

Date: 06/02/2019

TITLE CERTIFICATE

To,

SWARA INFRASTRUCTURE

a Partnership firm,
Registered office at: 104, Trishla Homes,
Near Thaltej Fire Station,
Thaltej, Ahmedabad
through its Authorized Partner

MR. KARTIK PANKAJKUMAR SONI



Reg: Investigation of title to the Non-Agricultural land admeasuring 995 Sq.Mtrs or thereabout forming part of land bearing Final Plot No: 751/1 (Private Sub Plot No: 1/A of Final Plot No: 751) allotted in lieu of old Survey No: 66, of Town Planning Scheme No: 3/5 presently allotted Khata/ledger No: 477 situated at Mouje: Chhadavad, New Taluka: Sabarmati within the Registration Sub District Ahmedabad- 3 (Memnagar) of District Ahmedabad.

At the request of you to investigate the title of the aforesaid land/property and for the purpose of the title Certificate. I have caused searches to be taken of the available Revenue Records and also available Records of the Sub Registrar of Assurances at Ahmedabad 3 (Memnagar). I had issued Public Notice in local daily newspaper "Gujarat Samachar" on 26/01/2019 for inviting claims, if any, in response to which I have not received any objection from any person or Financial Institution till today. I have also perused the copies of papers and documents submitted by them and believing the same are true and genuine. I have to report to you as under.

- (1) (1)** The land bearing Private Sub-Plot No: 1/A, admeasuring 1190 Sq.Yds, forming part of land bearing Revenue Survey No: 66 comprised in Final Plot No: 751 of Town Planning Scheme No: 3 situated at Mouje: Chhadavad was originally belongs to (1) Mathurbhai Naranbhai (2) Jijibhai Naranbhai (3) Bhailalbhai Naranbhai (4) Keshavlal Jijibhai & (5) Ashabhai Jijibhai prior to year-1944. Then after they had sold and conveyed the said land/property to Purchaser viz Chandralaxmi Ajitbhai by Sale-deed, which was Registered on 02/09/1944, said fact was Recorded in Revenue Records vide entry No: 792, of dated: 01/10/1947.

- (2) Then after Chandralaxmi Ajitbhai had sold and conveyed the said land/property to Purchaser viz Karshandas Hirji by Sale-deed which was Registered on 06/08/1947, said fact was Recorded in Revenue Records vide entry No: 863, of dated: 07/08/1949.
- (3) Subsequently by the order of the Competent Authority, Ahmedabad dated: 16/02/1950 bearing order No: L.N.D.P- 32, the said land admeasuring 1190 Sq.Yds equivalent to 995 Sq.Mtrs of Final Plot No: 751/1 was converted in to Non- Agricultural for Residential use, said fact were Recorded in Village Form No: 2 vide Serial No: 151/305.
- (4) Then after as per order passed by Superintendent, District land Records Office, Ahmedabad and as per Hisaa Form No. 12, said Private Sub-Plot No: 1/A was allotted new Final Plot No: 751/1 said fact was Recorded in the Revenue Records by Mutation Entry No: 884, of dated: 04/10/1950.
- (5) Then after owner-occupant of said entire land viz; Karshandas Hirji died intestate on 22/02/1958 leaving behind his direct legal heirs namely (1) Bhanjibhai Karsandas Jadav (2) Narandas Karsandas Jadav (3) Parvatiben Karsandas Jadav (4) Bai Jamna wd/o Karsandas Jadav therefore their name were entered in the Revenue Records by Mutation Entry No: 1685, of dated: 02/09/1963.
- (6) Then after out of all owner-occupants of the said land one Parvatiben Karsandas Jadav had waived or released her all legal right title and interest from the said land in favour of other owner's, by family partition Deed, which was Registered with Sub-Registrar office on 03/12/1962 under Serial No: 9599. therefore her name were deleted from the Revenue Records by Mutation Entry No: 1686, on 02/09/1963.
- (7) Then after family partition Deed being Registered with Sub-Registrar office on 15/07/1974 under Serial No: 8097 amongst all other owners and as per said deed, the said property came in ownership of (1) Bhanji Karsandas Jadav & (2) Dilip Bhanji Jadav said fact were recorded in the Revenue Records by Mutation Entry No: 3058, on 28/04/1979.



(2) Then after owner-occupant viz (1) Bhanji Karsandas Jadav & (2) Dilip Bhanji Jadav had construct the 6 flat as per sanctioned plan of the scheme known as "Jadav Bungalow" @ "Shreeji Niwas".

