

Ref. No. 5771

To,

"Prerna Infrabuild Limited"

A company through its Director,

Sanket Vijaybhai Shah,

Add.: "Prerna" Survey No.820/1,

Panchvati Auto Lane, S.G. Highway,

Ahmedabad-380058.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Final Plot No. 112**, containing by admeasurements 6313 Sq. Mtrs. (allotted in lieu of Survey No. 1525/3, containing by admeasurements 10522 Sq. Mtrs.) of T.P. Scheme No. 5, situate lying and being at Moje Sanand, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand and belonging to a company, **"Prerna Infrabuild Limited"**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

- 1... Originally prior to the year 1951, Ramsang Madarsang and Devisang Madarsang were joint owners, occupiers and possessors of the land bearing Survey No. 1525/2.
- 2... Thereafter, co-owner and co-occupier of the land, Ramsang Madarsang died intestate on dated 18-5-1989 leaving behind him his legal heirs Bajuba Ramsang, Chehaba Ramsang, Khengarsang Ramsang and Mahipatsang Ramsang and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 14348 dated 6-6-1989.
- 3... Thereafter, co-owner and co-occupier of the land, Devisang Madarsang died intestate on dated 27-9-1998 leaving behind him his legal heirs Ghanshaymsinh Devisang, Ganpatsinh Devisang, Lilaba Devisang, Rajuba Devisang, Mohanba Devisang, Anandba Devisang and Jikuba wd/o Devisang Madarsang and hence their joint names have been entered in the revenue records upon hereditary

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rights and entry to that effect was entered in the Mutation Register by Entry No. 17640 dated 22-2-1999.

4... Thereafter, the co-owners and co-occupiers of the land, Lilaba Devisang, Rajuba Devisang, Mohanba Devisang, Anandba Devisang have released their rights, titles and interests persisting in the land in favour of other owners and occupiers and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 18834 dated 11-8-2003.

5... Thereafter, the co-owners and co-occupiers of the land, Bajuba Ramsang, Chehaba Ramsang and Mahipatsang Ramsang have released their rights, titles and interests persisting in the land in favour of other owners and occupiers and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 21035 dated 18-8-2007.

6... Thereafter, co-owner and co-occupier of the land, Jikuba wd/o Devisang Madarsang died intestate on dated 14-9-2015 and hence her name has been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 28922 dated 19-9-2016.

7... Thereafter, number of the land has been rectified as Survey No. 1525/3, containing by total admeasurements 10522 Sq. Mtrs. instead of Survey No. 1525/2 as per order of the DILR, Ahmedabad vide Order No. K.J.P./S.R. No. 735, dated 27-3-2018 on the basis of rectification Puravani Patrak No. 149 because Survey No. 1525/3 is correct number of the land and entry to that effect was mutated in the Mutation Register vide Entry No. 29973, dated 25-4-2018.

8... Thereafter, the land of Survey No. 1525/3, containing by total admeasurements 10522 Sq. Mtrs. was merged into T.P. Scheme No. 5 and allotted Final Plot No. 112 and area of 6313 Sq. Mtrs. given to it.

9... Thereafter, owners and occupiers of the land, Khengarbhai Ramsang, Ghanshyamsinh Devisang and Ganpatsinh Devisang have sold and conveyed the agricultural land bearing Final Plot No. 112, containing by total admeasurements 6313 Sq. Mtrs. (allotted in lieu of Survey No. 1525/3, containing by total admeasurements 10522 Sq. Mtrs.) to Nishith Babulal Shah by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 25-1-2019 under Serial No. 893 and entry to that effect was mutated in the Mutation Register vide Entry No. 30698, dated 21-2-2019.



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10... Thereafter, the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the non-agricultural land bearing Final Plot No. 112, containing by total admeasurements 6313 Sq. Mtrs. (allotted in lieu of Survey No. 1525/3, containing by total admeasurements 10522 Sq. Mtrs.) for multi purpose by their Order No. CB/NA/AHMEDABAD/Sanand Gam/1525/3/996325/2019, dated 28-1-2019 and entry to that effect was mutated in the Mutation Register vide Entry No. 30757, dated 15-3-2019.

11... Thereafter, owner and occupier of the land, Nishith Babulal Shah has sold and conveyed the non-agricultural land bearing **Final Plot No. 112**, containing by admeasurements 6313 Sq. Mtrs. (allotted in lieu of Survey No. 1525/3, containing by admeasurements 10522 Sq. Mtrs.) of T.P. Scheme No. 5 to a company, "**Prerna Infrabuild Limited**" by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 16-7-2019 under Serial No. 8212 and entry to that effect was mutated in the Mutation Register vide Entry No. 31110, dated 19-7-2019.



12... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **30-7-2019** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

13... Thereafter, the Ahmedabad Urban Development Authority has sanctioned plans for the said land for 75 (seventy five) residential units and 1 (one) club house and issued a Development Permission under Letter No. 1317863/10/2019/89 (IFP No/E-nagar: ODPS/10/2019/0203) dated 7-3-2020 / 12-3-2020.

I have examined titles of the land belonging to a company, "**Prerna Infrabuild Limited**" and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Final Plot No. 112**, containing by admeasurements 6313 Sq. Mtrs. (allotted in lieu of Survey No. 1525/3, containing by admeasurements 10522 Sq. Mtrs.) of T.P. Scheme No. 5, situate lying and being at Moje Sanand, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the papers/ documents/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by

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owners that no transfer/agreement was made in respect of said land during the period for which the records 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 and approved plans.
- [3] Provisions of The 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] Verification of all original documents.

DATED THIS 06TH DAY OF JUNE, 2020.



(Sharad N. Darji)

Advocate

Note :

- [1]. This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2]. Please note that the registration record of the year 1976 to 2007 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 (2007 to 2020) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.

