



Ref : PM/125/Vatva/2021
Date : 01/06/2021

To,
United Infra
Address : 2nd floor, Ankur Complex, B/H
D'Mart, New India Colony, Nikol,
Ahmedabad.

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **VATVA** Taluka Vatva in the District of Ahmedabad & Registration Sub District of Ahmedabad- 11 [Aslali] bearing Revenue Survey No. 1071/3 adm.10335 Sq.Mtrs. paiki Southern side (As per Village form 7, Survey No. 1071/3/1) being Final Plot No.33/3/3 admeasuring 1634 Sq. Mtrs. of Draft Town Planning Scheme No.86 [Final Plot No.33/3/1/2 admeasuring 1631 Sq. Mtrs. of Final TP Scheme No.86 (Vatva-3)] or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to United Infra, The Partnership Firm.

SCHEDULE

Non-Agricultural land bearing Revenue Survey No. 1071/3 adm.10335 Sq.Mtrs. paiki Southern side (As per Village form 7, Survey No. 1071/3/1) being Final Plot No.33/3/3 admeasuring 1634 Sq. Mtrs. of Draft Town Planning Scheme No.86 [Final Plot No.33/3/1/2 admeasuring 1631 Sq. Mtrs. of TP Scheme No.86 (Vatva-3)] of Mouje Village **VATVA** Taluka Vatva in the District of Ahmedabad & Registration Sub District of Ahmedabad-11 [Aslali]

Bounded as Follows:

East : Survey No.1069
West : Survey No.1080+1078
North : Survey No.1075+1076+1072
South : Survey No. 1070+1117+1116

TITLE HISTORY

- 1...That, the land bearing Survey No. 1071, 1075, 1076 &1079 originally belonged to Rehmatkhan Sardarkhan and Amivarsha Shantilal each of ½ share. [Mutation entry No.7284 dated 19-01-72]
- 2... Thereafter, Survey No.1071, 1075, 1076 & 1079 were consolidated with each otherby The order of The Mamlatdar, Ahmedabad dated 14-12-1972. [Mutation entry No.7473 dated 21-12- 72]
- 3...Thereafter, a rectification registered was introduced by The District Inspector, Land Records, Ahmedabad dated 17-08-73 and area of Survey No.1071+1075+1076+1079 fixed as Acre 7-15 Gunthas and Kharabo 0-3 Gunthas. [Mutation entry No.7608 dated 29-09-73]
- 4...Thereafter, Rehmatkhan Sardarkhan owner of ½ share was died on 28-08-1975 and names of his heirs Lalbibí widow of Rehmatkhan Sardarkhan, Ashrafkhan Rehmatkhan, Nannekhan Rehmatkhan, Subekhan





Rehmatkhan, Hajibibi Rehmatkhan and Johrabibi Rehmatkhan were entered in the revenue records. [Mutation entry No.7867 dated 23-09-75]

5...Thereafter, Civil Judge (Senior Division) passed an order in case No.131/85 dated 08-10-90 regarding division of said land, and as per said division Amivarshaben Shantilal got the said land paiki ½ share of Northern Side with WELL, AND Lalbibí widow of Rehmatkhan Sardarkhan, Ashrafkhan Rehmatkhan, Nannekhan Rehmatkhan, Subekhan Rehmatkhan, Hajibibi Rehmatkhan and Johrabibi Rehmatkhan got the said land Paiki ½ share of Southern site. [Mutation entry No. 10941 dated 20-04-1992]

6...Thereafter, Lalbibí widow of Rehmatkhan Sardarkhan died before 20 years and Ashrafkhan Rehmatkhan died before 23 years unmarried therefore their names were deleted from the revenue records. [Mutation entry No.14023 dated 25-10-2004]

7...Thereafter, Subekhan Sardarkhan died on 31-01-91 and names of his heirs Merajbibí d/o Subekhan, Sarifabibí d/o Subekhan and Jubedabibí widow of Subekhan Rehmatkhan and Noorbibí d/o Subekhan were entered in the revenue records. [Mutation entry No.11987 dated 19-05-2001]

8...Thereafter, Hajibibi Rehmatkhan, Johrabibi Rehmatkhan, Merajbibí d/o Subekhan, Sarifabibí d/o Subekhan and Jubedabibí widow of Subekhan Rehmatkhan, Noorbibí d/o Subekhan sold and conveyed their southern side land admeasuring 15075 Sq.Mtrs. paiki (Survey No. 1071 & 1079) adm. 13500 Sq.Mtrs. to Khanji Jakirhusen Punjabhai by a registered sale deed No.846 dated 29-03-2004.

