

Enrolment No. G / 1048 / 2009

The Bar Council of Gujarat



The 11th Day of July 2009

This is to Certify that the Name of
Mr. Manthan Ajitkumar Raval
is entered as an Advocate on the State Roll
maintained by The Bar Council of
Gujarat under the provisions of Section 17
of the Advocate Act, 1961 (Act No. 25 of
1961)



Vijay H. Patel

(Vijay H. Patel)
Chairman,
The Bar Council of Gujarat



To,
Sakar Developers, A Partnership Firm

TITLE REPORT WITH CERTIFICATE

Reg.- Residential Purpose Non-Agricultural land bearing Block/Survey No. 77 (Old Survey No. 89) total admeasuring about 13,254 Sq. Mts. paiki 13,149 Sq. Mts. situate, lying and being at Mouje Bakrol-Badarabad, Ta. Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-10 (Vejalpur) and belonging to Sakar Developers, A Partnership Firm

As per your instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly computerized, partly manual, up to the date of search i.e. 30/09/2019) of 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 his/ its file to be true and genuine, and also based upon the information given by owner that no transfer/ agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give out title certificate cum title report as under:-

Originally prior to 1962 said land of Block/survey No. 77 (old survey no. 89) belonged to Fatehsang Prabhatsang.

That, thereafter Fatehsang Prabhatsang died on dated 23/10/1993 hence names of his heirs, (1) Bakuben Fatehsang (2) Shantaben Fatehsang (3) Ranchhodbhai Fatehsang (4) Takhatsinh Fatehsang (5) Navalsang Fatehsang (6) Rekhaben Fatehsang (7) Dhanuben Wd/o Narsang Fatehsang (8) Kailasben Narsang were entered in the revenue records of the said land. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 2236 dated 29/10/1993

That thereafter (1) Bakuben Fatehsang (2) Shantaben Fatehsang (3) Rekhaben Fatehsang (4) Dhanuben Wd/o Narsang Fatehsang (5) Kailasben Narsang waived their right, title and interest from the said land hence their names were removed from the revenue records of the said land. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 2238 dated 30/10/1993.

That thereafter (1) Ranchhodbhai Fatehsang (2) Takhatsinh Fatehsang (3) Navalsinh Fatehsang sold and conveyed said land of Block/ Survey No. 77 (Old Survey No. 89) He. Ra. Sq. Mts. - 1-32-54 to Anilbhai Railal Patel by registered sale deed which was duly registered at the office of sub-registrar, Ahmedabad-4 (Paldi) on dated 25/02/2011 under Sr. No. 2648. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 3634 dated 28/04/2011.



That thereafter Bakrol-Badradabad Approach Road was announced by Land Acquisition Officer from the said land of Block/ Survey No. 77 (Old Survey No. 89) He. Ra. Sq. Mts. - 1-32-54 by which land admeasuring about 105 Sq. Mts. was acquisition. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 3995 dated 01/03/2014.

That thereafter Non-Agricultural Use Permission for the said land of Survey / Block No. 77 (Old Survey No. 89) admeasuring about He. Ra. Sq. Mts. - 1-31-49 for the residential purpose granted by Dist. Collector, Ahmedabad vide order no. CB/JAMIN-2/N.A./S.R.1325/14 on dated 16/02/2015. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 4090 dated 17/03/2015.

That thereafter Anilbhai Ratilal Patel sold and conveyed said land of Survey / Block No. 77 (Old Survey No. 89) admeasuring about He. Ra. Sq. Mts. - 1-32-54 paiki 1-31-49 Sq. Mts. for residential purpose to Sakar Developers, a Partnership firm which was duly registered at the office of sub-registrar, Ahmedabad-10 (Vejalpur) on dated 02/04/2016 under Sr. No. 1572. Entry to that effect was entered in the revenue records of the said land by mutation entry no. 4193 dated 06/04/2016.

That thereafter a Registered Declaration Cum Confirmation was executed by Anilbhai Ratilal Patel in favour of Sakar Developer, a partnership firm which was duly registered at the office of sub-registrar, Ahmedabad-10 (Vejalpur) on dated 02/04/2016 under Sr. No. 1573

In view of what is state above, we are of the opinion that the titles of above referred Residential Purpose Non-Agricultural land bearing Block/Survey No. 77 (Old Survey No. 89) total admeasuring about 13,254 Sq. Mts. paiki 13,149 Sq. Mts. situate, lying and being at Mouje Bakrol-Badarabad, Ta. Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-10 (Vejalpur) and

belonging to Sakar Developers, A Partnership Firm shall be clear marketable and free from reasonable doubts without encumbrances

Subject to:-

- [1] Fulfillment of conditions laid down in 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 Draft Town Planning Scheme
- [3] Provisions being made to safeguard interest of minor family members of HUF, if any and major members confirming the sale transaction and sale being made as KARTA for the benefit of estate and/or legal necessity

Note: (1) Search of manual registration is not available due to tearing of its book no. 2 and other reasons and search of immediate past 2-3 months is also not possible due to procedural delay in the revenue department.
(2) This Title Certificate issued pursuant to available search with the sub-registrar authority and only on the basis of facts/ liability stated therein
(3) All original deeds/ documents/ file papers are being verified

Dated:-12/11/2020

Place:- Ahmedabad

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M. A. Raval

MANTHAN A. RAVAL
ADVOCATE



MANTHAN A. RAVAL
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NON-ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property" which is owned by A PARTNERSHIP, SAKAR DEVELOPERS (hereinafter referred as owner); Pursuing the title deeds relating thereto and taking necessary searches I am of the opinion that the title of the owner is respect of the said property are clear, marketable and free from non encumbrances charges and/or claims.

SCHEDULE OF PROPERTY

Residential Purpose Non-Agricultural land bearing Block/Survey No. 77 (Old Survey No. 89) total admeasuring about 13,254 Sq. Mts. paiki 13,149 Sq. Mts. situate, lying and being at Mouje Bakrol-Badarabad, Ta. Vejalpuri, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) and belonging to Sakar Developers, A Partnership Firm had constructed various residential and commercial building purpose under name and style as SAKAR RESIDENCY

Yours Faithfully,


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Manthan Raval
(Advocate)

