

TITLE CERTIFICATE



To,

M/s. SARJAN DEVELOPERS

A partnership firm

19/B, Nandigram Society, Vibhag-1,
Naranpura, Ahmedabad-13.

Ref : 3836



Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Final Plot No. 258 admeasuring 1882 sq.mtrs. of Town Planning Scheme No. 65 comprised of Revenue Survey No. 97/2 admeasuring 3136 sq.mtrs. for residential purpose together with construction standing thereon, which is known as "**SARJAN**" Scheme situate, lying and being at Mouje Chenpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to **M/s. SARJAN DEVELOPERS, a partnership firm.**

We refer to your instructions to give opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally, the land of Survey No. 97/2 of mouje Chenpur was jointly owned, occupied and possessed by Keshavlal Shanabhai and Ranchhodbhai Shanabhai, prior to the year 1951.
2. Thereafter, the provisions of the Bombay Prevention of Fragmentation and Consolidation Holding Act, 1947 made applicable and as per Taluka Order No. L.N.D., dated 10-12-1951 the said land was declared as "Fragment" Land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 290 dated 04-09-1951, which was certified by the competent authority on 02-02-1952.





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3. Thereafter, the land of Survey No. 97/2 paiki land admeasuring Acre 0-06 Gs. was acquired for right to use for Gujarat Pipeline Project as per Letter No. G.P.L.264 dated 10-04-1968 of the office of Gujarat Pipeline Project and entry to that effect was mutated in the revenue record vide Mutation Entry No. 572 dated 23-04-1968, which was certified by the competent authority on 31-05-1968.
4. Thereafter, the co-owner of the said land Keshavlal Shanabhai has obtained loan from the Ahmedabad District Co. Op. Bank Ltd., Sabarmati Branch and hence charge of the said bank was created in the other rights of the revenue record vide Mutation Entry No. 650 dated 04-06-1975, which was certified by the competent authority on 08-02-1977. However, the said loan has been fully liquidated to the said Ahmedabad District Co. Op. Bank Ltd., Sabarmati Branch and hence charge of the said bank was deleted from the other rights of the revenue record as per charge release certificate dated 12-01-1991 issued by the said bank and entry to that effect was mutated in the other rights of the revenue record vide Mutation Entry No. 795 dated 21-01-1991, which was certified by the competent authority on 20-06-1991.
5. Thereafter, the owners of the said land Keshavlal Shanabhai and Ranchhodbhai Shanabhai had obtained loan from Ahmedabad District Co. Op. Bank Ltd., Sabarmati Branch, which has been fully liquidated to the said Ahmedabad District Co. Op. Bank Ltd., Sabarmati Branch and hence charge of the said bank was deleted from the other rights of the revenue record as per charge release certificate dated 14-06-1993 issued by the said bank and entry to that effect was mutated in the other rights of the revenue record vide Mutation Entry No. 826 dated 10-06-1996, which was certified by the competent authority on 02-09-1993.
6. Thereafter, the co-owner of the said land Ranchhodbhai Shanabhai died intestate in the year 1979 or thereabouts leaving behind him





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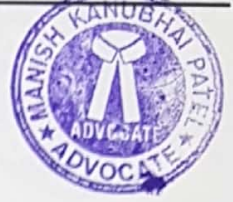
his legal heirs as 1) Rameshbhai Ranchhodbhai 2) Bharatbhai Ranchhodbhai 3) Rajendrabhai Ranchhodbhai 4) Indiraben D/o. Ranchhodbhai Shanabhai 5) Chandrikaben D/o. Ranchhodbhai Shanabhai and 6) Samjuben Wd/o. Ranchhodbhai Shanabhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 849 dated 25-07-1996, which was certified by the competent authority on 31-08-1996.

