

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO. 10896/2017

To,

M/S HARIOM CONBUILDD LLP

A Limited Liability Partnership firm

TITLE CERTIFICATE CUM TITLE REPORT

Reg: - Non Agricultural land bearing Block
No 164 (old Survey No 145/ 1, 2, 3, 4 and
147/1) totally admeasuring about 8094 sq.mtrs
which is given Final Plot No 36 admeasuring
about 4856 sq.mtrs of Draft Town Planning
Scheme No 2 (Ghuma) (land of 13 plots
alongwith land of internal approach road and
common plot of Pleasure Park Co-operative
Housing Society Limited) situate, lying and
being at **Moje Ghuma**, Taluka Dascroi, in
the Registration District of Ahmedabad and
Sub District of Ahmedabad-9 (Bopal) and
belonging to M/s Hariom Conbuildd LLP, A
Limited Liability Partnership firm.



As per instructions, we have investigated the title of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 11-04-2018) 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 information given by owners 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 title certificate cum report on title as under:-

A. CHAIN OF TITLE OF LAND BEARING BLOCK NO. 164:-

1. The land in question i.e. the land bearing Block No 164 admeasuring about 8094 sq. mtrs was belonging to Minor Kantaben Masangji through her guardian Somaji Bhattaji since prior to the year 1980.
2. That as per order passed in Tenancy Case No 42/82 dated 23-05-1982 by Mamlatdar, Dascroi, Jivaji Jesangji was not declared as tenant under Sec 32 G of Bombay Tenancy and Agricultural lands Act. Hence his name was deleted from the revenue record vide Entry No 3454 dated 26-05-1982.
3. That name of Kantaben Masangji was wrongly running as Kana Masangji. Hence said mistake was rectified and as said Kantaben Masangji became major, name of Somaji Bhataji as guardian of Minor Kantaben Masangji was deleted from the revenue record vide Entry No 3488 dated 05-07-1982.
4. That said Kantaben Masangj divided the land of Block No 164 admeasuring about 8094 sq.mtrs into various 11 sub plots of different areas. That plans for the said subdivision was sanctioned by Taluka Development Officer.
5. That Non Agricultural use permission for residential purpose for land bearing Block No 164 admeasuring about 8094 sq.mtrs is granted by Taluka Development officer, Jilla Panchayat, Ahmedabad vide its order bearing No T.P. /JAMAN/ G/3./ S.R. 41v.670 dated 19-04-1986.
6. That as per the said approved plans said Kantaben Masangji through her Power of Attorney Holder Damodarbhai Ishwarbhai sold and conveyed said various plots to belowmentioned



**Jani & Co.**SOLICITORS & ADVOCATES
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Purchasers and mutation entry to the said effects is also made in the revenue record as under.

Sub Plot No	Area of Plot	Name of Purchaser/s	Registration No & Date of Registration	Mutation Entry No & Date
1	895 sq.yards	1) Vinodrai Thakordas Patel 2)Niranjana Vinodrai Patel through her POA Ranchhoddas Valdas Patel	15133 05-09-1986	5214 30-06-1994
2	527 sq.mtrs	Ganeshji Umedji Rajput	15331 31-08-1987	5215 30-06-1994
3	526 sq.mtrs i.e. 629 sq.yards	Pritpalsing Milkhasing Garewal	15244 31-08-1987	5216 30-06-1994
4	835.82 sq.mtrs	Ramesh V. Sharma	10791 23-06-1987	5217 30-06-1994
5	552 sq.mtrs i.e. 660 sq.yards	Nandlal Fakirchand Kapur	13341 30-07-1987	5218 30-06-1994
6	558 sq.mtrs i.e. 667 sq.yards	Prabhakar Shankarlal Oza	13348 30-07-1987	5219 30-06-1994
7	525 sq.mtrs	Pritpalsing Milkhasing Garewal	10790 23-06-1987	5220 30-06-1994
8	483.25 sq.mtrs i.e. 577.96 sq.yards	Sarojben N. Tiwari	9019 06-05-1990	5221 30-06-1994
9	504.23 sq.mtrs	Chaturbhai Haridas Patel	10795 23-05-1987	5222 30-06-1994
10	543.5 sq.mtrs i.e. 650 sq.yards	Dashratbhai Sadashivrav Dhokle	13349 30-07-1987	5223 30-06-1994
11	821 sq.mtrs i.e. 982 sq.yards	Anjanaben Dilipkumar	7521 19-03-1990.	5225 30-06-1994

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7. That subsequent to above sale deeds out of the abovementioned Plot owners, some of them had entered into Agreement for sale in favour of below mentioned agreement holders and later on the said agreements were also cancelled. Details of the same is mention in the Table hereunder;

