

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
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REF. NO. 11154/2018

To,
M/s Sahjanand Developers
A Partnership Firm

TITLE CERTIFICATE - CUM - REPORT

Reg.:Non-Agricultural land bearing Sub Plot No. 1

admeasuring 3600 sq. mtrs. being the western side portion of land of Final Plot No. 15/1 totally admeasuring 6475 sq. mtrs. in Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of proportionate area of land bearing Block No. 740 admeasuring 11,736 sq. mtrs. and Block No. 741 admeasuring 33,113 sq. mtrs., totally admeasuring 44,849 sq. mtrs., situate, lying and being at **Moje Shilaj**, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal) and belonging to **M/s Sahjanand Developers**, A Partnership Firm.



As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 03-10-2018) of the available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:

1. That the amalgamation scheme became applicable to the land of Village Shilaj vide order of the Settlement Commissioner, Ahmedabad bearing no. CON/Ahmedabad 251 dated 31-03-1984. Accordingly the following survey numbers were amalgamated and given block numbers as under:

Survey No.	Block No.	Area of Block No.	Name of Occupier
462/1	740	11,736 sq. mtrs.	Minesh Laljibhai Gajjar
462/2			Gautam Laljibhai Gajjar
			Minor Udayan Laljibhai Gajjar through his guardian Minesh Laljibhai Gajjar
463	741	33,113 sq. mtrs.	Gautambhai Laljibhai
464/1			Gajjar
464/2			
464/3			

Mutation entry to the said effect was made in the revenue records of the said lands vide Entry No. 6101 dated 15-04-1987.

2. That as per the order dated _-08-1989 of the Mamlatdar and Agricultural Land Tribunal passed in Ganot Case No. 611/84, it was held that no violation of the provisions of Section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948 ('Tenancy Act') was made out in respect of the land bearing Block No. 614 and accordingly the proceedings under Section 84 - C of the Tenancy Act were discontinued. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 741 vide Entry No. 6284.

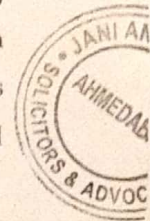
Note: The said entry pertains to the earlier Block No. 614 which was subsequently reconstituted upon implementation of the



3. That said Mineshbhai Laljibhai Gajjar released all his right, title and interest from the land bearing Block No. 740 in favour of (1)Gautambhai Laljibhai and (2) Udayan Laljibhai. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 740 vide Entry No. 6710 dated 27-07-1993.
4. That a family partition was effected between Gautambhai Laljibhai Gajjar and Udayanbhai Laljibhai Gajjar and accordingly the said land bearing Block No. 740 came to the share of Gautambhai Laljibhai Gajjar. A Partition Deed dated 21-08-1980 was executed to the said effect and the same was registered before the Sub Registrar, Ahmedabad at Serial No. 11815 on 25-08-1980. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 740 vide Entry No. 8424 dated 12-02-2003.
5. That said Gautambhai died intestate on or about 19-05-1998. Hence the names of his heirs viz. (1) Komal d/o Gautambhai and (2) Taral d/o Gautambhai were recorded in the revenue records of the land bearing Block No. 740 and 741. The said Gautambhai Gajjar and his wife Manaben had filed for divorce by mutual consent vide Hindu Marriage Petition No. 161/1986 and vide order dated 30-04-1987, the said divorce by mutual consent had been granted. Accordingly the name of only the daughters was recorded as heirs upon his demise intestate. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 740 and 741 vide Entry No. 8425 dated 12-02-2003.
6. That upon the demise of Gautambhai Laljibhai Gajjar, a mutation was made in the revenue records vide entry no. 8425 that he had died intestate, when in fact, Gautambhai Laljibhai Gajjar had, during his lifetime, made his Last Will and Testament dated 07-11-1997 whereby he had declared the formation of a trust in the

name of his daughters 'Komal - Taral Trust' in which the said land bearing Block No. 740 and 741 were to vest for the benefit of his daughters and he had also appointed the trustees of the said trust. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 740 and 741 vide Entry No. 8426 dated 12-02-2003.

7. That vide order of the Revenue Department bearing No. PFR/102011/275/L/1 dated 17-03-2012, the Taluka City and Taluka Dascroi in Revenue District Ahmedabad were reconstituted and new Talukas viz. Taluka Ahmedabad (East) and Taluka Ahmedabad (West) were formed and accordingly Moje Shilaj which formed part of Taluka Dascroi was now made part of Taluka Ahmedabad City (West). Mutation entry to the said effect was made in the revenue records of the land bearing Block No. 740 and 741 vide Entry No. 11767 dated 03-05-2012.



