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To,

- (1) Rasikbhai Maganbhai,
- (2) Jayantibhai Maganbhai,
- (3) Hareshbhai Rasikbhai,
- (4) Kaushikbhai Ambalal and
- (5) Pareshbhai Ambalal

**TITLE REPORT AND CERTIFICATE**

**(Strictly Private & Confidential)**

Dear Sir,

**Re: All that piece and parcel of land bearing Final Plot No. 49 admeasuring 8890 sq. mts. of Town Planning Scheme No. 216, allotted in lieu of Block No. 813 (Old Survey No. 532/1) mouje Shilaj, Taluka - Ghatlodia, Registration Sub-District – Ahmedabad - 9 (Bopal) & District – Ahmedabad**



- I. I have been given instructions to give opinion on the title to the referred to above and which is duly described in the schedule given below, by taking necessary searches of available records with the sub-registry. And I am also informed by you that necessary permission to obtain my report is obtained by you from the present land owners.

**DISCLAIMERS**

- i. This Title Certificate is prepared solely for the use of (1) Rasikbhai Maganbhai, (2) Jayantibhai Maganbhai, (3) Hareshbhai Rasikbhai, (4) Kaushikbhai Ambalal and (5) Pareshbhai Ambalal only. Save as

required by law, regulation or court order or for establishing a defense against claim in a court of law, it must not be available or copied in whole or part to any other person without my express prior written permission which permission may be withheld by me without having to assign any reason for the same.

- ii. In connection with this title Certificate it may be noted that the accuracy of title necessarily depends on documents furnished to me and information provided to me during the course of our discussion, telephonic conversation being true, complete and accurate and which we have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- iii. In connection with this title Certificate it may be noted that I have conducted necessary searches at the Office of the concerned Sub-Registrar for last 30 years. However, searches at the Office of the abovementioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. I, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.

## II. STEPS



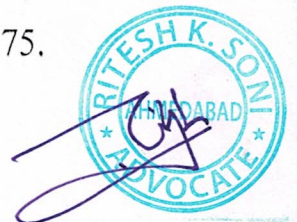
1. I have caused searches to be taken in the Sub – Registry – Ahmedabad - 1 (City) for years 1988-1993, Sub-Registry - Ahmedabad - 3 (Memnagar) for years 1994-2011, Sub-Registry - Ahmedabad - 9 (Bopal) for years 2011-2019, Sub-Registry - Ahmedabad - 14 (Daskroi) for years 2011-2012 and Sub-Registry - Ahmedabad - 13 (City Agriculture) for years 2012-2019.
2. For the purpose of investigation of title, I have issued Public Notice in Sandesh on 23-4-2019 and in response of it, I have not received any objection till today.
3. I have raised general requisitions in this regard and sought clarifications from the concerned person.

### III. REPORT

I have taken necessary searches of the records available for 30 years with the concerned sub-registry and my report on title of the said land is as follows:.

#### REPORT ON TITLE

1. Prior to year 1969 said land bearing Survey No. 532/1 mouje Shilaj was owned by Natwarlal Keshavlal (Ref: Revenue Entry Nos. 4858 and 4859 dated 18-9-1968 certified by Concerned Authority).
2. Thereafter on perusal of Entry No. 5121 dated 29-9-1975, I have found that loan was availed from Bank of India by mortgaging said land with other survey nos. Hence charge of said bank was entered in the revenue records. The said entry is certified by the Concerned Authority on 15-10-1975.



Afterwards said loan was repaid and on production of letter issued by said bank bearing Ref no. HD/AFD/109 dated 23-4-1981 in this regard, charge of said bank was removed from revenue records. (Ref: Revenue Entry No. 5493 dated 23-4-1981 certified by concerned authority).

3. Thereafter on perusal of Entry No. 6101 dated 15-4-1987, I have found that promulgation of land records of Village Shilaj has been done and as per said promulgation Block No. 813 is allotted to land of Survey No. 532/1. The said entry is certified by the Concerned Authority on 14-9-1987.
4. Thereafter on perusal of Entry No. 7736 dated 13-11-1997, I have found that said Natwarlal Keshavlal has sold and conveyed land of Block No. 813 to (1) Ambalal Maganlal, (2) Rasikbhai Maganbhai and (3) Jayantibhai Maganbhai by executing a registered sale deed dated 3-10-1997. Said sale deed is duly registered with Office of Sub-Registrar - Ahmedabad - 3 (Memnagar) at Sr. No. 3029 dated 3-10-1997. The said entry is certified by the Concerned Authority on 4-2-1998.
5. Thereafter on perusal of Entry No. 11767 dated 3-5-2012, I have found that said as per resolution passed by Revenue Department, State of Gujarat, bearing no. PFR/102011/275/L/1 dated 17-3-2012, two talukas of District Ahmedabad i.e. City and Daskroi are rearranged and two new talukas i.e. Ghatlodia and Ahmedabad City (East) are created and village Shilaj is included in Ghatlodia. The said entry is certified by the Concerned Authority on 5-5-2012.