Sub Plot No.	Executed by	In favour of	Registration No & Date	Cancellation deed Registration No & Date
2	Ganeshji Umedji	Subhashbhai Mafatlal	37 01-01-1993	2182 08-09-1994
3	Pritpalsing Milkhasing	Gitaben Kantilal	36 01-01-1993	2183 08-09-1994
4	Ramesh V Sharma through his POA Naranbhai Patel	Mithiben Daylabhai	8337 17-04-1993	2184 08-09-1994
5	Nandlal Fakirchand	Mohanbhai Govindbhai	234 05-01-1993	2185 08-04-1994
6	Heirs of Late Prabhakar Shankarlal i.e. Kalpanaben Prabhakar Oza, Vikalp Prabhakar Oza, Rinku Prabhakar Oza all through his guardian Kalpanaben Prabhakar Oza	Kiritbhai Babubhai Patel	235 05-01-1993	2186 08-09-1994





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7	Pritpalsing Milkhasing	Polomi Subhashbhai	38 01-01-1993	2187 08-09-1994
8	Srojben N. Tiwari	Vinitbhai Naranbhai	1901 08-02-1993	2228 05-09-1994
9	Chaturbhai Haridas	Hetal Subhashbhai	69 02-01-1993	2188 08-09-1994
10	Dashrathbhai Sadashivray	Hetal Subhashbhai	233 05-01-1993	2189 08-09-1994
11	Anjanaben Dilipkumar	Manjulaben Vinodbhai	15026 06-07-1993	2190 08-09-1994

8. That revised plan for making construction on the land of Block No 164 admeasuring about 8094 sq.mtrs was sanctioned and time limit for N.A. Use permission was extended from time to time by Taluka Development officer vide its order bearing No. TP/ JAMAN/G/1/Revision..S.R..15/Vashi/1493 dated 29-07-1994 and subsequently revised plan was sanctioned by Taluka Development officer vide its order bearing No TP/ JAMAN/G/ 1/Mu.v./Vashi dated 29-11-1997.
9. That subsequently, the abovestated Plot owners sold and conveyed their respect Plots to Pleasure Park Co-operative Housing Society Limited vide belowmentioned sale deeds and mutation entries to the said effects are also made in the revenue record. Vide Entry No 5386 dated 27-04-1995. Details of the same is mentioned in the table hereunder;

Plot No	Names of Vendors	Area (In sq.yards)	Registration No & Date of Registration
1	1. Vinodrai Thakordas 2. Niranjana Vonodrai	1093	2192 08-09-1994
2	Ganeshji Umedji	770	2193 08-09-1994
3	Pritpalsing	769	2194

	Milkhasing		08-09-1994
4	Rameshbhai Vedprakash Sharma	1232	2195 08-09-1994
5	Nandlal Fakirchand	807	2196 08-09-1994
6	Heirs of Prabhkar Shankarlal i.e. (1) Kalpanaben Prabhakar Oza and (2)	815	2197 08-09-1994
7	Pritpalsing Milkhasing Garewal	767	2198 08-09-1994
8	Sarojben N. Tiwari	706	2229 13-09-1994
9	Chaturbhai Haridas	737	2199 08-09-1994
10	Dashrathbhai Sadashivrav	794	2200 08-09-1994
11	Anjanaben Dilipkumar	1200	2201 08-09-1994



10. That said Pleasure Park Co-operative Housing Society Limited is registered under the Gujarat Co-operative Societies Act, 1961 at Serial No GH-16878 dated 03-09-1994.
11. That as per order bearing No TP/ LAND/ GHUMA/ Recovery/ V.2008 dated 15-04-2008 of Taluka Development officer, charge of Deficit Land Revenue of Rs.101887/-is recorded in the revenue record vide Entry No 7944 dated 15-04-2008.
12. That certain mistakes were found in the computerized 7-12 form of land of Block No 164, hence as per order bearing No RTS/Record Promulgation/34/08 dated 24-12-2008 of Mamlatdar, Dascroi said

mistake is rectified and accordingly note of " Survey No 145/1, 2, 3, 4 and 147/1 and Assessment of 2048.50 is written in 7-12 form. Mutation Entry to the said effect is made in the revenue record vide Entry No 8236 dated 05-06-2009.

13. That as per order of Mamlatdar dated 14-02-2018, charge of deficit land revenue/Local Fund/Education cess/N.A. Battement tax of Rs.137194.74 is recorded in the revenue record of land of Block No 164 vide Entry No 10904 dated 19-03-2018.

14. That as per the approved revised plans, said Pleasure Park Co-operative Housing Society Limited, made sub plotting in the land of Block No 164 having 13 plots and remaining land for Common plot and internal common road having plot no 1 for its members and subsequently allotted the said plots to its members.

