-01-1981	18547
				20-01-1981	16-2-1981
4.	139+140/19 paiki	148 Sq.yards	784	20-01-1981	18548
				20-01-1981	16-2-1981
TOTAL		632 sq. yards (i.e. about 528 sq. mtrs)			

Note: However the Mutation Entry Nos. 18545, 18546, 18548 were cancelled by the Circle Officer stating the reason that the name of the Seller was not there in the Revenue record of the said Land.

2. That the Jaldeep Apartment Owners Association is a Non Trading Corporation incorporated under the provisions of the Non trading Corporation Act, 1959 at Serial no. N.T.C. G/217 on 16-04-1979 ('Association').
3. That from the Village Form No.2, it appears that Land bearing Sub Plot No. 19 admeasuring about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 had been granted N.A.Permission for residential houses vide order dated 27-11-1958 passed by City Deputy Collector, Ahmedabad



4. That plan for making residential construction on the land bearing Sub Plot No. 19 admeasruing about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 was sanctioned by Ahmedabad Municipal Corporation vide Rajachitthi bearing No. 24-9 dated 19-01-1979.
5. That prior to the abovestated sale deeds in favour of the said Association, Chintamaniprasad Bholanath Bhatt was owner of the Land bearing Sub Plot No. 19 admeasruing about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 prior to the year 1978. Therafter based on declaration dated 18-4-1978, Family partition took place within the Family member with respect to the said land. Accordingly the land bearing Sub Plot No. 19 admeasruing about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 forming part of Town Planning Scheme No. 2 came to the share to the Family members as mentioned hereinbelow. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No.18638 dated 15-06-1981.

Sr.No.	Final Plot No.	Area in Sq.Yards	Occupier name
1.	139+140/19 Paiki	114	Rajeshbhai ChintaManiprasad Bhatt
2.	139+140/19 Paiki	207	Chintamaniprasad Bholanath Bhatt;
3.	139+140/19 Paiki	148	Kalavati Chintamaniprasad Bhatt;
4.	139+140/19 Paiki	163	Devendrabhai Chintamaniprasad Bhatt
Total		632 sq. yards	

6. Thereafter as stated in paragraph 1 hereinabove, the effect of the abovestated Sale deeds bearing Serial no. 790, 786 and 784 was once again made in the revenue records of the said Land. Mutation

Entries to the said effect was made in the revenue record of the said Land vide Entry Nos. 18639, 16840 and 16841 respectively on same day dated 15-06-1981. The same were certified.

7. That upon such certification of abovestated Mutation entries, the said Jaldeep Apartment Owners Association became the owner of the said land bearing Sub Plot No. 19 admeasruing about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 forming part of Town Planning Scheme No. 2.
8. Subsequently said Jaldeep Apartment owners' Association made residential construction on the said land bearing Sub Plot No. 19 admeasruing about 528 sq. mtrs (i.e. about 632 sq. yards) of Final Plot No. 139+140 consisting of one basement and Ground Floor to Fifth Floor and named it Jaldeep Apartments. Thereafter Building Use permission for use of said residential buiding is granted by Town Planning officer, Ahmedabad Municipal Corporation vide its order bearing Ref No. B/4/972 dated 01-11-1983.
9. Thereafter the said Association had allotted the units in the said residential scheme to various allottees and has accepted them as the members of the said association.
10. As per the order bearing No. RTS/Sudhara Order/Promulgation Sheet/SR.3820/2008 dated 30-09-2008 of Mamlatdar, Ahmedabad, rectification were made in the computerized records according to the register. Mutation Entry to the said effect was made in the revenue records of the said land vide Mutation Entry No. 29238 dated 16-01-2009.
11. That vide order of the Revenue Department bearing No. PFR/102011/275/L/1 dated 17-03-2012, the Taluka City and Taluka Dascroi in Revenue District Ahmedabad were reconstituted and new Talukas viz. Taluka Ahmedabad (East) and Taluka Ahmedabad (West) were formed and accordingly Moje Rapur - Hirpur which formed part of Taluka City (West) was made part of



Taluka Ahmedabad City (East). Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 30362 dated 03-05-2012.

12. That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new Talukas were formed and accordingly land of Moje Rajpur-Hirpur which formed part of Taluka Ahmedabad City (East) is now made part of Taluka Maninagar.
13. Thus as per above chain of titles of said land and as per present record of association following are existing 10 members of said Associaton and are also 10 flat owners/members/occupiers in the said "Jaldeep Apartment" scheme who are noted in the table shown hereunder;

Flat No	Name/s of Members	Share Certificte No
1	Harnish Khemshankar Bhatt	004
2	Amitbhai Khemchand Kadmawala	3
3	Laxmiben Kantilal Soni	6
4	Ranjanben Chandrakant Padia	1
5	Rekhaben Maganlal Chacha and Varsha Maganlal Chacha	5
6	Legal Heirs of Sumanben Shantanuprasad Bhatt being (i) Jyotibalaben Pinakinbhai Dave; (ii) Nirupa Bhupendrabhai Vyas (iii) Mukesh Shantanuprasad Bhatt (iv) Shobhnaben Wd/o Kaushikkumar Shantanu Prasad Bhatt (iv) Rameshbhai Shantanu Prasad Bhatt	8
7	Naynaben Shivkumar Bhatt and Jignesh Shivkumar Bhatt	11

8	Jigishaben Mahendrabhai Mistry	001
9	Nitinbhai Ramanlal Patel and Varshaben Nitinbhai Patel	12
10	Ritaben Shaileshbhai Saheba	Not provided

Note: We have stated the abovestated information with respect to the flat owners/members/occupiers based on information/affidavit provided to us. We have not inspected the titles of the individual flat owners/members/occupiers in the said Jaldeep Apartment as all the present flat owners/members/occupiers has unanimously decided to get their flats redeveloped from the developor M/s. Shreeji Developers upon broad terms and conditions and this regard executed and registered Development Agreement. Hence our title investigation is restricted with respect to said land on which Jaldeep Apartment is constructed and not on the flats.

