

અલ્તાફહુસૈન હાજી ગુલામઅહેમદ મોમીન  
બી.કોમ., એલ.એલ.બી., એડવોકેટ  
(દસ્તાવેજ લખનાર)

**Altafhusain G. Momin**  
B.Com., LL.B., Advocate  
(Bond Writer)

૩૧૨, પ્રીતો માળ, બીઝનેસ સેન્ટર,  
પથ્થરકુવા, રીલીફ રોડ, અમદાવાદ-૩૮૦ ૦૦૧.  
મોબાઇલ : ૯૪૨૬૦ ૬૯૨૩૫

રેફ નં. :

તારીખ : ૧૯ - ૩ - ૧૬

Ref.No.:

To, K.G.N. Developers  
Ahmedabad.

**TITLE CERTIFICATE**

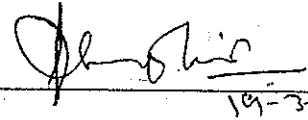
Reg.:- Non-Agricultural Use land admeasuring 1720 Sq.Mtrs. being Northern Side within land of F.P.No. 66 Sector 2 of T.P.S. No. 37 being Old Revenue Survey No. 16/1-A paiki, Moje Danilimda, Ta. Maninagar, Sub-District Ahmedabad-5 (Narol) District Ahmedabad.

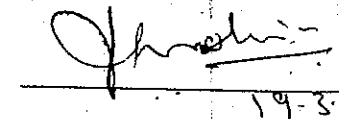
THIS IS TO STATE THAT I have examined the titles of K.G.N. Developers and have caused to be taken searches (Partly manual and partly Computerized) of available revenue and registration record for last 30 years through our search clerk to the Non-Agricultural land bearing Final Plot No.66 containing by admeasurements 1720 Sq.Mtrs or thereabouts of Sector 2, of T.P.Scheme No.37, situate lying and being at Moje Danilimda, Taluka Maninagar, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) and from that and from the affidavit/declaration filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to us to be true and genuine, and also based upon the information given by the owner that no transfer/agreement was made in respect of the land during the period for which the record 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. (2) Fulfilment of conditions laid down in the N.A. Order, (3) Provisions of Town Planning and Urban Development Act and use as per Zone of AUDA and Plans of Construction being sanctioned by AUDA. and Provisions of Town Planning Scheme. (4) All original documents/sale deeds are being produced.

Dated this 19 day of March 2016

Note:

- (1) This is to inform that search of registration records of immediate past about 2-3 months is not available.
- (2) Please note that the registration record of the some year 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 2015) is not well prepared/maintained by the State Govt. Agency and hence may be erroneous and according to the report of the computerized search we have issued this title clearance certificate.

  
19-3-16

  
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પથરકુવા, રીલીફ રોડ, અમદાવાદ-૩૮૦ ૦૦૧.  
મોબાઇલ : ૯૪૨૬૦ ૬૯૨૩૫

રેકૃ નં. :

તારીખ :

Ref.No.

Date:

**TITLE REPORT**

Re:- Investigation of Title to the Non-Agricultural Use land admeasuring 1720 Sq.Mtrs. being Northern Side within land of F.P.No. 66 Sector 2 of T.P.Scheme No. 37 being Old Revenue Survey No. 16/1-A paiki, Moje Danilimda, Ta.Maninagar, Sub-District Ahmedabad- 5( Narol) District Ahmedabad belonging to M/s.K.G.N. Developers.

ALTAFHUSAIN G. MOMIN  
B.Com., LL.B., Advocate  
312, Business Center,  
Relief Road AHMEDABAD-1.

As per the instruction given I have taken necessary search with Revenue Records, and documents produced before me.

That Originally the Land of Survey No.16/A admeasuring 12218 Sq. Mtrs. mouje Danilimda was seized and possessed by Vadilal Chunilal as sole and absolute owner of the land prior to year 1948, Thenafter said Vadilal Chunilal died on date 13/05/1949 without any issue, hence names of Kantilal Bhogilal Chunilal, Shantilal Bhogilal Chunilal, Jesingbhai Bhogilal Chunilal Entry in respect thereof recorded with revenue records under entry No. 742 date.29/06/1949.

Thenafter according to family partition land admeasuring 3136 Sq.Mtrs. being allotted Revenue Survey No.16/A-1 came into part and possession of Jesingbhai Bhogilal, Since the date said land was seized and possessed by said Jesingbhai Bhogilal as Owner and Occupier.

