

Natvarlal T. Gaudani

(Advocate)

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Complex, Nr. Shriji
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Society, India Colony-
Naka, Bapunagar,
Ahmedabad-24.

TITLE CERTIFICATE

Ref:- The title certificate of the N.A. land admeasuring 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, and N.A. land admeasuring 270.50 sq. mtr bearing Final Plot No. 52/1 Paiki of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad belonging to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjbhai Jaysukhbhai Raiyani Partner of Shreenath Corporation.

This is to certify that we have investigated the title of the N.A. land admeasuring 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, and N.A. land admeasuring 270.50 sq. mtr bearing Final Plot No. 52/1 Paiki of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad belonging to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjbhai Jaysukhbhai Raiyani Partner of Shreenath Corporation. are clear and Marketable, subject to reasonable doubts, there is no dues on the said property and free from any encumbrances.

Ahmedabad

Date :- **25 AUG 2023**



Natvarlal T. Gaudani

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TITLE REPORT

Ref:- Investigation of Title of the N.A. land admeasuring 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, and N.A. land admeasuring 270.50 sq. mtr bearing Final Plot No. 52/1 Paiki of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad belonging to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjbhai Jaysukhbhai Raiyani Partner of Shreenath Corporation.

1... That the Serch of the records being maintained by the Circle Inspector/Talati mouje village Kathwada Taluka Daskroi District Ahmedabad for more than 30 years and also from the available search of the record being maintained by the District Registrar and Sub-Registrar Ahmedabad for more than 29 years also certain deeds, documents, permissions papers, etc. relating there to and produced before us, we have found that prior to 1953 the agricultural land bearing Revenue old Block/Survey No. 579, New Block/Survey No.617 Hec.Are.Sq.Mtr 1-15-00 Originally belonged to Anumiya Jamumiya.

2... Thereafter amalgation scheme came in to force in Kathawada under amalgation scheme Block no. 579 is allotted in place of old survey no. 1163/1 and area of block no. 579 is allotted 11178 sq.mtrs in the name of Anumiya Jamumiya is recorded in revenue record of above land. Entry to this effect is entered in the revenue record by entry No.3045, dated 03/10/1975.

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3... Thereafter name of Nanumiya Jamumiya brother of Anumiya Jamumiya is entered with name of Anumiya Jamumiya in revenue record of block/survey no. 579. Entry to this effect is entered in the revenue record by entry No.3269, dated 30/04/1980.

4... Thereafter there is internal mutual understanding between Anumiya Jamumiya and Nanumiya Jamumiya for partition of their land and under as per understanding Nanumiya Jamumiya became owner and occupire of Hec.are.sq.mtrs. 1-11-78 of block no. 579. Entry to this effect is entered in the revenue record by entry No.3285, dated 20/08/1980.

5... Thereafter said Nanumiya Jamumiya died on dated. 09/04/1998 and hence name of his heirs 1. Asharafkhan Nanumiya, 2. Habibkhan Nanumiya, 3. Jenapbibi Nanumiya, 4. Bibiben Nanumiya, 5. Sugarabibi Nanumiya, 6. Hamidabibi Nanumiya, 7. Roshanbibi Nanumiya, 8. Umaravbibi Nanumiya and 9.Shakinabibi Wd/o Nanumiya Jamumiya brought on revenue record. Entry to this effect is entered in the revenue record by entry No. 4645, dated 16/07/1998.

6... Thereafter 1. Jenapbibi Nanumiya, 2. Bibiben Nanumiya, 3. Sugarabibi Nanumiya, 4. Hamidabibi Nanumiya, 5. Roshanbibi Nanumiya and 6. Umaravbibi Nanumiya had released their rights on above land in favour of their co-owner. Entry to this effect is entered in the revenue record by entry No. 4646, dated. 16/07/1998.

7... Thereafter Shakinabibi Wd/o Nanumiya Jamumiya had released their rights on above land in favour of her co-owner. Entry to this effect is entered in the revenue record by entry No. 6917, dated. 11/05/2011.