15. Details of Members of Pleasure park co-operative housing society limited

That as per present available record of Society, the following are the particulars of owners and members of 13 plots, Common Plot and Internal Common road in said "Pleasure Park Co-operative Housing Society Limited"

Serial No	Name of Plot owners	Plot No	Area (in sq.yards)
1	Pleasure Park Co-operative Housing Society Limited	Land of (common plot and internal common road area)	2668.39
2	Rekha Pankaj Shah Pankaj Shantilal Shah	2	696.93
3	Sushma Dilip Shah Dilip Maneklal Shah	3	689.69

4	Prashant Mahendrabhai Saheba Smt Darshu Prashant Saheba	4	503.77
5	Ankit Prakash Patel Prakash Ratilal Patel	5	641.89
6	Minaben Prakashbhai patel Prakash Ratilal Patel	6	476.06
7	Anilbhai Amratlal Patel	7	462.39
8	Snajaykumar Rasiklal Patel	8	382.76
9	Vasantbhai Kevalbhai Patel	9	526.74
10	Smt Shardaben Vasantbhai patel	10	493.35
11	Dashrathbhai Keshabhai Patel	11	513.74
12	Anilbhai Amratlal Patel	12	513.74
13	Niraj Ravindra Kakadia	13	536.47
14	Ankita Ravindrabhai Kakadia	14	574.08
		Total	9680 sq.yards
			i.e.8094 sq.mtrs



16. That on implementation of Draft Town Planning Scheme No 2 (Ghuma), land bearing Block No 164 admeasuring about 8094 sq.mtrs is given Final Plot No 36 and its area is fixed at 4856 sq.mtrs
17. That subsequently said Pleasure Park Co-operative Housing Society Limited and all present abovementioned members (All Plot Holders) of said Society sold and conveyed said Non-Agricultural land bearing Final Plot No. 36 admeasuring about 4856 sq.mtrs of Draft Town Planning Scheme No 2 (Ghuma) given in lieu of land of Block No 164 admeasuring about 8094 sq.mtrs to **M/s Hariom Conbuildd LLP, A Limited Liability Partnership firm** vide Sale deed dated 17-04-2018, registered before the Sub Registrar of Ahmedabad-9 (Bopal) at Serial No. 4225 dated 17-04-2018. Mutation Entry to the said effect is made in the revenue record

vide Entry No 10952 dated 01-05-2018. Said entry is certified on 07-07-2018.

B. PUBLIC NOTICE AND OBJECTION

That in response to our Public Notice published in daily News Paper "Gujarat Samachar" dated 18-10-2017 we had received following objection:

That The Kalol Nagarik Sahakari Bank Ltd vide its letter dated 23rd October, 2017 lodged its objection stating inter alia that one of the members, Gitaben Gunvantbhai Patel holding ownership of Plot No 11 in Pleasure Park Co-operative Housing Society Limited had obtained loan from The Kalol Nagarik Sahakari Bank Ltd and there is deficit loan of Rs 36,87,880/- from the said plot owner, hence there is existing charge of The Kalol Nagrik Sahkari Bank Ltd on the said plot no 11 land and mortgage deed to that effect was registered before the Sub Registrar of Ahmedabad-09 (Bopal) at Serial No 1754 dated 23-03-2015.

That subsequently said plot owner has repaid the entire deficit loan amount of Rs.36,87,880/- to The Kalol Nagarik Sahakari Bank Ltd said Kalol Nagrik Sahakari Bank Limited made deed of Re-conveyance which is registered before the Sub Registrar of Ahmedabad-09 (Bopal) at Serial No 3941 dated 10-04-2018 and thereby released its charge from the said plot no 11. Hence said charge now does not survive.

- (C) In view of what is stated above, we hereby opine that title of abovereferred Non-Agricultural land bearing Block No.164 (old Survey No 145/ 1, 2, 3, 4 and 147/1) totally admeasuring about 8094 sq.mtrs which is given Final Plot No 36 admeasuring about 4856 sq.mtrs of Draft Town Planning Scheme No 2 (Ghuma) (land of 13 plots alongwith land of internal approach road and common plot of Pleasure Park Co-operative Housing Society Limited) situate, lying and being at **Moje Ghuma**, Taluka Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) and belonging to **M/s Hariom Conbuildd**



LLP, A Limited Liability Partnership firm shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

[1] Charge of Deficit Land Revenue, Education Cess, /Local Fund/ Education cess/N.A. Battement tax on the said land (Ref Entry No7944 dated 15-04-2008 and Entry No 10904 dated 19-03-2018)

[2] Fulfillment of terms and conditions laid down in N. A. Use permission.

[3] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority/ panchayat/ Nagarpalika and plans of construction being sanctioned by appropriate competent authority provisions of Draft Town Planning Scheme No 2 (Ghuma).

DATED THIS 15TH DAY OF SEPTEMBER, 2018


ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [1] This is to inform that Search of registration record of immediate past about 2-3 mouths is not available.
- [2] Please note that the registration record of the year 1985 to 1992 of Sub Registrar's office is destroyed/torn out. Hence it cannot 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, resulting into our error.
- [3] Please ascertain that the Govt. authorities have not put any restrictions in making 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. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.