7. Thereafter, the co-owner of the said land Keshavlal Shanabhai died intestate on 06-09-1992 leaving behind him his legal heirs as 1) Dilipbhai Keshavlal 2) Mahendrabhai Keshavlal 3) Rakeshbhai Keshavlal 4) Arunaben D/o. Keshavlal Shanabhai 5) Sushilaben D/o. Keshavlal Shanabhai and 6) Madhuben Wd/o. Keshavlal Shanabhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 850 dated 25-07-1996, which was certified by the competent authority on 31-08-1996.

8. Thereafter, the co-owners of the said land namely 1) Indiraben D/o. Ranchhodbhai Shanabhai and 2) Chandrikaben D/o. Ranchhodbhai Shanabhai have released their share persisting in the said land in favour of their brother and mother and hence the names of 1) Indiraben D/o. Ranchhodbhai Shanabhai and 2) Chandrikaben D/o. Ranchhodbhai Shanabhai have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1059 dated 07-11-2004, which was certified by the competent authority on 10-12-2004.

9. Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1 dated 17-3-2012, two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly,





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Chenpur Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by Mutation Entry No. 1603 dated 03-05-2012, which was certified by the competent authority on 05-05-2012.

10. Thereafter, the co-owner of the said land Madhuben Wd/o. Keshavlal Shanabhai died intestate on 27-12-2009 leaving behind her legal heirs as 1) Dilipbhai Keshavlal 2) Mahendrabhai Keshavlal 3) Rakeshbhai Keshavlal 4) Arunaben D/o. Keshavlal Shanabhai and 5) Sushilaben D/o. Keshavlal Shanabhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1642 dated 15-08-2012, which was certified by the competent authority on 11-11-2012.
11. Thereafter, the co-owner of the said land namely 1) Sushilaben D/o. Keshavlal Shanabhai and W/o. Ghanshyambhai S. Patel has filed an application to enter the name of her daughter Dimpleben D/o. Ghanshyambhai S. Patel as co-owner in the land of her share persisting in the said land and hence name of Dimpleben D/o. Ghanshyambhai S. Patel was entered as co-owner of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1738 dated 13-10-2013, which was certified by the competent authority on 12-11-2013.
12. Thereafter, the co-owner of the said land Arunaben D/o. Keshavlal Shanabhai died intestate on 13-05-2015 leaving behind her legal heirs as 1) Kajalben D/o. Ghanshyambhai Kantibhai Patel and 2) Smarth Ghanshyambhai Kantibhai Patel and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1868 dated 23-06-2015, which was certified by the competent authority on 03-08-2015.





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13. Thereafter, the name of Dimpleben Ghanshyambhai Patel was entered as co-owner of the said land, however her name was mistakenly entered as Dimpleben Keshavlal Patel and hence necessary application to change her name was filed before the competent authority and accordingly, the City Mamlatdar, Ghatlodia, Ahmedabad vide his Order No. City (Ghatlodia)/Sudhara Hukam/SR-87/2015 dated 24-06-2015 corrected her name as "Dimpleben Ghanshyambhai Patel" instead of "Dimpleben Keshavlal Patel" in the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1869 dated 25-06-2015, which was certified by the competent authority on 03-08-2015.

14. Thereafter, the provisions of the Town Planning Scheme made applicable to the lands of village mouje Chenpur and accordingly, the agriculture land of Survey No. 97/2 admeasuring 3136 sq.mtrs. was covered under Town Planning Scheme No. 65 and allotted Final Plot No. 258 and area after deduction of land for development was fixed to the extent of 1882 sq.mtrs and the co-owner of the said land namely Rajendrabhai Ranchhodbhai Patel has waived and relinquished and released his 1/8th share i.e. 392 sq.mtrs. land favour of his brothers Rameshbhai Ranchhodbhai Patel and Bharatbhai Ranchhodbhai Patel by executing Release Deed duly registered in the office of the Sub-Registrar of Assurances at Ahmedabad-13 (City-13) under Serial No. 2492 dated 11-12-2015 and hence the name of Rajendrabhai Ranchhodbhai Patel was deleted from the revenue record and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1929 dated 05-04-2016, which was certified by the competent authority on 16-05-2016.

