

Ref. No. :

Date : 19 / 04 / 2021

To,
M/s. Prakalp Infrastructure, a Partnership Firm
Ahmedabad.

TITLE CERTIFICATE

Re:- Non Agricultural land bearing Final Plot No. 303 admeasuring about :

6313 Sq. Mtrs. (Residential Use N.A. land admeasuring about : 5683 Sq. Mtrs. and Commercial Use N.A. land admeasuring : 630 Sq. Mtrs.) (allotted in lieu of Block No. 240 admeasuring about : 10522) of Town Planning Scheme No. 405, situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the projection of proposed scheme of Residential Cum Commercial Units named as “BINORI AARNA” in/upon the aforesaid land belonging to M/s. Prakalp Infrastructure, a Partnership Firm being the absolute Owners-Occupiers.
(Hereinafter referred to as the said “Property”)



THIS IS TO CERTIFY THAT, We have investigated the titles of **M/s. Prakalp Infrastructure**, a Partnership Firm, to the Non Agricultural land bearing Final Plot No. 303 admeasuring about : 6313 Sq. Mtrs. (Residential Use N.A. land admeasuring about : 5683 Sq. Mtrs. and Commercial Use N.A. land admeasuring : 630 Sq. Mtrs.) (allotted in lieu of Block No. 240 admeasuring about : 10522) of Town Planning Scheme No. 405, situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Cum Commercial Units named as “**BINORI AARNA**” in/upon the aforesaid land and have caused to be taken searches of available revenue and registration record for last about 30 years and in pursuance of the facts narrated in title report issued alongwith this title certificate and from publishing public notice in daily news paper “Gujarat Samachar” did.05.04.2021 and from the declaration filed before us, 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..
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BHNTI/NWZ/160221/CGDCRV/A4586/R0/MI** did.31.03.2021.

(P.T.O.)

To,



(Hereinafter referred to as the said "Property")



9B-10, 4th Floor, "100 Drive in Road",
Beside Rayvi Tower, Nr. Gurukul Temple,
Drive in Road, Memnagar, Ahmedabad-380052.
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: 2 :

Thereafter the name of Shankarphai Ambaram was entered as Ordinary Tenant by an order of Concerned Authority.

(Reference : Revenue Entry No.838, dated 08.02.1954).

Thereafter the name of Ambaram Varanasi was entered as Ordinary Tenant by an order of Concerned Authority. (Reference : Revenue Entry No.912, dated 10.02.1954).

Thereafter the name of Ranchhod Baji was deleted from the revenue record by an order of Competent Authority. (Reference : Revenue Entry No.980, dated 10.08.1956).

Thereafter the name of Atmaram Layji and Shankarphai Ambaram were deleted from the revenue record by an order of Competent Authority.

(Reference : Revenue Entry No.981, dated 11.08.1956).

Thereafter the name of Mafatal Atmaram was entered as Ordinary Tenant and the name of Ambaram Vanarasi was deleted from the revenue record by an order of Concerned Authority. (Reference : Revenue Entry No.988, dated 19.08.1956).

Thereafter by an order of concerned authority the said land was allotted to Mafatal Atmaram with condition to pay the purchase value to the land owner, accordingly the said land vested in Mafatal Atmaram being owner-occupier.

(Reference : Revenue Entry No.1266, dated 12.09.1966).

Thereafter as the tenant has paid up the Purchase Value to the prior owner, the Certificate under Extract No. 9 was issued by the concerned authority.

(Reference : Revenue Entry No.1308, dated 22.06.1968).

Thereafter the land owners Vanarasi Manor died on dtd.01.12.1944, Naranbhai Ishwarbhai died on dtd.10.03.1963, Chaturbhai Jesangbhai died since 1956-57, Bhagwandas Jijidas died on dtd. 11.09.1945 and Motiram Khodabhai died leaving behind heirs namely : Trikamabhai Gordhanbhai and Khodabhai Bhagwanbhai but as the said land was already given to Tenant, the name of aforesaid Trikamabhai Gordhanbhai and Khodabhai Bhagwanbhai were removed from the revenue record.