8. That as per the order of the City Deputy Collector (West) Ahmedabad, bearing no. CDC (West)/Land/Rectification Order/Shilaj/S.R. - 01/17 dated 08-02-2017 the note regarding "sale in violation of Amalgamation and Fragmentation Law" made in the Village Form No. 7/12 of the land bearing Block No. 741 was directed to be removed. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 741 vide Entry No. 13174 dated 23-02-2017.
9. That as per the order of the City Deputy Collector (West) Ahmedabad bearing no. CDS (West)/CON/Case No. 1/17 dated 28-02-2017 it was held that the sale by Madhavlal Khushaldas and others in favour of Laljibhai Gajjar and others was not in violation of the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and accordingly upheld the said sale transaction. Mutation entry to the said effect was made in the revenue records of the land bearing Block No. 740 vide Entry No. 13186 dated 06-03-2017.

10. That upon implementation of the Preliminary Town Planning Scheme No. 53/B (Shilaj)(Preliminary Scheme) to the land of Village Shilaj, the land bearing Block No. 740 admeasuring 11,736 sq. mtrs. and land bearing Block No. 741 admeasuring 33,113 sq. mtrs., totally admeasuring 44,849 sq. mtrs. were jointly reconstituted into and given (1) Final Plot No. 15/1 admeasuring 6475 sq. mtrs. (2) Final Plot No. 15/2 admeasuring 12149 sq. mtrs. and (3) Final Plot No. 15/3 admeasuring 8288 sq. mtrs., totally admeasuring 26,912 sq. mtrs.

11. That in accordance with the terms of the Last Will and Testament dated 07-11-1997 of Gautambhai Laljibhai Gajjar, the Private Trust 'Komal - Taral Trust' has been constituted with the trustees thereof being (1) Manubhai Gokaldas Patel (2) Udayanbhai Laljibhai Gajjar and (3) Linkarbhai Prabhashanker Tripathi. That the said trustees and both the beneficiaries viz. Komal and Taral, agreed to dissolve the said private trust and transfer the properties and assets vested in it in favour of the beneficiaries. Accordingly, the said private trust 'Komal - Taral Trust' was dissolved vide a Transfer Deed dated 03-01-2018 whereby the said lands viz. (1) Final Plot No. 15/1 admeasuring 6475 sq. mtrs. (2) Final Plot No. 15/2 admeasuring 12,149 sq. mtrs. and (3) Final Plot No. 15/3 admeasuring 8288 sq. mtrs., totally admeasuring 26,912 sq. mtrs. of Preliminary Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of the land bearing Block No. 740 admeasuring 11,736 sq. mtrs. and land bearing Block No. 741 admeasuring 33,113 sq. mtrs., totally admeasuring 44,849 sq. mtrs. and other lands and assets as mentioned therein were transferred in favour of the beneficiaries viz. (1) Komal Gautambhai Gajjar and (2) Taral Gautambhai Gajjar such that both became co-owners of all moveable and immoveable properties vested in the trust with each beneficiary having equal rights therein and thereto. The said Transfer Deed was registered before the Sub Registrar, Ahmedabad - 13 (City) at Serial No. 20 on 04-01-2018. Mutation entry to the said effect was made in the

revenue records of the said land bearing Block No. 740 and 741 vide Entry No. 13484 dated 29-01-2018.

12. That said Taral Gautambhai Gajjar (wife of Dharmil Adhyaru) has executed a Power of Attorney dated 03-01-2018 in favour of her sister Komal Gautambhai Gajjar (wife of Amish Desai) constituting her as her Attorney in respect of her share in the said land bearing Final Plot Nos. 15/1, 15/2 and 15/3 and other lands and authorizing her to undertake all necessary acts in relation to sale of the said lands. The said Power of Attorney has been duly registered before the Sub Registrar, Ahmedabad - 13 (City) at Serial No. 21 on 04-01-2018.

13. That the Non-Agricultural use permission for multipurpose use was granted by the District Collector, Ahmedabad vide order bearing no. CB/Land - 1/N.A./S.R. - 496/2018/FMPS No. 308027 dated 23-08-2018 in respect of the land bearing Final Plot No. 15/1, Final Plot No. 15/2, Final Plot No. 15/3 totally admeasuring 26,912 sq. mtrs. of Preliminary Town Planning Scheme No. 53/B (Shilaj)(Preliminary Scheme), given in lieu of Block No. 740 and 741. Mutation entry to the said effect was made in the revenue records of the said land bearing Block No. 740 and 741 vide Entry No. 13800 dated 25-09-2018.