[C] Public Notice

In response to our Public Notice dated 29-11-2018 published in daily gujarati news paper "Gujarat Samachar", we have not received any objections from anyone till date.



[D] REDEVELOPEMNT OF LAND & CONSTRUCTED FLATS

That as the Structures of the residential building of the said Jaldeep Apartment is old and dilapidated and inhabitable condition, the said Jaldeep Apartment Owners' Association as owner of land being Sub Plot No. 19 admeasuring about 528 sq.mtrs (i.e. 632 sq. yards) of Final Plot No. 139+140 forming part of T.P.Scheme No. 2 (Kankariya) and all 10 existing Flat owners of "Jaldeep Apartment" scheme standing thereon as Members and shareholders of said association are desirous to redevelop the said land being Sub Plot No. 19 admeasuring about 528 sq.mtrs (i.e. 632 sq. yards) of Final Plot No. 139+140 forming part of T.P.Scheme No. 2 (Kankariya) alongwith construction of residential building named "Jaldeep Apartment".

Accordingly (1) Jaldeep Apartment Owners' Association through its chairman Harnish Khemshankar Bhatt; (2) Members of Jaldeep Apartment Owners' Association viz. (1) Harnish Khemshankar Bhatt (owner of Flat no.1); (2) Amitbhai Khemchand Kadmawala (owner of Flat no.2); (3) Laxmiben Kantilal Soni (owner of Flat no.3); (4) Ranjanben Chandrakant Padia (owner of Flat no.4); (5) Legal Heirs of Sumanben Shantanuprasad Bhatt being (i) Jyotibalaben Pinakinbhai Dave; (ii) Nirupa Bhupendrabhai Vyas (iii) Mukesh Shantanuprasad Bhatt (iv) Shobhnaben Wd/o Kaushikkumar Shantanu Prasad Bhatt (v) Rameshbhai Shantanu Prasad Bhatt; (owner of Flat no.6) (6) (i) Naynaben Shivkumar Bhatt and (ii) Jignesh Shivkumar Bhatt (owner of Flat no.7); (7) (i) Nitinbhai Ramanlal Patel and (ii) Varshaben Nitinbhai Patel (owner of Flat no.9) and (8) Ritaben Shaileshbhai Saheba (owner of Flat no.10) entered into Developent Agreement dated 14-12-2018 with M/s. Shreeji Developers which was registered before the office of Sub registrar of Ahmedabad-07 (Odhav) at serial no. 12843 dated 14-12-2018 to develop the said land along with the construction standing thereon upon broad terms and conditions more specifically mentioned therein.

Subsequently remaining flats owners viz. (1) (i) Rekhaben Maganlal Chacha and (ii) Varsha Maganlal Chacha (owners of Flat no. 5) and Jigishaben Mahendrabhai Mistry (owners of Flat no. 8) entered into Supplementry deed cum confirmation deed dated 24-12-2018 with M/s. Shreeji Developers which was registered before the office of Sub registrar of Ahmedabad-07 (Odhav) at serial no. 13171 dated 24-12-2018 with respect to redevelopment the said land along with the construction standing thereon upon broad terms and conditions more specifically mentioned therein.

[E] OPINION:-

In view of and subject to what is stated above, we hereby opine that title of abovereferred Non-Agricultural land Sub Plot No. 19 admeasuring about 528 sq.mtrs of Final Plot No. 139+140 forming part of T.P.Scheme No. 2 (Kankariya) situate, lying and being at Moje Rajpur-Hirpur, Taluka Maninagar [Old Taluka Ahmedabad City (East)], in the Registration

District of Ahmedabad and Sub District of Ahmedabad-07 (Odhav) and belonging to Jaldeep Apartment Owners' Association shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Resolutions, rules and regulation of said Jaldeep Apartment Owners Association being fulfilled.
- [2] Rights, title and interest of abovementioned 10 members/flat owners of said Association being verified.
- [3] Development Agreement dated 14-12-2018 bearing serial no. 12843 and Supplementary Deed cum confirmation deed dated 24-12-2018 executed in favour of M/s. Shreeji Developers, A Partnership Firm for redevelopment of the said land.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and provisions of Town Planning Scheme no. 2 (Kankariya).

DATED THIS 30th DAY OF APRIL, 2019



ATTORNEY-AT-LAW

Note of Caution and Disclaimer:-

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not possible.
- [2] Please note that most of the registration record of the year 1986 to 1994 of Sub Registrar's office destroyed/torn out. Hence it could not be inspected and its search is not available. That the computerized record is not well prepared /maintained by State Government agency and hence may be erroneous.
- [3] Please ascertain that the Govt. authorities have not put any restrictions in making revised construction on 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.
- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial /Quasi Judicial authorities.