(3) Brief History of all 6 Flats of "Jadav Bungalow" @ "Shreeji Niwas"

(1) Originally Flat No: 1 was purchased by Justice Rameshkumar Chunilal Mankad by Sale-Deed Registered on 26/05/1980 under Serial No: 8676, and said fact recorded in Revenue Records by Mutation Entry No: 6232, on 05/01/2009. Then after he had sold the said property to Purchaser viz: Pralin Charitable Trust by Sale-Deed Registered on 15/11/2007 under Serial No: 11629, and said fact recorded in Revenue Records by Mutation Entry No: 6247, on 18/12/2009. Then after said Trust had sold the said property under permission given by Charity Commissioner, Gujarat State on 31/01/2011 under application No: 36/47/2009 to Purchaser viz: Shreeji Enterprise, thorough its Proprietor Chandrakant N. Thakkar by Sale-Deed Registered on 06/07/2011 under Serial No: 7996, and said fact finally recorded in Revenue Records by Mutation Entry No: 7374, on 13/07/2015 which was finalized under RTS appeal No: 150/2018 by mutation entry no:7750 of dated: 03/08/2018.

(2) Originally Flat No: 2 was purchased by Trikamlal Dahyabhai Soyantar by Sale-Deed Registered on 31/05/1980 under Serial No: 8825, and said fact recorded in Revenue Records by Mutation Entry No: 3326, on 13/10/1981. Then after he had sold the said property to Purchaser viz: (1) Kamleshbhai D. Thakkar (2) Rakeshbhai H. Thakkar & (3) Kinjal Dhaval Thakkar by Sale-Deed Registered on 02/02/2018 under Serial No: 1014, and said fact recorded in Revenue Records by Mutation Entry No: 7685, on 19/03/2018.

(3) Originally Flat No: 3 was purchased by (1) Lina Prabodhbhai Desai & (2) Justice Prabodhbhai Dinkarrao Desai by Sale-Deed Registered on 30/05/1981 under Serial No: 6268, and said fact recorded in Revenue Records by Mutation Entry No: 6223, on 17/11/2008. Then after Lina Prabodhbhai Desai died on 24/09/1994 & Justice Prabodhbhai Dinkarrao also died on 17/05/2004 and both have made a will during their lifetime and as per their will they bequeath said property to Nina Subodhbhai Shah said fact recorded in Revenue



- Records by Mutation Entry No: 6233, on 05/01/2009. Then after she sold the said to Purchaser viz: (1) Ranchhodbhai Laljibhai Thakkar (2) Kamleshbhai D. Thakkar & (3) Rakesh H. Thakkar by Sale-Deed Registered on 13/10/2017 under Serial No: 7656, and said fact recorded in Revenue Records by Mutation Entry No: 7684 of dated: 19/03/2018.
- (4) Originally Flat No: 4 was purchased by (1) Yashvantrai Dahyabhai Desai (2) Sunil Yashvantrai Desai & (3) Ketan Sunil Desai by Sale-Deed Registered on 30/05/1981 under Serial No: 6284, and said fact recorded in Revenue Records by Mutation Entry No: 6216, on 15/10/2008. Then after Yashvantrai Dahyabhai Desai died intestate on 08/03/1989 and his wife Sumatiben Yashvantrai Desai also died intestate on 16/08/1985 leaving behind only direct legal heir namely Sunil Yashvantrai Desai therefore their name were deleted from the records, said fact recorded in Revenue Records by Mutation Entry No: 6241, on 03/02/2009. Then after other owner had sold the said to Purchaser viz: Lomesh Ranchhodbhai Thakkar by Sale-Deed Registered on 21/09/2013 under Serial No: 6228, and said fact recorded in Revenue Records by Mutation Entry No: 7375 of dated: 13/07/2015.
- (5) Originally Flat No: 5 was purchased by Pushpaben Manubhai Desai by Sale-Deed Registered on 02/08/1995 under Serial No: 3173, and said fact recorded in Revenue Records by Mutation Entry No: 6225, on 17/11/2008. Then after Pushpaben Manubhai Desai died intestate on 28/11/2005 leaving behind only direct legal heir namely Alkashankar @ Alkaben Manubhai Desai therefore her name were mutated in Revenue Records by Mutation Entry No: 6240, on 03/02/2009. Then after she sold the said to Purchaser viz: Truptiben Navinchandra Soni by Sale-Deed Registered on 28/04/2009 under Serial No: 3367, and said fact recorded in Revenue Records by Mutation Entry No: 6302 of dated: 08/07/2009. Then after she sold the said property to Purchaser viz: Shreeji Enterprise, thorough its Proprietor Chandrakant N. Thakkar by Sale-Deed Registered on 01/01/2011 under Serial No: 37, and said fact recorded in Revenue Records by Mutation Entry No: 7381, on 22/07/2015.



