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Ref. No.:

Date 10/04/2023

To,

DHARTI DEVELOPERS – A Partnership Firm



TITLE CERTIFICATE CUM - REPORT

Reg: Title Clearance Certificate of Non-Agricultural Land bearing Final Plot No. 113 admeasuring 668 Sq. Mtrs. of Town Planning Scheme No.127 of City Survey No.NA688/p2 (Old Revenue Block/Survey No.688) admeasuring 1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) belonging to DHARTI DEVELOPERS a partnership firm.

TITLE INVESTIGATION REPORT

In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property/land and believing the same to be true, genuine and obtained from

original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. In year 1989 the land of Revenue Block/Survey No.688 Paiki of mouje Vinzol belonged to (1) Saol Mojiz, (2) Nathan Mojis, (3) Sipraben Mojis, (4) Rabikaben Mojis, (5) Devid Saloman, (6) Peris Saloman AND (7) Rahmin Mojis.
2. That thereafter Owner(s)/Occupier(s) (1) Saol Mojiz, (2) Nathan Mojis, (3) Sipraben Mojis, (4) Rabikaben Mojis And (5) Devid Mojis released there rights title interest from the said land in favor of Rahmin Mojis. The entry to that effect was also entered in the Revenue Records vide mutation entry no.5434 dated 16/11/1989, which was duly certified by the concerned Revenue Authority on 12/10/1990.
3. That Thereafter, Rahmis Mojis died intestate on 15/05/1995, leaving behind his/her heirs (1) Malkha Wd/o Rahmis Mojis, (2) Mojis Rahmis, (3) Aeliza Rahmis, (4) Aabi Rahmis, (5) Hira Rahmis AND (6) Sobi Rahmis., The entry to that effect was entered in revenue record by entry no.5676 dated 11/06/1998, which was duly certified by the concerned Revenue Authority on 14/10/1998.
4. Thereafter, Owner(s)/Occupier(s) of land (1) Saol Mojis, (2) Nathal Mojis, (3) Rabikaben Mojis, (4) Devid Saloman, (5) Peris Saloman, (6) Mojis Rahmis, (7) Aeliza Rahmis, (8) Rabi Rahmis, (9) Hira Rahmis, (10) Sobi Rahmis, (11) Malkha Wd/o Rahmis Mojis and (12) Sipra Mojis, No.1 to 12 through there POA Holder Sadiqhusen Sultan Mohammadkhan Gauri had sold and convey said land of bearing Final Plot No. 113 admeasuring 667.80 Sq. Mtrs. of Town Planning Scheme No.127 of Revenue Block/Survey No.688 admeasuring 1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the



Registration District of Ahmedabad and Sub-District of Ahmedabad-13 (City) to Sadiqhusen Sultan Mohammadkhan Gauri by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.319 on 13/02/2019. The entry to that effect was entered in revenue record by entry no.8051 dated 21/02/2019, which was disapproved by concerned Revenue Authority on 04/06/2019.

5. It has been observed by us that, being aggrieved and dissatisfied by the order passed by the City Mamlatdar, Vatva whereby mutation entry No. 8051 was disapproved, the appellant preferred RTS Appeal No. 30/2020 in the court of City Deputy Collector (East) Ahmedabad under the provision of Rule 108 (5) of Gujarat Land Revenue Rules, 1972 wherein the Deputy Collector passed order on 28/05/2021 and allowed the appeal inter alia directing to certify mutation entry No.8051 by setting aside the order dated 04/06/2019 passed by the City Mamlatdar, Vatva as is expressly corroborated and evidenced by certified mutation entry No.8474 dated 09/06/2021, which was duly certified by the concerned Revenue Authority on 12/07/2021.
6. Thereafter, District Collector, Ahmedabad granted permission to the Said Land bearing Final Plot No.113 admeasuring 668 Sq. Mtrs. of Town Planning Scheme No.127 of Revenue Block/Survey No.688 admeasuring 1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad for Non-Agricultural use permission vide their order bearing No.3929/07/16/029/2022, dated : 12/07/2022. The entry to that effect was entered in revenue record by entry no.8731 dated 12/07/2022, which was disapproved by concerned Revenue Authority on 22/08/2022.
7. Thereafter, Owner(s)/Occupier(s) of land Sadiqhusen Sultan Mohammadkhan Gauri had sold and convey said land of bearing Final Plot No. 113 admeasuring 668 Sq. Mtrs. of Town Planning Scheme