8... There is share, right and interest of Habibkhan Nanumiya and his Family members Safiyabanu Habibkhan, Vajidkhan Habibkhan and Ashamalkhan Habibkhan in above block no. 579 therefore thire name are entered in revenue record as co-owner and co-occupant. Entry to this effect is entered in the revenue record by entry No. 7807, dated. 13/09/2013.

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9... Thereafter name of family members of Asharafkhan Nanumiya 1. Aminabanu Asharafkhan, 2. Mahebubkhan Asharafkhan, 3. Rasulkhan Asharafkhan, 4. Bilbashkhan Asharafkhan, 5. Kulsambanu Asharafkhan, 6. Yasinkhan Asharafkhan has entered as co-owner and co.occupant. Entry to this effect is entered in the revenue record by entry No. 7808, dated. 13/09/2013.

10... Thereafter name of Vajidkhan Habibkhan was not entered as co-owner and co-occupant as family members of Habibkhan Nanumiya. Therefore his name is entered as per order no. MDM/KSHATI SUDHARA/SR.07/14, dated.04/01/2014 by mamlatadarshree Daskroi. Entry to this effect is entered in the revenue record by entry No. 7956, dated. 08/01/2014.

11... That there was RTS Appeal Case No. 92/2014 and 93/2014 Filed by Desai Kalpeshbhai Amrutbhai against (1) Ashrafkhan Nanukhan Pathan and Other. But there is status quo order given by Civil Court and therefore appeal was disposed. Entry to this effect is entered in the revenue record by entry No. 8657 and 8658, dated. 19/11/2015.

12... Thereafter resurvey record of pramoligation was made by goverment for Kathwada sim and as per pramoligation new block no. 617 is allotted in place of old block no. 579 and area is allotted 11500 sq.mtrs in place of 11178 sq.mtrs for new block no. 617. Entry to this effect is entered in the revenue record by entry No. 8864, dated. 12/09/2016.

13... Thereafter there was compromise between Desai Kalpeshbhai Amrutbhai and (1) Ashrafkhan Nanukhan Pathan and Others in Civil suit no. 633/2013 for above land and Civil suit was withdraw. Entry to this effect is entered in the revenue record by entry No. 8895, dated. 18/10/2016.

14... Thereafter 1. Asharafkhan Nanukha, 2. Habibkhan Nanukha, 3. Safiyabanu Habibkhan, 4. Ashamalkhan alias Asalamkhan Habibkhan, 5. Aminabanu Asharafkhan, 6. Mahebubkhan Asharafkhan, 7. Rasulkhan Asharafkhan, 8. Bilbashkhan Asharafkhan, 9. Kulsambanu Asharafkhan, 10. Yasinkhan

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Asharafkhan and 11. Vajidkhan Habibkhan sold and conveyed the said land to Rameshbhai Ravjibhai Dobariya HUF on Dated.17/09/2016 by sale deed No.2257. Entry to this effect is entered in the revenue record by entry No. 8897, dated 17/09/2016.

15... Therafter Rameshbhai Ravjibhai Dobariya HUF sold and conveyed the said land paiki undivided Hec.are.sq.mtrs. 0-51-82, T.P.110, F.P.No.52 paiki 3085 sq.mtrs to Jagdishbhai Bhagwanjibhai Chandarana on Dated.17/03/2017 by sale deed No.365. Entry to this effect is entered in the revenue record by entry No. 9305, dated 26/04/2017.

16... Thus Rameshbhai Ravjibhai Dobariya HUF became owner and occupire of Hec.are.sq.mtrs 0-63-58 agricultural land and Jagdishbhai Bhagwanjibhai Chandarana became owner and occupire of Hec.are.sq.mtrs 0-51-42 agricultural land.

17... That Vijay Rajaram Dube file civil sut no. 38/2014 for block/survey no. 579 and it was registered in sub Regi. office part-14 (Daskroi) by notice no. 844 dated. 09/05/2014 and Thereafter he has withdraw civil sut no. 38/2014 and cancelation notice is registered in sub Regi. office part-14 (Daskroi) by cancelation notice no. 2243 dated. 15/09/2016.

18... There is one agreement to sale between Asarafkhan Nanukha, Habibkhan Nanukha and Desai Kalpeshbhai Amratbhai, Desai Shaileshbhai Babubhai which was registered in sub Regi. office part-14 (Daskroi) by Regi. no. 1501 dated. 23/08/2013. Thereafter it was cancelled between the party by cancelations agreement no. 2246 dated. 16/09/2016 for above land.