(Reference : Revenue Entry No.1315, dated 29.08.1968).

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Old Survey No. 116/2 :-

Land bearing Revenue Survey No. 116/1 being the Agricultural Land was held by Vanarasi Manor, Naranbhai Ishwarbhai, Chaturbhai Jesangbhai, Bhagwandas Jijadas and Motiram Khodabhai as owner-occupier & self-cultivator as per Revenue Records.

Thereafter the name of Ranchhod Baji was entered as Protected Tenant by an order of Taluka Vide Order No. T.N.C., dtd.27.11.1947 in pursuance of Tenancy Act Section No. 3-A.
(Reference : Revenue Entry No.676, dated 26.03.1948).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.
(Reference : Revenue Entry No.712, dated 03.07.1951).

Thereafter the name of Atmaram Lavji was entered as Ordinary Tenant by an order of Concerned Authority. (Reference : Revenue Entry No.722, dated 01.12.1952).

Thereafter the name of Shankarbai Ambaram was entered as Ordinary Tenant by an order of Concerned Authority. (Reference : Revenue Entry No.880, dated 08.02.1954).

Thereafter the name of Ambaram Varanasi was entered as Ordinary Tenant by an order of Concerned Authority. (Reference : Revenue Entry No.912, dated 10.02.1954).

Thereafter the name of Ranchhod Baji was deleted from the revenue record by an order of Competent Authority. (Reference : Revenue Entry No.980, dated 10.08.1956).

Thereafter the name of Atmaram Lavji and Shankarbai Ambaram were deleted from the revenue record by an order of Competent Authority.

(Reference : Revenue Entry No.981, dated 11.08.1956).

Thereafter the name of Mafatal Atmaram was entered as Ordinary Tenant and the name of Ambaram Vanarasi was deleted from the revenue record by an order of Concerned Authority.
(Reference : Revenue Entry No.988, dated 19.08.1956).

Thereafter by an order of concerned authority the said land was allotted to Mafatal Atmaram with condition to pay the purchase value to the land owner, accordingly the said land vested in Mafatal Atmaram being owner-occupier.

(Reference : Revenue Entry No.1266, dated 12.09.1966).

A handwritten signature in black ink, appearing to be "Maulik Modi".



: 4 :

Thereafter as the tenant has paid up the Purchase Value to the prior owner, the Certificate under Extract No. 9 was issued by the concerned authority.

(Reference : Revenue Entry No.1308, dated 22.06.1968).

Thereafter the land owners Vanarasi Manor died on dtd.01.12.1944, Naranbhai Ishwarbhai died on dtd.10.03.1963, Chaturbhai Jeshangbhai died since 1956-57, Bhagwandas Jijidas died on dtd. 11.09.1945 and Motiram Khodabhai died leaving behind heirs namely : Trikamabhai Gordhanbhai and Khodabhai Bhagwanbhai but as the said land was already given to Tenant, the name of aforesaid Trikamabhai Gordhanbhai and Khodabhai Bhagwanbhai were removed from the revenue record.

(Reference : Revenue Entry No.1316, dated 29.08.1968).

Amalgamation :-

Thereafter as per the scheme of amalgamation took place, the land bearing Block No.240 was allotted in lieu of Revenue Survey No.116/1 and 116/2.

(Reference : Revenue Entry No.1319, dated 09.09.1968).

Thereafter amalgamation Scheme implemented in Ambli Village in pursuance of Durasti Patrak by an Order of Hon'ble Superintendent Land Record, Ahmedabad.

(Reference : Revenue Entry No. 1320, dated 16.09.1968).

Thereafter the land owner Mafatbhai Atmarambhai died on dtd.14.10.1984 leaving behind him, his heirs namely : Kanubhai Mafatbhai, Khodabhai Mafatbhai, Kailashben Mafatbhai, Hansaben Mafatbhai and Kashiben Widow of Mafatbhai Atmaram.

(Reference : Revenue Entry No.1642, dated 08.01.1986).

