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Dt : 4/7/2016

To,

Shlok Realty a Partnership Firm

Gota, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report to non agricultural land bearing Final Plot No. 20 admeasuring 2246 Sq. Mtrs allotted in lieu of Revenue Survey No. 25 admeasuring 1214 Sq. Mtrs, and Revenue Survey No. 29 admeasuring 2529 Sq. Mtrs, which is comprised in T. P Scheme No. 32, Situated at Mouje : Gotà, Taluka : Ghatlodia (Old Taluka : Ahmedabad City West) in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola)

I was instructed to investigate and report to you and give my opinion on title to the above referred land. In that respect, I Have gone through relevant document/ papers produced before me and the search report prepared by our search clerk for last 30 years of the available records of Sub-Registrar. And on the basis I have investigated title to the land and report to you as under :-



- 1) Prior to 1970, 1) Ratilal Jenabhai 2) Chhotalal Nagardas 3) Khodabhai Ranchhoddas were owners of Survey No. 25 & 29 of Mouje : Gota, Taluka – Ghatlodia (Old Taluka : Ahmedabad City West) District- Ahmedabad.
- 2) Thereafter, owner Khodabhai Ranchhodbhai died intestate on dated 15/2/1972 and name of his legal heirs 1) Manubhai Khodabhai 2) Babubhai Khodabhai 3) Rameshbhai Khodabhai 4) Harshadbhai Khodabhai 5) Champaben Khodabhai 6) Manjulaben Khodabhai 7) Jadiben Wd/o Khodabhai Ranchhodbhai were entered in the revenue records vide mutation entry No. 1305 on 3/3/1972. The said entry was certified by the concerned authority on dated 29/7/1972.
- 3) Thereafter, Co-owners 1) Champaben Khodabhai 2) Manjulaben Khodabhai relinquished their right, interest in the said land in favour of 1) Manubhai Khodabhai 2) Babubhai Khodabhai 3) Rameshbhai Khodabhai 4) Harshadbhai Khodabhai 5) Jadiben Wd/o Khodabhai Ranchhodbhai and their names were removed from the revenue records vide mutation entry No. 1306 on 3/3/1972. The said entry was certified by the concerned authority.
- 4) Thereafter, owner Ratilal Jenabhai died intestate 15 years ago and name of his legal heirs 1) Savitaben Ratilal 2) Champaben Ratilal 3) Hansaben Ratilal 4) Manguben Wd/o Ratilal Jenabhai were entered in the revenue records vide mutation entry No. 1671 on 3/2/1982. The said entry was certified by the concerned authority on dated 3/5/1982.



- 5) Thereafter, Co-owners 1) Savitaben Ratilal 2) Champaben Ratilal 3) Hansaben Ratilal relinquished their right, interest in the said land in favour of their Mother Manguben Wd/o Ratilal Jenabhai and their names were removed from the revenue records vide mutation entry No. 1672 on 3/2/1982. The said entry was certified by the concerned authority on dated 3/5/1982.
- 6) Thereafter, names of 1) Chandrikaben Harshadbhai 2) Hiren Harshadbhai 3) Snehalben Harshadbhai were entered as legal heirs of Harshadbhai Khodabhai in the revenue records vide mutation entry No. 2670 on dated 14/11/2000. The said entry was certified by the concerned authority on dated 19/12/2000.
- 7) Thereafter, Co-owner Manguben Wd/o Ratilal Jenabhai died intestate on dated 28/8/1997 and name of her legal heirs 1) Savitaben Ratilal 2) Champaben Ratilal 3) Hansaben Ratilal were entered in the revenue records vide mutation entry No. 2801 on 18/2/2002. The said entry was certified by the concerned authority on dated 1/5/2002.
- 8) Thereafter, Co-owner Manubhai Khodabhai died intestate on dated 2/10/2002 and name of his legal heirs 1) Kantaben Manubhai 2) Shilpaben Manubhai 3) Dilipkumar Manubhai 4) Mineshbhai Manubhai were entered in the revenue records vide mutation entry No. 2873 on 17/10/2002. The said entry was certified by the concerned authority on dated 13/1/2003.
- 9) Thereafter, Co-owner Jadiben Wd/o Khodabhai Ranchhodbhai died intestate on dated 21/9/1999 and name of her legal heirs 1) Babubhai