19... There is kabulat lekh given by Klpesh Amrut Desai, Shailesh Babu Desai to Rameshbhai Ravjibhai Dobariya HUF. Which is registerd in sub rage Office Part-14 (Daskroi) by Regi. no. 2266 dated. 19/09/2016.

20... There is kabulat lekh given by Vijay Rajaram Dube to Rameshbhai Ravjibhai Dobariya HUF. Which is registerd in sub Regi. Office Part-14 (Daskroi) by rage no. 2268 dated. 19/09/2016 for above land.

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21... There is kabulat lekh given by 1. Jenapbibi D/o Nanumiya Jamumiya and W/o Mustufamiya Jamalmiya, 2. Sugarabibi D/o Nanumiya Jamumiya W/o Gulamrasul Gulammiya, 3. Banuben alias Hamidabibi D/o Nanumiya Jamumiya W/o Hasmamiya Bastimiyani and 4. Roshanbibi D/o Nanumiya Jamumiya and W/o Toramiya Bastimiya to 1. Rameshbhai Ravjibhai Dobariya and 2. Jagdishbhai Bhagwanbhai Chandarana. Which is registerd in sub Regi. Office Part-14 (Daskroi) by Regi. no. 973 dated. 24/05/2017 for above land.

22... There is kabulat lekh given by 1. Maherajbanu W/o Mahebubkhan Asarafkhan, 2. Eliyashkhan Mahebubkhan, 3. Hasankhan Mahebubkhan, 4. Basirbanu W/o Rasulkhan Asarafkhan, 5. Mahomadrasidkhan Rasulkhan, 6. Mahomadfaijal Rasulkhan, 7. Sarifabibi W/o Dilbaskhan Asarafkhan, 8. Shahinabanu Dilbaskhan, 9. Sajidkhan Dilbaskhan, 10. Saminabanu W/o Yasinkhan Asarafkhan self and on behf of minor Sakirrazak Yasinkhan, 11. Shahidrazak Yasinkhan, 12. Reshamabanu W/o Vajidkhan Habibkhan self and on behf of minor Aafiyabanu Vajidkhan, 13. Anjumanbanu W/o Asalamkhan Habibkhan self and on behf of minor Mahirabanu Asalamkhan to 1. Rameshbhai Ravjibhai Dobariya and 2. Jagdishbhai Bhagwanbhai Chandarana. Which is registerd in sub Regi. Office Part-14 (Daskroi) by Regi. no. 975 dated. 24/05/2017 for above land.

23... There is kabulat lekh given by Umravbibi D/o Nanumiya Jamumiya and W/o Gulammahomad Saradarmiya to 1. Rameshbhai Ravjibhai Dobariya HUF and 2. Jagdishbhai Bhagwanbhai Chandarana. Which is registerd in sub Regi. Office Part-14 (Daskroi) by Regi. no. 1316 dated. 28/06/2017 for above land.

24... There is kabulat lekh given by Babiben D/o Nanumiya Jamumiya and W/o Husenmiya Gulammiya to 1. Rameshbhai Ravjibhai Dobariya HUF and 2. Jagdishbhai Bhagwanbhai Chandarana. Which is registerd in sub Regi. Office Part-14 (Daskroi) by Regi. no. 1447 dated. 10/07/2017 for above land.

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25... Thereafter, the District Collector Shree, Ahmedabad has granted non-agricultural permission vide Order No.CB/CTS-1/NA/KATHWADA/BLOCK NO.617/SR1162/2017, dated. 19/03/2018 for entire land bearing Final plot No.52, containing by total admeasurements 6711 Sq.Mtrs of T.P.Scheme No.110 for Residencial purpose use. Entry to that effect was entered in the Mutation Register by Entry No. 9818 dated 24/04/2018.