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 Ambli Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Dipartment, vide order no. Pafar/102011/275/L/1, dated 17.03.2012.

(Ref.: Revenue Entry No.4604, dated 03.05.2012).

Thereafter the land owner Kashiben Widow of Mafatbhai Atmaram died on dtd.29.06.2013 leaving behind her heirs namely : Kanubhai Mafatbhai Patel, Khodabhai Mafatbhai Patel, Hansaben Mafatbhai Patel and Kailashben Mafatbhai Patel.

(Reference : Revenue Entry No.5305, dated 14.07.2015).

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Thereafter the land owners Hansaben D/o. Mafathbai Amaram and Kailashben D/o. Mafathbai Amaram waived their Share in the said property in favour of the Kanubhai Mafathbai and Khodabhai Mafathbai accordingly their names were deleted from the revenue record in pursuance of Registered Released Deed executed in the office of Sub Register – 13 (City West), Vide Sr. No. 1557, dtd.24.07.2015.

(Reference : Revenue Entry No.5349 dated 19.09.2015).

Thereafter Revenue Entry No. 5349, dated 19.09.2015 approved by order Passed by Mamlatdar, Ghatlodiya Ahmedabad, under No. R.T.S./Taktari Nondh/Ambli/Case No. 92/15, dtd.11.01.2016

Thereafter land owners Kanubhai Mafathbai applied for joining the names of his heirs in the revenue record of the said property during his lifetime namely : Kanchanben Kanubhai, Sangitaben Kanubhai Patel, Alpeshbhai Kanubhai Patel and Girishbhai Kanubhai Patel. And as a result of that her names was entered in the revenue record being the Co-Owner.

(Reference : Revenue Entry No.5360, dated 13.10.2015).

Thereafter Revenue Entry No. 5360, dated 13.10.2015 approved by order Passed by Mamlatdar, Ghatlodiya Ahmedabad, under No. R.T.S./Taktari Nondh/Ambli/Case No. 93/15, dtd.13.01.2016 .

Thereafter the land owners Kanubhai Mafathbai and Kanchanben Kanubhai, Sangitaben Kanubhai waived their Share in their said property in favour of the Alpesh Kanubhai Patel and Girish Kanubhai Patel accordingly their names were deleted from the revenue record in pursuance of Registered Released Deed executed in the office of Sub Register – 13 (City West). Vide Sr. No. 1369, dtd.13.06.2016.

(Reference : Revenue Entry No.5475 dated 14.06.2016).

The land bearing Block No.240 admeasuring about : 10522 Sq.Mtrs. included in Town Planning Scheme No.405 (Ambli) and allotted Final Plot No.303, admeasuring about 6313 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said property from New Tenure Land into Old tenure and Hon'ble District Collector, Ahmedabad converted into Old tenure Land for Non Agriculture Use by his / her order No.: ACB/TNC-2/Premium/Ambli/S.R.89/2016, dtd.29.08.2016.

(Reference : Revenue Entry No.5546, dated 18.11.2016).

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Thereafter above referred owner-occupiers applied to convert the said property from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the Final Plot No. 303 from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: ACB/TNC/N.A./Tatal/K-65/S/Block No.240/S.R.04/2016, dtd.28.08.2017.
(Reference : Revenue Entry No.5628, dated 30.03.2017).

Thereafter the said **Khodabhai Mafatal, Alpesh Kanubhai Patel and Girish Kanubhai Patel** sold and conveyed the Non Agricultural land bearing Final Plot No. 303 admeasuring about : 6313 Sq. Mtrs. (Residential Use N.A. land admeasuring about : 5683 Sq. Mtrs. and Commercial Use N.A. land admeasuring : 630 Sq. Mtrs.) (allotted in lieu of Block No. 240 admeasuring about : 10522) of Town Planning Scheme No. 405, situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to **M/s. Prakash Infrastructure**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 9 (Bopal) vide Sr. No. 1789 dtd.21.02.2018.
(Reference : Revenue Entry No. 5831, dated 28.02.2018).

