

TITLE CERTIFICATE & REPORT ON TITLE

LILADHAR G. KOSHTI-ADVOCATE

M. P. ASSOCIATES

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Mobile No. 9824449920
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Ref: TCR/Nirmal Sarovar/2020

Date:08-01-2020

TITLE CERTIFICATE

&

REPORT ON TITLE



Re: Non-Agricultural lands on site now known as “NIRMAL SAROVAR” - site bearing Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) + Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) + Final Plot No.284 (5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) aggregating to admeasuring about 18879 sq.mtrs. lands of Town Planning Scheme No.128 (Vatva-Aslali) situate, lying and being at Nr. Sardar Patel Ring Road Moje Vatva, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) and jointly belonging to 1.Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel and 3. Vijaykumar alias Vijaybhai Tulsidas Patel, All R/o.Nirmal Kunj, B/s. Vraj Appartment, Krishnabaug, Maninagar, Ahmedabad-380008.

As per instructions, I have investigated the Titles of said 1. Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel and 3. Vijaykumar

alias Vijaybhai Patel to the abovereferred Non-Agricultural lands on site now known as "NIRMAL SAROVAR" - site bearing Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) + Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) + Final Plot No.284 (5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) aggregating to admeasuring about 18879 sq.mtrs. lands of Town Planning Scheme No.128 (Vatva-Aslali) situate, lying and being at Nr. Sardar Patel Ring Road Moje Vatva, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali) and I have caused necessary searches to be taken of the Revenue & available Registration records for the period of more than last 30 years and my Report on Title is as under;



I am informed that a Residential Bungalows and Commercial Shops scheme in the name & style of "NIRMAL SAROVAR" – site (now onwards shall also be referred to as "**The Said Project**") is sponsored on abovereferred N.A. land and from the record supplied to me I have found that M/s.SAROVAR INFRASTRUCTURE – a Partnership firm is engaged and authorised for developing said project.

Pertaining to abovereferred land and a project named "NIRMAL SAROVAR" – site thereon from the revenue record/deeds/orders etc. supplied to me I have found that;

Prior to year 1972, Agricultural lands bearing Survey No.1301 containing by admeasurements 6981 sq. mtrs, Survey No.1302 containing by admeasurements 14670 sq. mtrs. and Survey No.1306 containing by admeasurements 9814 sq. mtrs. was belonging to one Pramodkumar Vitthaldas Patel. (Ref. Certified Revenue Entry No.6539, dtd.07-06-1967, Entry No.6538, dtd.07-06-1967 and Entry No.9154, dtd.21-06-1972).

I have found from the revenue record that name of said Vinodbhai Shanabhai was recorded as the protected tenant in said land of Survey No.1302 and 1306, but he was not a tenant in said lands but he was actually nephew

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(sister's son) of the owner of said lands (Ref. certified Revenue Entry No.6538, dtd.07-07-1973, Entry No.9031, dtd.16-12-1977 and Order dtd.25-11-1977 in Ganot Case No.9214 to 9219/Vatva).

Whereas said Pramodkumar Vitthaldas Patel sold, conveyed and transferred said lands of Survey No.1302 containing by admeasurements 14670 sq. mtrs., Survey No.1306 containing by admeasurements 9814 sq. mtrs. and other survey nos. land to Tulsidas Narsinhbhai Patel by a Sale Deed, which sale deed is registered in the office of the Sub-Registrar of Ahmedabad on 07-12-1978. Entry to this effect is entered in the Revenue Record of said land on 15-12-1978 by Entry No.9153.

Whereas said Pramodkumar Vitthaldas Patel sold, conveyed and transferred said land of Survey No.1301 containing by admeasurements 6981 sq. mtrs to Tulsidas Narsinhbhai Patel by a Sale Deed, which sale deed is registered in the office of the Sub-Registrar of Ahmedabad on 07-12-1978. Entry to this effect is entered in the Revenue Record of said land on 08-05-1981 by Entry No.9500.

Thereafter as per order of the Joint Secretary, Revenue Department Government of Gujarat by his order No. P.F.R.-102011-275/L/1, dated 17/03/2012 the Taluka limit of the said village has been changed and said land came to village Vatva, Taluka City (East) and District Ahmedabad. Entry to this effect is entered in the revenue record of said land on 03-05-2012 by Entry No.17312, which is certified by Mamlatdar of City (East) Taluka-the competent Revenue Authority on 05-05-2012.

Thereafter, the names of heirs of Tulsidas Narsinhbhai namely
1. Manjulaben Tulsidas, 2. Ashwinkumar alias Ashwinbhai Tulsidas and



3. Vijaykumar alias Vijaybhai Tulsidas were entered as co-owner in the revenue record of the land of Survey No.1301, 1302, 1306 and the other lands. Entry to this effect is entered in the revenue record of said land on 05-09-2014 by Entry No.18731, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 20-11-2014.