9... Thereafter, owner of southern site and owner of northern site apply to The District Inspector, Land Records, Ahmedabad for division of said lands, and said authority passed an order No.KJP/SR No.Sp/2/403/06-07 dated 29-04-2007 and as per said order land of Survey Nos. 1071+1075+1076+1079/1 admeasuring Hec. Are. Mtrs. 0-20-75 came to Amivarshaben Shantilal, land of Survey Nos. 1071+1075+1076+1079/2 admeasuring Hec. Are. Mtrs. 1-30-00 came to Raymalbhai Bhikhabhai and Jalabhai Arjanbhai AND land of Survey Nos. 1071+1075+1076+1079/3 admeasuring Hec. Are. Mtrs. 1-47-71 + 0-03-04 came to Khanji Jakirhusen & Nanekhan Rehmatkhan. Entry to that effect was recorded vide mutation entry No. 14579 dated 08-06-2007.

10... Thereafter, Khanji Jakirhusen agreed to sell his land adm. 13500 Sq.Mtrs. to Usmangani Musabhai Modasiya by a registered agreement for sell No.3825 dated 02-12-2004.

11... Thereafter, Khanji Jakirhusen Punjaji sold and conveyed his land adm.13500 Sq.Mtrs. to Dharmishthaben d/o Ambalal Bhurabhai and wife of Ashokkumar Raghuram and Kiranben d/o Atulbhai by a registered sale deed No. 1265 dated 31-03-2008. Entry to that effect was recorded vide mutation entry No. 14889 dated 15-04-2008.

12...Thereafter, Nannekhan Rehmatkhan owner of land adm.1575 Sq.Mtrs. was died on 11-05-2004 and names of his heirs Sugarabibí widow of Nannekhan Rehmatkhan, Jummakhan Nannekhan, Hasankhan Nannekhan, Kalandarkhan Nannekhan, Sabirkhan Nannekhan, Firozbanu Nannekhan, Noorbibí Nannekhan, Sardarkhan Nannekhan, Sikandarkhan. Nannekhan and Fatmabibí Nannekhan were entered in the revenue records. Entry to that effect was recorded vide mutation entry No. 14060 dated 04-04-2005 & 14629 dated 01-08-2007.

13...Meanwhile Nannekhan Rehmatkhan, Subekhan Rehmatkhan, Hajibibi d/o Rehmatkhan and Johrabibi d/o Rehmatkhan through their POAH Minesh Manubhai sold and conveyed their Survey No.1071 & 1079 adm.





Acre 1-12 Gunthas and Acre 1-38 Gunthas to Nannubhai Kanjibhai Sutariya and Jivanbhai Kanjibhai Sutariya by a registered sale deed No.3227 dated 06-10-2004. AND Nannekhan Rehmatkhan died, therefore his heirs Sagarabibi widow of Nannekhan Rehmatkhan, Jummakhan Nannekhan, Hasankhan Nannekhan, Kalandarkhan Nannekhan, Sabirkhan Nannekhan, Firozbanu Nannekhan, Noorbibi Nannekhan, Sardarkhan Nannekhan, Sikandarkhan Nannekhan and Fatmabibi Nannekhan confirmed the said sale deed visde registered deed of confirmation No.4829 dated 05-05-2008.

14...That, Dharmishthaben d/o Ambalal Bhurabhai and wife of Ashokkumar Raghuram and Kiranben d/o Atulbhai sold and conveyed their land of Survey No. 1071/3 paiki admeasuring 13500 Sq.Mtrs. AND Sagarabibi widow of Nannekhan Rehmatkhan, Jummakhan Nannekhan, Hasankhan Nannekhan, Kalandarkhan Nannekhan, Sabirkhan Nannekhan, Firozbanu Nannekhan, Noorbibi Nannekhan, Sardarkhan Nannekhan, Sikandarkhan Nannekhan and Fatmabibi Nannekhan through their POAH Hareshbhai Ranchhodbhai Dhorajiya sold and conveyed their land of Survey No.1071/3 paiki admeasuring 1500 Sq.Mtrs. to Kalpeshkumar Ashwinbhai alias Bachubhai Amin and Nilesh Ashwinbhai alias Bachubhai Amin (13500 Sq.Mtrs.) AND Parshottambhai Keshavbhai (Keshubhai) Gajera (1500 Sq.Mtrs.) by a registered sale deed No.855 dated 30-01-2010. The said sale deed was confirmed by Nannubhai Kanjibhai Sutariya and Jivanbhai Kanjibhai Sutariya AND Usmangani Musabhai Modasiya by joining as confirming party and released transfer their rights in favour of purchaser. Entry to that effect was recorded vide mutation entry No. 15803 dated 12-03-2010.