No.127 of Revenue Block/Survey No.688 admeasuring 1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) to DHARTI DEVELOPERS Through its Partners namely (1) Shivam Shivprakash kshatriya and (2) Barshika shivprakash Singh by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.13927 on 27/07/2022. The entry to that effect was entered in City Survey record by entry no.3 dated 13/10/2022, which was Certified by concerned Authority on 28/11/2022.

8. Thereafter, the said Non-Agricultural land was included in City Survey Record and allotted land 668 sq. mtr. Of City Survey No.NA688/p2 of Town Planning Scheme No.127, Final Plot No.113 situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad of Vinzol Ward.
9. Thereafter, Owner(s)/Occupier(s) of land had submitted an application to the Office of Ahmedabad Municipal Corporation (AMC) for obtaining Development permission for Residential & Commercial Units and hence Ahmedabad Municipal Corporation had granted the said application vide Development Permission No.07603 / 210223 / A6991 / R0 / M1 (Case No.BLNTI/EZ/210223/CGDCRV/A6991/R0/M1), dated 15/03/2023.
10. As a part of investigation of title, we have issued public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated: 28/03/2023 for inviting any claim in, on or upon the said land. Pursuant to which, we have not received any claim/objection from any persons, in response thereto.
11. Thus, the said Non-Agricultural Land bearing Final Plot No. 113 admeasuring 668 Sq. Mtrs. of Town Planning Scheme No.127 of City Survey No.NA688/p2 (Old Revenue Block/Survey No.688) admeasuring



1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) is independently owned, occupied and possessed by DHARTI DEVELOPERS a partnership firm.

12. The aforesaid report/opinion is reference of revenue records and Sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrances and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents; statements etc. produced/submitted by the owners and relied on the facts mentioned therein believing the same to be true.

13. We have been informed by the owner/s of the said land that except the above stated facts. The said land has not been given in security. Neither they nor any of their heirs, administrators, Successors and assigns or any prior owner/s or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said land is not subject matter of any pending proceedings and that any order decree, attachment or any order of any court or authority not operating against the said land adversely affecting the title. The said land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.



In view of aforementioned facts and circumstances and perusal and scrutiny of the deeds, documents, papers, writings and records etc. submitted/furnished by you and believing the same to be true, genuine and obtained from original sources, I am of the opinion that the title of the captioned land belonging to DHARTI DEVELOPERS is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to :-

- (a) Verification of all original title chain documents, revenue records and previous transfer executed by Power of Attorney Holder [If Any].
- (b) Fulfillment the terms and conditions laid down in N.A. Order.
- (c) Fulfillment the terms and conditions laid down in Development permission.
- (d) Fulfillment of the Provisions of relevant laws for the time being in force.

SCHEDULE

ALL THAT piece or parcel of immovable property being Non-Agricultural Land bearing Final Plot No. 113 admeasuring 668 Sq. Mtrs. of Town Planning Scheme No.127 of City Survey No.NA688/p2 (Old Revenue Block/Survey No.688) admeasuring 1113 Sq. Mtrs. situated, lying and being at Mouje Village Vinzol of Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).

Date : 10/04/2023

Place : Ahmedabad




Bhishmak Y. Pandit, Advocate
Enrolment No.G/1865/2008

Caution:- This is to inform that sometimes search of registration records of immediate past about some years is not available and search of complete registration record not available due to destruction records and tearing of pages of Books available for inspection. Moreover, conditional Computerized search is issued by the sub-registrar is not well prepared/maintained by state government Agency and hence may be erroneous resulting into error and with that caution, condition, understanding and on the basis of Registration search the above Title Opinion Certificate is issued.