As Town Planning Scheme No.128 (Vatva-Aslali) came into existence in Vatva village sim, land of said Survey No.1301 admeasuring 6981 sq.mtrs. is given Final Plot No.279 having area of 4189 sq.mtrs., land of said Survey No.1302 admeasuring 14670 sq.mtrs. is given Final Plot No.280 having area of 8802 sq.mtrs. and land of said Survey No.1306 admeasuring 9814 sq.mtrs. is given Final Plot No.284 having area of 5888 sq.mtrs. (Ref. Form "F").

Thereafter, above referred owners-occupiers applied to convert the said Survey No.1301 land from Pratibandhit Satta Prakar (Prohibited Tenure) into Non-Agriculture for Residential purpose in the concerned office and on their application Hon'ble District Collector (Chitnish Branch), Ahmedabad converted the said Survey No.1301 land from Pratibandhit Satta Prakar (Prohibited Tenure) into Non-Agriculture for Residential purpose use by his Order No.CB/PRA.SA.PRA./PREMIUM/VATVA/S.No./Block Number 1301/S.R.-340/2017, dtd.17-07-2018. Entry to this effect is entered in the revenue record of said land on 31-07-2018 by Entry No.20364, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 14-09-2018.

Thereafter, Hon'ble Collector, Ahmedabad had converted land of said Final Plot No.284 (5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) into Non-Agricultural land for residential + commercial purpose (3000 sq.mtrs. for residential+2888 sq.mtrs. for commercial purpose) by order bearing No.CB/LAND-1/NA/SR-520/2017/FMPS NO.319973, dtd.21-08-2018. Entry to this effect is entered in the revenue record of said land on 25-09-2018 by Entry No.20445, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 27-10-2018.



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Thereafter, Hon'ble Collector, Ahmedabad had converted land of said Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) into Non-Agricultural land for multipurpose by order bearing No.CB/LAND-2/NA/SR-519/2017/FMPS NO.319974, dtd.18-12-2018. Entry to this effect is entered in the revenue record of said land on 24-01-2019 by Entry No.20671, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 01-03-2019.

Thereafter, Hon'ble Collector, Ahmedabad had converted land of said Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) into Non-Agricultural land for residential + commercial purpose (3500 sq.mtrs. for residential+689 sq.mtrs. for commercial purpose) by order bearing No.CB/T.BI.KHE./VATVA/S.NO./BLOCK NO./1301/S.R.1204/2018, dtd.12-10-2018. Entry to this effect is entered in the revenue record of said land on 24-01-2019 by Entry No.20672, which is certified by Circle Officer, Vatva-the competent Revenue Authority on 01-03-2019.

Said Tulsidas Narsibhai alias Narsinhbhai Patel died intestate on 21-12-2018 and his daughter Shrutiben Ashokbhai Patel died intestate on 28-04-1995 leaving behind them, 1. Manjulaben Tulsidas Patel, 2. Ashwinbhai Tulsidas Patel, 3. Vijaybhai Tulsidas Patel and 4. Jay Ashokbhai Patel as their legal heirs. Hence replacing/deleting his name, their names were entered in the revenue record of said land as its' co-owners. Entry to this effects is entered in the Revenue Record on 08-07-2019 by Entry No.20935, which is certified by Circle Officer, Vatva- The Competent Revenue Authority on 19-08-2019.

Thereafter said Tulsidas Narsibhai alias Narsinhbhai Patel died intestate on or about 21-12-2018. Before the death, said Tulsidas Narsibhai alias Narsinhbhai Patel had executed his WILL, which WILL is registered in the office of the



Sub-Registrar of Ahmedabad-5 (Narol) on 11-01-2007 at Serial No.302 and as per said WILL, he had given his undivided share in said land to his both sons: 1. Ashwinbhai Tulsidas Patel and 2. Vijaybhai Tulsidas Patel. Hence deleting his name and name of Jay Ashokbhai Patel, their names (1. Ashwinbhai Tulsidas Patel and 2. Vijaybhai Tulsidas Patel) were entered in the revenue record of said land as its' co-owners. Entry to this effect is entered in the Revenue Record of said land on 18-07-2019 by Entry No.20955, which is certified by Circle Officer, Vatva- the Competent Revenue Authority on 03-09-2019.

Thus said 1. Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel and 3. Vijaykumar alias Vijaybhai Tulsidas Patel are owners and occupiers of said Non-Agricultural lands bearing Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) + Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) + Final Plot No.284 (5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) aggregating to admeasuring about 18879 sq.mtrs. lands of Town Planning Scheme No.128 (Vatva-Aslali) situate, lying and being at Nr. Sardar Patel Ring Road Moje Vatva, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali).



Abovereferrred land/s is/are not declared as excess/surplus land under The Urban land (Ceiling & Regulations) Act, 1976. Said Act is repealed/cancelled by The Government of India w.e.f. 13-3-1999 and by The State of Gujarat w.e.f. 30-3-1999.

Thereafter said 1. Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel and 3. Vijaykumar alias Vijaybhai Tulsidas Patel planned to get developed their Lands by constructing Residential Bungalows and Commercial Shops in the name & style of "NIRMAL SAROVAR".