Thereafter Revenue Entry No. 5831, dated 28.02.2018 approved by order Passed by Mamlatdar, Ahmedabad, under No. R.T.S./Takrari Nondh/Ambli/Case No. 43/18, dtd.23.05.2018.

Thereafter Utsav Pravinkumar Patel Filed RTS Appeal against City Mamlatdar vide No. R.T.S./Appeal/S.R.400/2017, dtd.07.11.2019 before Deputy Collector (West), Ahmedabad, but the said appeal was rejected by an order of Collector, Ahmedabad on dtd.07.11.2019.
(Reference : Revenue Entry No. 6233, dated 09.11.2019).

And by that the said Non Agricultural land bearing Final Plot No. 303 admeasuring about : 6313 Sq. Mtrs. (Residential Use N.A. land admeasuring about : 5683 Sq. Mtrs. and Commercial Use N.A. land admeasuring : 630 Sq. Mtrs.) (allotted in lieu of Block No. 240 admeasuring about : 10522) of Town Planning Scheme No. 405, situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), came to **M/s. Prakash Infrastructure**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. Prakash Infrastructure**, a Partnership Firm decided to construct a scheme of Residential Cum Commercial Units in the aforesaid land. Accordingly prepared and submitted



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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 No. **BHNT/NWZ/160221/CGDCRV/A4586/R0/M1** dtd.31.03.2021. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern vide No. 04710/160221/A4586/R0/M1.

Accordingly the **M/s. Prakalp Infrastructure**, a Partnership Firm have projected scheme of Residential Cum Commercial Units in the name of **"BINORI AARNA"** in pursuance of the aforesaid plans and it the building is under- projection.

And since then the said property i.e. Non Agricultural land bearing Final Plot No. 303 admeasuring about : 6313 Sq. Mtrs. (Residential Use N.A. land admeasuring about : 5683 Sq. Mtrs. and Commercial Use N.A. land admeasuring : 630 Sq. Mtrs.) (allotted in lieu of Block No. 240 admeasuring about : 10522) of Town Planning Scheme No. 405, situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the projection of proposed scheme of Residential Cum Commercial Units named as **"BINORI AARNA"** in / upon the said land belonging to **M/s. Prakalp Infrastructure**, a Partnership Firm.

I have taken search relating to the said property. I have taken search for the period from 1989 to 2020 (2021-running) relating to the said property. I have searched the Concerned Sub-Registrar offices for the said period.

As a part of investigation of title, I have published a public notice in daily newspaper "Gujarat Samachar" dtd.05.04.2021 regarding the said property and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I 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 charges and dues.

A handwritten signature in black ink, appearing to be "M. Modi".

: 8 :



Devolution of Titles :-

As the said Hansaben D/o. Mafatalal Atmaram had grievances with her brothers Kanubhai Mafatalal and Khodabhai Mafatalal, She executed Registered Agreement to Sale Vide Sr. No. 10100 dtd. 30.09.2006 in favour of Vasant Nathabhai Patel. Thereafter the said Vasantbhai Nathabhai Patel filed a Civil Suit No. 674/2015 against Hansaben. Thereafter the said dispute was resolved between the land owners, Hansaben and Vasantbhai. As a result of which Hansaben Mafatbhai and Kailashben Mafatbhai both executed Registered Release Deed Vide Sr. No. 1557 dtd. 24.07.2015 in favour of Kanubhai Mafatbhai and Khodabhai Mafatbhai And the Civil Suit was unconditionally withdrawn by Vasantbhai Nathabhai Patel and the Agreement to Sale was also cancelled by way of executing Registered Cancellation Agreement Vide Sr. No. 2612 dtd.29.12.2015. Therefore we do not find any reason not to issue the Title Clearance Certificate.

I may state that the title of the 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. BHNTI/NWZ/160221/CGDCRV/A4586/R0/M1 dtd.31.03.2021.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 19th DAY OF APRIL 2021



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. (P.T.O.)



: 9 :

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.

A handwritten signature in black ink, appearing to be "B. B. T. T. WOOD".