6. Thereafter on perusal of Entry No. 12498 dated 28-4-2015, I have found that names of (1) Madhuben Rasikbhai Patel, (2) Hareshbhai Rasikbhai Patel and (3) Kaminiben Rasikbhai Patel were entered as co-owners of said land. The said entry is certified by the Concerned Authority on 23-6-2015.
7. Thereafter on perusal of Entry No. 12499 dated 28-4-2015, I have found that names of (1) Kantaben Ambalal, (2) Arunaben Ambalal, (3) Kaushikbhai Ambalal, (4) Bhavnaben Ambalal and (5) Pareshbhai Ambalal were entered as co-owners of said land. The said entry is certified by the Concerned Authority on 23-6-2015.
8. Thereafter on perusal of Entry No. 12972 dated 7-7-2016, I have found that said Ambalal Maganlal expired on 13-3-2016, hence names of his legal heirs namely, (1) Kantaben wd/o. Ambalal, (2) Arunaben Ambalal, (3) Kaushikbhai Ambalal, (4) Bhavnaben Ambalal and (5) Pareshbhai Ambalal were entered as co-owners of said land in the revenue records. The said entry is certified by the Concerned Authority on 14-9-2016.
9. Thereafter Town Planning Scheme No. 216 comes into force and under this scheme said Block No. 813 (Old Survey No. 532/1) is given Final Plot No. 49.
10. Thereafter on perusal of Entry No. 13657 dated 12-6-2018, I have found that District Collector, Ahmedabad by his order no. CB/CTS-2/Binkheti/Shilaj/S. No./Block No. 813/S.R.1230/2017 dated 1-6-2018 granted non agricultural permission to use 8890 sq. mts. land of Final Plot No. 49 for residential



purpose. The said entry is certified by the Concerned Authority on 4-8-2018.

11. Thereafter on perusal of Entry No. 13717 dated 26-7-2018, I have found that said (1) Madhuben Rasikbhai Patel and (2) Kaminiben Rasikbhai Patel have released and relinquished their respective right and share in said land in favour of Hareshbhai Rasikbhai Patel by executing a Deed of Release without Consideration on Dt: 19-7-2018. Said Deed is duly registered with Office of Sub-Registrar - Ahmedabad - 9 (Bopal) at Sr. No. 8413 on Dt: 19-7-2018. The said entry is certified by the Concerned Authority on 18-9-2018.
12. Thereafter on perusal of Entry No. 13719 dated 30-7-2018, I have found that said (1) Kantaben wd/o. Ambalal, (2) Arunaben Ambalal and (3) Bhavnaben Ambalal have released and relinquished their respective right and share in said land in favour of (1) Kaushikbhai Ambalal and (2) Pareshbhai Ambalal by executing a Deed of Release without Consideration on Dt: 19-7-2018. Said Deed is duly registered with Office of Sub-Registrar - Ahmedabad - 9 (Bopal) at Sr. No. 8412 on Dt: 19-7-2018. The said entry is certified by the Concerned Authority on 18-9-2018.
13. Thereafter on 1-5-2019 three Commencement Letters (Rajachitthi) are issued by AMC, Ahmedabad whereby permission is granted for construction of residential and non-residential units on said Final Plot No. 49. Details of which are as under:



| Sr. No. | Commencement Letter No.  | Block Nos. | No. of Resi. Units | No. of Non Resi. Units |
|---------|--------------------------|------------|--------------------|------------------------|
| 1.      | 01723/110119/A1659/R0/M1 | A          | 51                 | 10                     |
| 2.      | 01724/110119/A1660/R0/M1 | B+C+D      | 162                | 29                     |
| 3.      | 01725/110119/A1662/R0/M1 | E          | 55                 | 5                      |

#### IV. NOTE

We have taken ample care to verify all the records, but records maintained with Sub-Registry are not available for physical verification. And we have to rely on Encumbrance Certificate issued by concerned sub-registry which is always issued with disclaimer clause that that the issuing sub-registry and the government does not give any surety about correctness and accuracy of this certificate that please note.

#### V. CONCLUSION

After perusing all the papers and documents provided to me, I am of a clear opinion that said Final Plot No. 49 of Town Planning Scheme No. 216, allotted in lieu of Block No. 813 (Old Survey No. 532/1) mouje Shilaj is owned by (1) Rasikbhai Maganbhai, (2) Jayantibhai Maganbhai, (3) Hareshbhai Rasikbhai, (4) Kaushikbhai Ambalal and (5) Pareshbhai Ambalal. And title of scheduled property in their hands is clear, marketable and free from all encumbrance subject to whatever written in above mentioned note as well as **SUBJECT TO**



- (1) Availability of revised order of non-agricultural use permission for non-residential use of land of Final Plot No. 49.
- (2) Availability of Environment Clearance Certificate for project under construction on land of Final Plot No. 49
- (3) Fulfillments of all conditions mentioned in order of non-agricultural use permission

### **SCHEDULE OF THE PROPERTY**

All that piece and parcel of land bearing Final Plot No. 49 admeasuring about 8890 sq. mts. of non-agricultural land of Town Planning Scheme No. 216, Block No. 813 (Old Survey No. 532/1) mouje Shilaj, Taluka - Ghatlodia, Registration Sub- District – Ahmedabad - 9 (Bopal) & District – Ahmedabad. Which is bounded as under :

On or toward East by : Final Plot No. 50  
On or toward West by : 12 mtr. TP Road  
On or toward North by : Final Plot No. 58+36+51  
On or toward South by : 30 mtr. TP Road

**DATED THIS 15<sup>th</sup> DAY OF MAY 2019**



A handwritten signature in blue ink, appearing to be "Ritesh K. Soni", written over a horizontal line.

**(Ritesh K. Soni)**