

Ref. No. :

Date : 10 / 12 / 2019

To,  
M/s. Smarak Realty,  
a Partnership Firm  
Ahmedabad.



**TITLE CERTIFICATE**

Re.: Multipurpose use Non Agricultural land bearing Final Plot No. 96 admeasuring: 788 Sq. Mtrs. (Survey No. 279/4 admeasuring He.Are.Sq.Mtrs.: 0-13-15) of Town Planning Scheme No. 45, situated, lying and being at Mouje Village Chandlodiya, Taluka : Sabarmati, in the District of Ahmedabad and Sub-District of Ahmedabad – 08 (Sola) alongwith the projection of proposed scheme of Residential cum Commercial Units named as “**STHAPANA PARISAR**” in/upon the aforesaid land belonging to M/s. Smarak Realty, a Partnership Firm being the absolute Owner-Occupier.  
(Hereinafter referred to as the said “Property”)

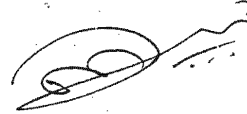


THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. Smarak Realty, a Partnership Firm to the Multipurpose use Non Agricultural land bearing Final Plot No. 96 admeasuring: 788 Sq. Mtrs. (Survey No. 279/4 admeasuring He.Are.Sq.Mtrs.: 0-13-15) of Town Planning Scheme No. 45, situated, lying and being at Mouje Village Chandlodiya, Taluka : Sabarmati, in the District of Ahmedabad and Sub-District of Ahmedabad – 08 (Sola) alongwith the projection of proposed scheme of Residential cum Commercial Units named as “**STHAPANA PARISAR**” in/upon the aforesaid land and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice in daily newspaper “Gujarat Samachar”, dtd.04.04.2019 in the name of previous owners 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. BLNTI/NWZ/011019/CGDCRV/A2874/R0/M1 dtd.25.10.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 10<sup>th</sup> DAY OF DECEMBER, 2019



  
**Maulik D. Modi**  
Advocate

***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.

(P.T.O.)

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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.
3. In 7/12 form, this land is shown as old tenure land. It is not shown as "New Tenure" land of "liable to pay the premium". However nowadays, in few cases, it is experienced that the Collectorate / Revenue Department rejects application for N.A. use Permission on the ground that the owner is liable to pay premium and the N.A. Use of the land is Subject to payment of premium. Through in most of the cases, these observations / demands are unlawful, such order causes hardships, delay and unexpected expenses.
4. 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. 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.
5. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.



Ref. No. :

Date : 10 / 12 / 2019

To,  
**M/s. Smarak Realty,**  
a Partnership Firm  
Ahmedabad.



**TITLE REPORT**



Re.: Multipurpose use Non Agricultural land bearing Final Plot No. 96 admeasuring: 788 Sq. Mtrs. (Survey No. 279/4 admeasuring He.Are.Sq.Mtrs.: 0-13-15) of Town Planning Scheme No. 45, situated, lying and being at Mouje Village Chandlodiya, Taluka : Sabarmati, in the District of Ahmedabad and Sub-District of Ahmedabad – 08 (Sola) alongwith the projection of proposed scheme of Residential cum Commercial Units named as “**STHAPANA PARISAR**” in/upon the aforesaid land belonging to **M/s. Smarak Realty**, a Partnership Firm being the absolute Owner-Occupier.  
(Hereinafter referred to as the said “Property”)

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to **M/s. Smarak Realty**, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Land bearing Survey No. 279/4 was held by Trikammbhai Muljibhai as owner-occupier & self-cultivator as per Revenue Records.

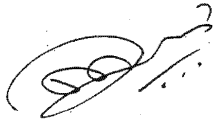
Thereafter the land owner Trikammbhai Muljibhai died on dtd.20.11.1942 leaving behind him, his heirs namely : Chhanabhai Trikammbhai and Kishorbhai Trikammbhai.

(Reference : Revenue Entry No.389, dated 26.02.1943).

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of competent authority. (Reference : Revenue Entry No.487, dated 04.03.1952).

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of concerned authority but the entry pertaining to “Fragmented Piece” alias “TUKDO” was deleted from the revenue record. (Reference : Revenue Entry No.823, dated 30.04.1968).

Thereafter One of the land owner Chhanabhai alias Shanabhai Trikammbhai died leaving behind him, his heirs namely : Chhotabhai Chhanabhai (Shanabhai), Chamanbhai Chhanabhai (Shanabhai), Dahyabhai Chhanabhai (Shanabhai), Jashubhai Chhanabhai (Shanabhai), Kashiben Wd/o. Chhanabhai (Shanabhai) Trikammbhai. (Reference : Revenue Entry No.885, dated 02.09.1970).



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Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No. 1167, dated 24.08.1977).