15...Thereafter, Kalpeshkumar Ashwinbhai alias Bachubhai Amin and Nilesh Ashwinbhai alias Bachubhai Amin agreed to sell the said land to Adishwar Cotton Industries Ltd. by an Agreement for sell.

16...Thereafter, covered under TP Scheme No.86 and given Final Plot No.33/3/1 adm.4556 Sq. Mtrs., 33/3/2 adm.2845 Sq. Mtrs. & Final No.33/3/3 adm.1634 Sq. Mtrs. allotted in lieu of Survey No.1071/3 adm. 15075 Sq. Mtrs. Paiki Southern side adm. 13500 Sq. Mtrs.

17...Thereafter, Kalpeshkumar Ashwinbhai alias Bachubhai Amin and Nilesh Ashwinbhai alias Bachubhai Amin sold and conveyed their land of Final No.33/3/3 adm. 1634 Sq.Mtrs. to Jitendrakumar Nanubhai Thakkar & Mahendrakumar Nanubhai Thakkar & Vishal Pankajkumar Thakkar by a registered sale deed No.5773 dated 04-05-2011.The said sale deed was confirmed by Adishwar Cotton Industries Ltd. Thereafter Jitendrakumar Nanubhai Thakkar & Mahendrakumar Nanubhai Thakkar & Vishal Pankajkumar Thakkar are became owner of the said land.

18...However, Ahmedabad Municipal Corporation vide its letter No.RZ20190215/11302 dated 15-02-2019 certify vide its zoning certificate, that Final Plot No.33/3/1/2 of Town Planning Scheme No.86 (Vatva-3) Final as per Re.D.P.Sheet No.120. And as per Form-F stated as Final Plot No.33/3/1/2 admeasuring 1631 Sq.Mtrs. of Town Planning Scheme No.86 (Vatva-3).

19...Thereafter Jitendrakumar N. Thakkar & Mahendrakumar N. Thakkar & Vishal P. Thakkar sold and conveyed their land of Final Plot No- 33/3/1/2 adm. 1631 Sq. Mtrs. To **United Infra**, a Partnership firm by a registered Sale deed No-1202 dated 25/01/2021. Since then, United Infra, a Partnership firm is became owner & possessor of the said land.

20...We have published a public Notice in daily newspaper (Gujarati Edition) **Gujarat Samachar** dated **02-05-2021** inviting any objections against the issuance of Title Clearance Certificate. Till date we have not received any objection so far.





P.M. SORATHIYA

Advocates

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LAND REFORM ACT:

A...That, Non-Agricultural Use permission was granted by District Collector, Ahmedabad vide his order No.CB/LAND-2/NA/SR-591/C/40126/2010 dated 26-07-2010 for Resi. Purpose admeasuring 15075 Sq.Mtrs. AND No.JS/NA/SR No.3/AN.428091/2011 dated 30-04-2011 for commercial purpose adm.500 Sq.Mtrs.

B...That, Ahmedabad Municipal Corporation have sanctioned a Lay-Out Plan vide its No.NRYO/86/Vatva-3/Case No.33/276 dt.09-07-2010. For F.P. No.33/3/1 adm.4566 Sq.Mtrs. F.P. No.33/3/2 adm.2845 Sq.Mtrs. & F.P. No.33/3/1/2 adm.1631 Sq.Mtrs.

At present the Non-Agricultural land inquestion is belonging to **United Infra**, Partnership Firm and title to the said land inquestion are clear and marketable and free from all encumbrance and reasonable doubts.

PLACE: AHMEDABAD.

DATE: 01/06/2021

P.M. SORATHIYA, ADVOCATE