15. Thereafter, the co-owners of the said land namely 1) Sushilaben D/o. Keshavlal Shanabhai and W/o. Ghanshyambhai S. Patel and 2) Dimpleben D/o. Ghanshyambhai S. Patel have voluntarily waived and relinquished and released their 1/10th share i.e. 188.20 sq.mtrs.





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land of Final Plot No. 258 admeasuring 1882 sq.mtrs. of T. P. Scheme No. 65 comprised of Survey No. 97/2 admeasuring 3136 sq.mtrs. of mouje Chenpur in favour of other co-owners namely 1) Dilipbhai Keshavlal alias Keshabhai Patel, 2) Mahendrabhai Keshavlal alias Keshabhai Patel and 3) Rakeshbhai Keshavlal alias Kashabhai Patel by executing Release Deed without Consideration amongst family members duly registered in the office of the Sub-Registrar of Assurances at Ahmedabad-8 (Sola) under Serial No. 4542 dated 07-04-2016 and hence the names of 1) Sushilaben D/o. Keshavlal Shanabhai and W/o. Ghanshyambhai S. Patel and 2) Dimpleben D/o. Ghanshyambhai S. Patel were deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1932 dated 13-04-2016, which was certified by the competent authority on 16-05-2016.

16. Thereafter, owners of the said land have filed an application for obtaining the permission for non-agriculture use of the said land and the District Collector, Ahmedabad has granted non-agriculture use permission of the said land of Final Plot No. 258 admeasuring 1882 sq.mtrs. of T. P. Scheme No. 65 comprised of Survey No. 97/2 admeasuring 3136 sq.mtrs. of mouje Chenpur for residential purpose vide his Order No. CB/JAMIN-2/N.A./S.R.-2455/2015 dated 01-03-2016 subject to the terms and conditions stipulated therein and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1944 dated 10-05-2016, which was certified by the competent authority on 18-07-2016.

17. Thereafter, the owners of the said land 1) Rameshbhai Ranchhodbhai Patel 2) Bharatbhai Ranchhodbhai Patel 3) Rajendrabhai alias Rajeshbhai Ranchhodbhai Patel 4) Samjuben Wd/o. Ranchhodbhai Shanabhai Patel 5) Dilipbhai Keshavlal alias Keshabhai Patel 6) Mahendrabhai Keshavlal Patel 7) Rakeshbhai Keshavlal alias Keshabhai Patel 8) Sushilaben D/o. Keshavlal Shanabhai Patel 8) Dimpleben D/o. Sushilaben Ghanshyambhai S.





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Patel 9) Kajalben D/o. Ghanshyambhai Kantilal Patel and 10) Minor Samarth Ghanshyambhai Patel through her sister and guardian Kajalben D/o. Ghanshyambhai Kantilal Patel have agreed to convey the said land to 1) Saurin Kanaiyalal Patel and 2) Nilesh Kantilal Patel by Agreement for Sale registered in the office of the Sub-Registrar of Assurances at Ahmedabad-13 (City) under Serial No. 1798 dated 31-08-2015. However, said 1) Saurin Kanaiyalal Patel and 2) Nilesh Kantilal Patel not intending to purchase the said land and hence they have executed Deed of Cancellation of Agreement for Sale in favour of 1) Rameshbhai Ranchhodbhai 2) Bharatbhai Ranchhodbhai 3) Samjuben Wd/o. Ranchhodbhai Shanabhai Patel 4) Dilipbhai Keshavlal alias Keshabhai Patel 5) Mahendrabhai Keshavlal Patel 6) Rakeshbhai Keshavlal alias Keshabhai Patel 7) Kajalben D/o. Ghanshyambhai Kantibhai Patel and 8) Minor Samarth Ghanshyambhai Patel through his father and guardian Ghanshyambhai Kantibhai Patel duly registered in the office of the Sub-Registrar of Assurances at Ahmedabad-8 (Sola) under Serial No. 12024 dated 20-09-2016. However, We are not provided copies deed of confirmation from legal heirs of persons executing deed of sale and Rajendrabhai Ranchhodbhai Patel (Release rights by mutation entry No. 1929).