Thereafter names of Shrenikbhai Kishorbhai Patel, Paresha Kishorbhai Patel, Meetaben Kishorbhai Patel, Binaben Kishorbhai Patel and Maniben Kishorbhai Patel were entered in the revenue record by an order of Court in pursuance of Registered Sale Deed Vide Sr. No. 6604, dtd.11.10.1997. (Reference : Revenue Entry No. 1200, dated 12.10.1977).

Thereafter Insolvency Petition No. 14/73 was filed against Kishorbhai Trikambhai wherein he was deferred insolvent and his Properties vested in official Receiver appointed the Hon'ble Court. (Reference : Revenue Entry No. 1416, dated 04.01.1980).

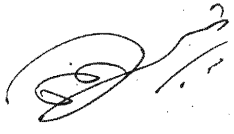
Thereafter pursuant to the order of Civil Judge under Civil Proceedings, Chhotabhai Chhanabhai (Shanabhai), Jasubhai Chhanabhai (Shanabhai), Chamanbhai Chhanabhai (Shanabhai), Dahyabhai Chhanabhai (Shanabhai), Kashiben Wd/o. Chhanabhai (Shanabhai) Trikambhai were declared the owners of ½ of the said Property. (Reference : Revenue Entry No. 1428, dated 10.03.1980).

Thereafter One of the land owner Kashiben Wd/o. Chhanabhai (Shanabhai) Trikambhai died on dtd.22.03.1982 leaving behind him, his heirs namely : Chhotabhai Chhanabhai (Shanabhai), Jashubhai Chhanabhai (Shanabhai), Chamanbhai Chhanabhai (Shanabhai) and Dahyabhai Chhanabhai ((Shanabhai)). (Reference : Revenue Entry No.1598, dated 24.09.1982).

Thereafter name of Official Receiver City Civil Court, Ahmedabad deleted from the revenue record of the said property by an order of concerned authority. (Reference : Revenue Entry No.1810, dated 07.10.1987).

Thereafter One of the land owner Chhotabhai Chhanabhai (Shanabhai) died on dtd.30.01.2003 leaving behind him, his heirs namely : Kantaben Wd/o. Chhotabhai, Meenaben Chhotabhai, Lilaben Chhotabhai, Sonalben Chhotabhai, Reshmaben Chhotabhai, Neelamben Chhotabhai and Pinaken Chhotabhai. (Reference : Revenue Entry No.2461, dated 11.03.2003).

Thereafter out of aforesaid land owners Meenaben Chhotabhai, Lilaben Chhotabhai, Sonalben Chhotabhai, Reshmaben Chhotabhai, Neelamben Chhotabhai waived their rights in favour of Kantaben Wd/o. Chhotabhai and Pinaken Chhotabhai, Accordingly their name were deleted from the revenue record. (Reference : Revenue Entry No.2464 dated 27.03.2003).



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Thereafter One of the land owner Chamanbhai Chhanabhai (Shanabhai) died on dtd.23.06.2005 leaving behind him, his heirs namely : Bhavanaben Chamanbhai, Seemaben Chamanbhai, Kalpeshbhai Chamanbhai, Savitaben Wd/o. Chamanbhai and Falguniben Chamanbhai.  
(Reference : Revenue Entry No.2671, dated 11.07.2005).

Thereafter out of aforesaid land owners Bhavanaben Chamanbhai, Seemaben Chamanbhai and Falguniben Chamanbhai waived their rights in favour of Kalpeshbhai Chamanbhai and Savitaben Wd/o. Chamanbhai, accordingly their name were deleted from the revenue record.  
(Reference : Revenue Entry No.2672 dated 11.07.2005).

Thereafter One of the land owner Kantaben Wd/o. Chhotabhai died, accordingly her name was deleted from the revenue record. (Reference : Revenue Entry No.2675, dated 29.08.2005).

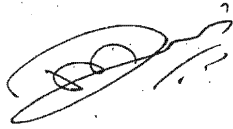
Thereafter One of the land owner Maniben Wd/o. Kishorbhai Trikmabhai died on dtd.12.07.2008, accordingly her name was deleted from the revenue record.  
(Reference : Revenue Entry No.3489, dated 12.01.2010 but entry was rejected due to technical reason). (Reference : Revenue Entry No.3640, dated 24.06.2010).

Thereafter One of the land owner Dahyabhai Chhanabhai (Shanabhai) died on dtd.05.10.2012 leaving behind him, his heirs namely : Niruben Wd/o. Dahyabhai Chhanabhai (Shanabhai), Maulikbhai Dahyabhai and Angirbhai Dahyabhai.  
(Reference : Revenue Entry No.4387, dated 12.10.2012 but entry was rejected due to technical reason ).  
(Reference : Revenue Entry No.4462, dated 02.03.2013).