26... Thereafter the owner and occupier Shree Rameshbhai Ravjibhai Dobariya HUF Karta and Manager Rameshbhai Ravjibhai Dobariya sold and conveyed above said land paiki the N.A. land admeasuring 3355.50 sq. mtr bearing Final Plot No. 52/2 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00 situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad to Harsh Jagdishbhai Shekhda Managinig Partnrer of Shripad Infrastructure by sale deed no.1181 registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) on dated 21/01/2020. Entry to that effect was entered in the Mutation Register by Entry No. 10958 dated. 11/05/2020. But thereafter Amendment Ragi. deed no. 6378, dated. 23/06/2020 is registred to show that there was above land paiki 270.50 sq.mtrs land belongs to Shree Rameshbhai Ravjibhai Dobariya HUF Karta and Manager Rameshbhai Ravjibhai Dobariya. Entry to that effect was entered in the Mutation Register by Entry No. 11052 dated 14/08/2020.

27... Thereafter the owner and occupier Shree Jagdishbhai Bhagwanbhai Chandarana sold and conveyed the N.A. land admeasuring 3355.50 sq.mtrs paiki Northen side 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00 situate at Mouje Kathwada, Taluka Daskroi, District

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Ahmedabad to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation by sale deed no.6384 registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) on dated 26/06/2020. Entry to that effect was entered in the Mutation Register by Entry No. 11053 But it was rejected on dated. 14/08/2020. due to there was mistake to right a screept.

28... Thereafter the owner and occupier Shree Jagdishbhai Bhagwanbhai Chandarana sold and conveyed the N.A. land admeasuring 3355.50 sq.mtrs paiki Northen side 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00 situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation by sale deed no.6384 registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) on dated 26/06/2020. Entry to that effect was entered in the Mutation Register by Entry No. 11055, dated. 14/08/2020.

29... Thereafter the owner and occupier Shree Rameshbhai Ravjibhai Dobariya HUF Karta and Manager Rameshbhai Ravjibhai Dobariya sold and conveyed the N.A. land admeasuring 3355.50 sq.mtrs paiki Esten side 270.50 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00 situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation by sale deed no.10294 registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) on dated 05/09/2020. Entry to that effect was entered in the Mutation Register by Entry No. 11156, dated. 12/11/2020.

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30... Thus (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation became owner and occupire N.A. Land 3085 sq.mtrs and N.A.Land 270.50 Sq.mtrs Total N.A.Land 3355.50 sq.mtrs of Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/ Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00 situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad.

31... Notarised declaration is given by (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation on Dt.23/08/2023 that above N.A. land's title is very clear and no any dues on above N.A. land and no any loan, project loan is taken and no any other person has right in above land except them.

32... I have given Public Notice in the "Gujarat Samachar" News paper dated 15/08/2023 for any charge claim and interest of anybody in the said land but during the notice period and even till to-day nobody has produced any evidence for the interest and charge on the said Land.

33... In respect of this land the search for the period 1994 to 2023 is given by the Office of Sub-Registrar through computerized Search report as the manual search is not allowed, I give my title report on the basis of computerized search available to me from the Office of the Sub-Registrar. Note that computerized search provided by the Government through Office of the Sub-Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search.

34... The schedule Above Referred to.

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35... All that piece and parced of freehold N.A. land admeasuring 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, and N.A. land admeasuring 270.50 sq. mtr bearing Final Plot No. 52/1 Paiki of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad belonging to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation and bounded as follow.

East :- Land of F.P. No. 52/2

West :- Auda Plot

North :- Margin Place then Auda House

South :- 12 sq.mtrs T.P.Road

That thus the said N.A. land admeasuring 3085 sq. mtr bearing Final Plot No. 52/1 of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, and N.A. land admeasuring 270.50 sq. mtr bearing Final Plot No. 52/1 Paiki of T.P.Scheme No. 110 of Block/Survey no. 617 (Given in lieu of Old Survey No. 579) Hec-Are-sq.mtr 1-15-00, situate at Mouje Kathwada, Taluka Daskroi, District Ahmedabad belonging to (1) Pansheriya Bharatkumar Babubhai and (2) Nikunjibhai Jaysukhbhai Raiyani Partner of Shreenath Corporation land free from encumbrances.

Date 25 AUG 2023



Natvarlal T. Gaudani

Natvarlal T. Gaudani
Advocate

Advocate Sanad Reg.No. G/279/1980