For such development, they got prepared Lay-out plan/s & the plan/s for the construction and presented said plan/s before The Competent Authority for the approval and obtaining permission/s for the construction (Development).

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Ahmedabad Municipal Corporation has sanctioned the Plan for the construction on said Non-Agricultural land bearing Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) + Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) + Final Plot No.284 (5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) aggregating to admeasuring about 18879 sq.mtrs. lands of Town Planning Scheme No.128 (Vatva-Aslali) situate, lying and being at Nr. Sardar Patel Ring Road Moje Vatva and has granted permission for the construction on said land on 30-11-2019 (1) in Case No. BLNTR/SZ/271119/CGDCRV/A3026/R0/M1 vide Rajachitthi No. 01063/011218/A0888/R0/M1 of plan of Block-A, (2) in Case No. BLNTR/SZ/281119/CGDCRV/A3028/R0/M1 vide Rajachitthi No. 02799/281119/A3028/R0/M1 of plan of Block-B, (3) in Case No. BLNTR/SZ/281119/CGDCRV/A3029/R0/M1 vide Rajachitthi No. 02800/281119/A3029/R0/M1 of plan of Block-C, (4) in Case No. BLNTR/SZ/281119/CGDCRV/A3030/R0/M1 vide Rajachitthi No. 02801/281119/A3030/R0/M1 of plan of Block-D, (5) in Case No. BLNTR/SZ/281119/CGDCRV/A3031/R0/M1 vide Rajachitthi No. 02802/281119/A3031/R0/M1 of plan of Block-E, (6) in Case No. BLNTI/SZ/281119/CGDCRV/A3032/R0/M1 vide Rajachitthi No. 02803/281119/A3032/R0/M1 of plan of Block-F, (7) in Case No. BLNTR/SZ/281119/CGDCRV/A3033/R0/M1 vide Rajachitthi No. 02804/281119/A3033/R0/M1 of plan of Block-G, (8) in Case No. BLNTR/SZ/281119/CGDCRV/A3034/R0/M1 vide Rajachitthi No. 02805/281119/A3034/R0/M1 of plan of Block-H, (9) in Case No. BLNTI/SZ/281119/CGDCRV/A3035/R0/M1 vide Rajachitthi No. 02806/281119/A3035/R0/M1 of plan of Block-I1+I2+I3+I4.

Said 1. Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel and 3. Vijaykumar alias Vijaybhai Tulsidas Patel have also engaged said M/s.Sarovar Infrastructure— a Partnership firm as developer for developing said

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N.A. lands in the name & style stated hereinabove by a Development Agreement, which Development Agreement is registered in the office of the Sub-Registrar of Ahmedabad on 23-10-2019 at Serial No.13425.

As a part on investigation, I gave a Public Notice appeared in daily "Divya Bhaskar", dated 05-12-2019 inviting claim and/or objection if any; in or upon to the land abovereferred to, I have not received any claim or objection in response thereto till this day.

I have caused necessary searches to be taken with the Revenue record & the Registration record through my search clerk and have not found any mortgage, lien, charge, Lis Pendency etc. in respect to abovereferred land and and I have found the same to be clear, marketable and free from reasonable doubts and without encumbrances; subject to ;



1. Usual Declaration being made at the time of transfer/mortgage.
2. Development Agreement by and between said 1. Manjulaben Tulsidas Patel, 2. Ashwinkumar alias Ashwinbhai Tulsidas Patel & 3. Vijaykumar alias Vijaybhai Tulsidas Patel AND M/s. Sarovar Infrastructure – a Partnership firm.
3. The Previsions of The Gujarat Town Planning and Urban Development Act, 1976.
4. Condition laid down in N. A. Orders being fulfilled.
5. Terms & Conditions laid down in said orders of Ahmedabad Municipal Corporation.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of Non-Agricultural lands on site now known as "NIRMAL SAROVAR" - site bearing Final Plot No.279 (4189 sq.mtrs.) (land given in lieu of Survey No.1301-6981 sq.mtrs.) + Final Plot No.280 (8802 sq.mtrs.) (land given in lieu of Survey No.1302-14670 sq.mtrs.) + Final Plot No.284

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(5888 sq.mtrs.) (land given in lieu of Survey No.1306-9814 sq.mtrs.) aggregating to admeasuring about 18879 sq.mtrs. lands of Town Planning Scheme No.128 (Vatva-Aslali) situate, lying and being at Nr. Sardar Patel Ring Road Moje Vatva, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali), which is bounded as under, i.e. to say;

Towards the East :- 24 mtrs. wide Road
Towards the West :- Plot of A.M.C.
Towards the North :- 18 mtrs. wide Road
Towards the South :- Final Plot No.285

DATED THIS 8TH DAY OF THE MONTH JANUARY, 2020.



Liladhar G. Koshti

Advocate

Note : 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 Computerised 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.