Thereafter Jasubhai Chhanabhai (Shanabhai) Patel gifted his undivided 1/8 Part in the said land i.e. admeasuring 164.375 Sq. Mtrs to Pinakin Chhotabai alias Chhotubhai Patel by ay of Gift Deed duly Registered in the office of Sub Registrar of Ahmedabad – 13 (City) Vide Sr. No. 1934, dtd.15.09.2015. (Reference : Revenue Entry No.5018, dated 21.10.2015).

The land bearing Survey No.279/4 admeasuring about 1315 Sq. Mtrs., included in Town Planning Scheme No.45 and allotted Final Plot No.96, admeasuring about 788 sq. mtrs.

Thereafter Paresha Kishorbhai Patel W/o. Bharatbhai Shah and Meetaben Kishorbhai Patel W/o. Haresh Patel released their rights in the said Property in favour of Shrenikbhai Kishorbhai Patel by way of executing Release Deed duly Registered in the office of Sub Registrar of Ahmedabad – 13 (City) Vide Sr. No. 812, dtd.29.05.2017. (Reference : Revenue Entry No.5383, dated 23.06.2017).



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Thereafter Binaben Kishorbhai Patel W/o. Bipin Kishor released their rights in favour of Shrenikbhai Kishorbhai Patel by way of executing Release Deed duly Registered in the office of Sub Registrar of Ahmedabad – 13 (City) Vide Sr. No. 121, dtd.18.01.2018.

(Reference : Revenue Entry No.5509, dated 22.03.2018).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Multipurpose Use by his / her order No.: 550/07/18/029/2019, dtd.16.07.2019.

Thereafter the said (1) Shrenikbhai Kishorbhai Patel, (2) Pinakin Chhotabhai Patel, (3) Kalpeshbhai Chimanbhai Patel, (4) Savitaben Wd/o. Chimanbhai Patel, (5) Niruben Wd/o. Dahyabhai Shanabhai Patel, (6) Maulikbhai Dahyabhai Patel and (7) Angirbhai Dahyabhai Patel sold and conveyed the said land to **M/s. Smarak Realty**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 08 (Sola) vide Sr. No.20706, dtd.21.11.2019.

(Reference : Revenue Entry No.5874, dated 26.11.2019).

**General:-**

And by that the said property i.e. Multipurpose use Non Agricultural land bearing Final Plot No. 96 admeasuring: 788 Sq. Mtrs. (Survey No. 279/4 admeasuring He.Are.Sq.Mtrs.: 0-13-15) of Town Planning Scheme No. 45, situated, lying and being at Mouje Village Chandlodiya, Taluka : Sabarmati, in the District of Ahmedabad and Sub-District of Ahmedabad – 08 (Sola) came to **M/s. Smarak Realty**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. Smarak Realty**, a Partnership Firm, decided to construct a scheme of Residential Cum Commercial Units in the aforesaid land. Accordingly prepared and submitted 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. BLNTI/NWZ/011019/CGDCRV/A2874/R0/M1 dtd.25.10.2019. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

Accordingly the **M/s. Smarak Realty**, a Partnership Firm have projected scheme of Residential Cum Commercial Units in the name of **"STHAPANA PARISAR"** in pursuance of the aforesaid plans and it the building is under-construction.



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And since then the said property i.e. Multipurpose use Non Agricultural land bearing Final Plot No. 96 admeasuring: 788 Sq. Mtrs. (Survey No. 279/4 admeasuring He.Are.Sq.Mtrs.: 0-13-15) of Town Planning Scheme No. 45, situated, lying and being at Mouje Village Chandlodiya, Taluka : Sabarmati, in the District of Ahmedabad and Sub-District of Ahmedabad – 08 (Sola) alongwith the projection of proposed scheme of Residential cum Commercial Units named as “**STHAPANA PARISAR**” in/upon the aforesaid land belonging to **M/s. Smarak Realty**, a Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1988 to 2019 relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar”, dtd.04.04.2019 regarding the said property in the name of previous land owners 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, We have searched Revenue Records and Sub-Registry Records, We 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 any charges and any dues.

I may state that the title of **M/s. Smarak Realty**, a Partnership Firm with respective to the above mentioned 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. BLNTI/NWZ/011019/CGDCRV/A2874/R0/M1 dtd.25.10.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 10<sup>th</sup> DAY OF DECEMBER, 2019



  
**Maulik D. Modi**  
Advocate

**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.

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3. In 7/12 form, this land is shown as old tenure land. It is not shown as "New Tenure" land of "liable to pay the premium". However nowadays, in few cases, it is experienced that the Collectorate / Revenue Department rejects application for N.A. use Permission on the ground that the owner is liable to pay premium and the N.A. Use of the land is Subject to payment of premium. Through in most of the cases, these observations / demands are unlawful, such order causes hardships, delay and unexpected expenses.
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5. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