- (6) Originally Flat No: 6 was purchased by (1) Niranjana Prataprai Malia & (2) Hamir Prataprai Malia by Sale-Deed Registered on 24/10/1996 under Serial No: 3964, and said fact recorded in Revenue Records by Mutation Entry No: 6224, on 17/11/2008. Then after they had sold the said property to Purchaser viz: Shreeji Enterprise, thorough its Proprietor Chandrakant N. Thakkar by Sale-Deed Registered on 20/05/2010 under Serial No: 7838, and said fact recorded in Revenue Records by Mutation Entry No: 7383, on 23/07/2015.
- (4) (a) Thereafter as per their request and documents as furnished to me and information provided to me during the course of part verification of title prior to completion of sale to the aforesaid land/property by the said all owner-occupant, I gave Public Notice appeared in the daily newspaper "Gujarat Samachar" of dated 04/08/2018 & 05/08/2018, inviting claims, if any in upon or to the entire land/property above referred to. I have not received any claim, objection from any person or Financial Institution in response thereto.
- (b) For the purpose of the verification of title by taking necessary searches with the Revenue Records and Sub Registrar Records, I have caused necessary searches to be taken in the office of the Sub Registrar at Ahmedabad 1 (City) & 4 (Paldi) & 3(Memnagar) commencing from 1988 subject to availability of records (subject to torn pages and as per the availability of records) I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of records, I have raised general requisitions of the documents and information provided to me and sought clarification from the all owners.
- (c) Unless specifically stated herein the investigation of Title certificate necessarily depends upon the documents and information provided to me and also declared by the way of declaration being made by all property owner assuming being true, complete and accurate, I have not verified the enforceability of the contractual arrangement comprised in the documents and or the information provided to me.
- (5) Then after owner occupant of the said entire land/property viz; (1) Shreeji Enterprise, thorough its Proprietor Chandrakant N. Thakkar



owner of Flat No: 1, 5 & 6 & (2) (a) Kamleshbhai D. Thakkar (b) Rakeshbhai H. Thakkar & (c) Kinjal Dhaval Thakkar owner of flat no: 2 & (3) (a) Ranchhodbhai Laljibhai Thakkar (b) Kamleshbhai D. Thakkar & (c) Rakesh H. Thakkar owner of flat no: 3, & (4) Lomesh Ranchhodbhai Thakkar owner of flat no: 4 had sold and conveyed the above referred land/property to you viz Swara Infrastructure, a partnership firm through its authorized partners Mr. Kartik Pankajkumar Soni by different Sale Deed which was Registered with Sub-registrar Of Assurances at Ahmedabad 3 (Memnagar) on 15/09/2018 under serial Nos: 9272+9275+9277 & on 02/11/2018 under serial Nos: 10967+10969+10971 said fact were recorded in Revenue Records vide Mutation Entry No: 7769 on 01/10/2018, & Entry No: 7780 on 15/11/2018 which was certified by competent authority.

(6) I have been informed by you that neither you nor your erstwhile property owner's that said land/property has not been given in security nor entered upon any transaction of transfer nor created any charge or encumbrance of any nature, whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or Government office or any authority are operating against the said land/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.

(7) I have not found any mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken so I relied on the paper submitted before me and according to the search, we have issued this title certificate.



CERTIFICATE

Subject to Whatever is stated hereinabove, I am of the opinion and certified that title to the said Non-Agricultural land admeasuring 995 Sq.Mtrs or thereabout forming part of

land bearing Final Plot No: 751/1 (Private Sub Plot No: 1/A of Final Plot No: 751) allotted in lieu of old Survey No: 66, of Town Planning Scheme No: 3/5 presently allotted Khata/ledger No: 477 situated at Mouje: Chhadavad as such clear, marketable and free from encumbrance or charge and reasonable doubt. Subject to :- (1) Declaration of no encumbrance and devolution of title being made by you (2) Laws applicable in force at the relevant time to effect legally and properly sale, transfer or other transaction with respect to the said land & (3) Any other Laws & Rules as applicable.

For V. D. Desai & Co.



Nimish V. Desai
Nimish V. Desai
Advocate
(G/378/1995)