14. That said (1) Komal Gautambhai Gajjar (alias Komal w/o Amish Desai) and (2) Taral Gautambhai Gajjar (alias Taral w/o Dharmil Adhyaru) through her Power of Attorney Holder Komal Gautambhai Gajjar sold and conveyed the land bearing Final Plot No. 15/1 admeasuring 6475 sq. mtrs. paiki western side portion admeasuring 3600 sq. mtrs. of Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of proportionate area of Block No. 740 and 741 to M/s Sahjanand Developers, A Partnership Firm vide a sale deed dated 10-10-2018 registered before the Sub Registrar, Ahmedabad - 9 (Bopal) at Serial No. 12037 on 11-10-2018. Mutation entry to the said effect was made in the revenue records

of the said land vide Entry No. 13840 dated 17-10-2018.

15. That said M/s Sahjanand Developers have entered into an Agreement for Sale dated 11-10-2018 in favour of Smt. Komalben Rajenkumar Thakkar whereby said M/s Sahjanand Developers have agreed to sell the said land bearing Final Plot No. 15/1 admeasuring 6475 sq. mtrs. paiki western side portion admeasuring 3600 sq. mtrs. of Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of proportionate area of Block No. 740 and 741 to Smt. Komalben Rajenkumar Thakkar. The said Agreement for Sale is notarized before Notary Ms. S. R. Shelat at Serial No. O/217/2018 on 11-10-2018.

However, pursuant to the mutual understanding of the parties thereto, the said Agreement for Sale came to be cancelled vide a Deed of Cancellation of Agreement for Sale dated 16-03-2019 which was notarized before Notary Bhavna P. Patel at Serial No. 38/2019 on 16-03-2019, wherein the said Smt. Komalben Rajenkumar Thakkar released and relinquished all her agreement rights in respect of the said land in favour of M/s Sahjanand Developers and confirmed and recorded therein the receipt by her of the entire consideration amount that was paid by her under the Agreement for Sale as well as compensation amount in lieu of the cancellation of the transaction.

16. That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily newspaper 'Gujarat Samachar' on 26-09-2018 and we have not received any objections in response to the same.

17. That the plans for sub division of the land bearing Final Plot No. 15/1 admeasuring 6475 sq. mtrs. into: (A) Sub Plot No. 1 (western side portion) admeasuring 3600 sq. mtrs. (Net Plot Area) and (B) Sub Plot No. 2 (eastern side portion) admeasuring 2784.05 sq. mtrs. (Net Plot Area) have been approved by the Ahmedabad

Municipal Corporation vide Rajachitthi no. 01630/ 100419/ A2182/ M1 dated 16-04-2019 issued in Case No. LTS/ NWZ/ 100419/ CGDCRV/A218/M1. As per the said Rajachitthi, an area admeasuring 80.77 sq. mtrs. is not in possession in respect of the land bearing Sub Plot No. 2 and an area admeasuring 10.18 sq. mtrs. is not in possession in respect of the land bearing Sub Plot No. 1.

18. That M/s Sahjanand Developers propose to develop on the said land of Final Plot No. 15/1 admeasuring 6475 sq. mtrs. paiki western side portion admeasuring 3600 sq. mtrs. of Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of proportionate area of Block No. 740 and 741 a residential scheme by the name 'Casa Amplio' and in furtherance of the same, the Development Permission has been granted by the Ahmedabad Municipal Corporation vide Rajachitthi, both dated 28-05-2019, for construction of residential blocks 'A' and 'B' comprising of various residential units, parking, stair cabin, as under:



Sr. No.	Block No.	Rajachitthi No.	Case No.
1	A	01920/260419/ A2236/R0/M1	BLNTS/NWZ/260419 /CGDCRV/ A2236/ R0 /M1
2	B	01920/260419/ A2237/R0/M1	BLNTS/NWZ/260419 /CGDCRV/ A2237/ R0 /M1

In view of what is stated above, we hereby opine that the title of above referred **Non-Agricultural land** bearing **Sub Plot No. 1** admeasuring **3600 sq. mtrs.** being the western side portion of land of **Final Plot No. 15/1** totally admeasuring 6475 sq. mtrs. in Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme) given in lieu of proportionate area of land bearing Block No. 740 admeasuring 11,736 sq. mtrs. and Block No. 741 admeasuring 33,113 sq. mtrs., totally admeasuring 44,849 sq. mtrs., situate, lying and being at **Moje Shilaj**, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal) and belonging to **M/s Sahjanand Developers**, A Partnership Firm is clear and

marketable and free from reasonable doubts and without encumbrances subject to:-

[1] Fulfillment of the terms and conditions of the N.A. Use permission order.

[2] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No. 53/B (Shilaj) (Preliminary Scheme).

DATED THIS 10TH DAY OF JUNE, 2019

Hurrah P. Jan
ATTORNEY-AT-LAW

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.
- [2] Please note that the registration record of the year 1986 to 1994 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. The records for the years 1994 to 2018 are computerized. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby 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 in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.