18. Thereafter, the owners of the said land 1) Rameshbhai Ranchhodbhai 2) Bharatbhai Ranchhodbhai 3) Samjuben Wd/o. Ranchhodbhai Shanabhai Patel 4) Dilipbhai Keshavlal alias Keshabhai Patel 5) Mahendrabhai Keshavlal Patel 6) Rakeshbhai Keshavlal alias Keshabhai Patel 7) Kajalben D/o. Ghanshyambhai Kantibhai Patel and 8) Minor Samarth Ghanshyambhai Patel through his father and guardian Ghanshyambhai Kantibhai Patel have sold and convey the said non-agriculture land bearing Final Plot No. 258 admeasuring 1882 sq.mtrs. of T. P. Scheme No. 65 comprised of Survey No. 97/2 admeasuring 3136 sq.mtrs. of mouje Chenpur for residential purpose to M/s. Sarjan Developers, a partnership firm by Sale Deed registered in the office of the Sub-Registrar of Assurances





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at Ahmedabad-8 (Sola) under Serial No. 12026 dated 20-09-2016 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2037 dated 28-09-2016.

19. Thereafter, the Ahmedabad Municipal Corporation has sanctioned lay-out plans for construction of 46 residential units on the non-agriculture land bearing non-agriculture land bearing Final Plot No. 258 admeasuring 1882 sq.mtrs. of T. P. Scheme No. 65 comprised of Survey No. 97/2 admeasuring 3136 sq.mtrs. of mouje Chenpur for residential purpose and subsequently issued Raja Chitthi vide Case No. BHNTS/NWZ/190316/GDR/A6140/RO/M1 and Case No. 6389/190316/a6140/RO/M1 dated 02-07-2016.
20. Accordingly, said M/S. SARJAN DEVELOPERS, a partnership firm has floated a scheme of 46 residential units consisting Ground Floor, First Floor to Twelfth Floor, Stair Cabin and Lift Room on the said land of non-agriculture land bearing Final Plot No. 258 admeasuring 1882 sq.mtrs. of T. P. Scheme No. 65 comprised of Survey No. 97/2 admeasuring 3136 sq.mtrs. of mouje Chenpur known as "SARJAN" as per the approved plan.
21. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "Gujarat Samachar" dated 28th August, 2015 for inviting claim, objection, obligation, charges or lien in, on or upon said property, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us that except what is stated herein above, the said property has not been given in security 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 authority is operating against the said property which adversely affects the title of the said property and believing the same to be true, correct





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and trustworthy and also believing the documents/papers/copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said property during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned property belonging to **M/S. SARJAN DEVELOPERS**, a partnership firm shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by **M/S. SARJAN DEVELOPERS**, a partnership firm.
2. Fulfilment of conditions laid down in N.A. Order and approved plan & Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing Final Plot No. 258 admeasuring 1882 sq.mtrs. of Town Planning Scheme No. 65 comprised of Revenue Survey No. 97/2 admeasuring 3136 sq.mtrs. for residential purpose together with construction standing thereon, which is known as "**SARJAN**" Scheme situate, lying and being at Mouje Chenpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District of Ahmedabad-8 (Sola).

Details of the four boundaries of Survey No. 97/2 are as under :-

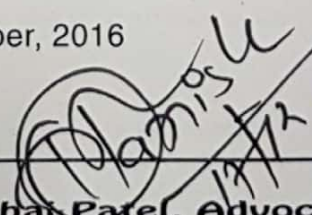
Toward East : by Survey No. 96

Toward West : by 24 Mtrs. T. P. Road

Toward North : by Final Plot No. 257 (Ganesh Skyline)

Toward South : by 12 Mtrs. T. P. Road (Survey No. 94/1)

Dated this 17th day of December, 2016


Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.





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Note of caution and disclaimer:-

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued for his/her/their personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said property because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.