Thenafter said Jesingbhai Bhogilal Chunilal One of the Co-Owner of the above cited land died on 02/10/1998 and names of Shardaben Widow of Jesingbhai Bhogilal, (2) Rashmiben Jesingbhai, However-Shardaben Jesingbhai have executed a WILL on dt.01/03/1997 in respect of her undivided share and right in land as H.U.F. Property, and by said WILL she had bequeathed her share in favour of Rashmiben D/o. Jesingbhai and wife of Dilipkumar, Neelkumar Dilipkumar and Kailkumar Dilipkumar. Thenafter said Shardaben Widow of Jesingbhai Bhogilal died on date.08/03/2001 and names of Rashmiben D/o. Jesingbhai and wife of Dilipkumar, Neelkumar Dilipkumar and Kailkumar Dilipkumar recorded as legal heir, Entry in respect thereof recorded with revenue records under entry No. 6903 & 6904 date.23/09/2004.

Thenafter said Rashmiben Dilipkumar, Neelkumar Dilipkumar and Kailkumar Dilipkumar have sold and conveyed the said land to Shantilal Shivram Pandya by Sale Deed which is executed and Registered before the Office of The Sub-Registrar under Serial No. 3814 date.07/09/2005, Entry in respect thereof recorded with revenue records under entry No. 7041 date.26/09/2005, Since the date said land was seized and possessed by said Sjaltilal Shivram Pandya as sole and absolute owner and occupier.

Thenafter T.P.Scheme No.37 applied to the said land and Revenue Survey No.16/1A allotted F.P.No. 66 in Sector 2 , However land allotted 2866 Sq.Mtrs.as per rectification ledger No.98, and village form No.7/12 land is recorded 3136 Sq.Mtrs.

Thenafter District Collector Ahmedabad have issued Non-Agricultural Use permission under its Order No.C.B./C.T.A./N.A./S.R./20/2013 date.20/02/2013 i.e. 1866 Sq.Mtrs.for Residential purpose and 1000 Sq.Mtrs.for Commercial purpose.

Thenafter said Shantilal Shivram Pandya have sold and conveyed land admeasuring 1146 Sq.Mtrs.(being land admeasuring 746.40 Sq.Mtrs.for Residential purpose and land admeasuring 400 Sq.Mtrs.for Commercial purpose ) being Southern Side to Nawab Infrastructure Pvt.Ltd.by Sale Deed which is executed and Registered before the Office of The Sub-Registrar Ahmedabad under Serial No. 2849 date.29-04-2015, Entry in respect thereof recorded with revenue records under entry No.8892 date.02/05/2015.Since the date remaining land admeasuring 1719.60 Sq.Mtrs. (being land admeasuring 1119.60 Sq.Mtrs for Residential purpose and land admeasuring 600 Sq.Mtrs.for Commercial Purpose) was seized and possessed by said Shantilal Shivram Pandya as sole and absolute owner and occupier.

Thenafter said Shantilal Shivram Pandya have sold and conveyed the said land admeasuring 1719.60 Sq.Mtrs. (being land admeasuring 1119.60 Sq.Mtrs for Residential purpose and land admeasuring 600 Sq.Mtrs.for Commercial Purpose) to M/s.K.G.N.Developers named Partnership firm by Sale Deed, which is registered under Serial No. 6804 date.27/10/2015, Entry in respect thereof recorded with revenue records under entry No.8959 date.03/11/2015, Since

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the date said land admeasuring 1719.60 Sq.Mtrs. (being land admeasuring 1119.60 Sq.Mtrs for Residential purpose and land admeasuring 600 Sq.Mtrs.for Commercial Purpose) is seized and possessed by said M/s.K.G.N.Developers.

Thenafter Hon'ble D.I.L.R.Ahmedabad Order to rectify under Order No. S.O./D.R.K./Pu.P./K.J.P./s.r.nO. 356/15-16 Desp.No. 1320 dt.28/01/2016 and M.R.No.1/291/684/2015 Po.P./No.472, In respect thereof entry recorded with revenue records under entry No.8986 date.03/02/2016.

I have investigated titles and records from the Sub-Registrar Office Ahmedabad-5 (Narol) Vide Receipt No.2016005004697 dated. 04/03/2016 for years 1994 to 2016 and records from Sub-Registrar Office Ahmedabad-1 (City) Vide Receipt No.2016002006637 dated. 11/03/2016 for years 1984 to 1994.

SCHEDULE

All that piece or parcel Non-Agricultural Use land admeasuring 1720 Sq.Mtrs. being Northern Side within land of F.P.No. 66 Sector 2 of T.P.Scheme No.37 being Old Revenue Survey No. 16/1-A paiki, Moje Danilimda, Ta.Maninagar, Sub-District Ahmedabad- 5( Narol) District Ahmedabad

I have caused necessary searches from the Relevant Records and documents produced before me and find that in my opinion Titles of the said property are free from encumbrances and any reasonable doubts subject to applicable rules and laws in respect of the said property.

Place: Ahmedabad.

Date: 18-3-16

ALTAHUSAIN G MOMIN

Advocate

312/Business Center

Relief Road AHMEDABAD-16

**NOTE:-** The Search of Registration Record since 1994 is fully available through Computerised search mode as per the prevailing Rules of Government therefore No Responsibility regarding accuracy of the said search of Registration Record is taken by me.