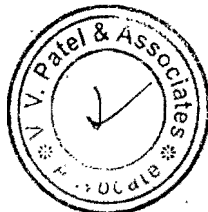


Khodabhai 2) Manjulaben Khodabhai 3) Rameshbhai Khodabhai 4) Harshadbhai Khodabhai 5) Kantaben Wd/o Manubhai Khodabhai 6) Shilpaben D/o Manubhai Khodabhai 7) Dilipbhai S/o Manubhai Khodabhai 8) Minesh S/o Manubhai Khodabhai 9) Pareshbhai Manubhai S/o Champaben D/o Khodabhai 10) Bhadresh Manubhai S/o Champaben D/o Khodabhai 11) Kanak Manubhai S/o Champaben D/o Khodabhai were entered in the revenue records vide mutation entry No. 4911 on 23/4/2011. The said entry was certified by the concerned authority on dated 29/7/2011.

10) Thereafter, order vide no. PFR/102011/275/L/1 dated 17/3/2012 passed by revenue department, Government of Gujarat name of Taluka Dascroi was renamed as Ahmedabad City west and mutation entry No. 5271 was effect on 3/5/2012. The said entry was certified by the concerned authority on 5/5/2012.

11) Thereafter, Co-owner Chhotalal Nagardas died intestate on dated 5/4/1974 and name of his legal heirs 1) Vinaben Wd/o Pravinbhai Chhotalal 2) Shaileshbhai Pravinbhai 3) Niraliben Pravinbhai 4) Vimlaben D/o Chhotalal Nagardas 5) Naranbhai Chhotalal 6) Anilbhai Chhotalal 7) Vasuben D/o Chhotalal Nagardas were entered in the revenue records vide mutation entry No. 5399 on 25/9/2012. The said entry was certified by the concerned authority on dated 4/1/2013.

12) Thereafter, Co-owner Savitaben D/o Ratibhai Jenabhai and W/o Ranchhodbhai Dhanjibhai Patel died intestate on dated 11/2/2014 and names of her legal heirs 1) Hemlataben Ranchhodbhai Patel 2) Jayeshbhai Ranchhodbhai Patel 3) Bhanuben Ranchhodbhai Patel were



entered in the revenue records vide mutation entry No. 5836 on 3/5/2014. The said entry was certified by the concerned authority on dated 3/5/2014.

- 13) I find that, The said land converted from new tenure to old tenure for vide order No. CB/CTS-2/NA.SH/PRIMIUM/GOTA/SN/BLOCK NO-25,29/SR-1069/2015 issued by, Hon,ble Collector of Ahmedabad on dated 5/12/2015. The said effect was entered in the revenue record by the mutation entry No. 6428 on dated 18/1/2016. The said entry was certified by the concern authority on dated 29/3/2016.
- 14) Thereafter, Hon,ble Collector of Ahmedabad vide its order No. CB/ADM/TA.BI.KHE./TATKAL/K-65/S.R.-50/2016 on dated 7/4/2016 and gave permission to convert user of land bearing Survey No. 25 & 29 from agricultural to non Agricultural Residential & Commercial Purpose and gave it Final Plot No.20 admeasuring 2246 Sq. Mtrs in T.P Scheme No.32.
- 15) Thereafter, On the basis of partition deed 1) Jayeshbhai Ranchhodbhai Patel 2) Hemlataben Ranchhodbhai Patel 3) Bhanuben Ranchhodbhai Patel 4) Champaben Ratilal Patel 5) Hansaben Ratilal Patel became the owners of the Non Agricultural land admeasuring 1214 Sq. Mtrs of Survey No. 25 & Non Agricultural land admeasuring 2529 Sq. Mtrs of Survey No. 29. which was registered before Sub-Registrar on 18/1/2016 with serial No.155. This Non Agricultural land bearing survey No. 25 & 29 were mutated in the name of 1) Jayeshbhai Ranchhodbhai Patel 2) Hemlataben Ranchhodbhai Patel 3) Bhanuben Ranchhodbhai Patel 4) Champaben Ratilal Patel 5) Hansaben Ratilal Patel vide mutation entry



No. 6442 on 27/1/2016. The said entry was certified by the concern authority on dated 7/4/2016.

- 16)** Thereafter, owners of the said land 1) Jayeshbhai Ranchhodbhai Patel 2) Hemlataben Ranchhodbhai Patel 3) Bhanuben Ranchhodbhai Patel 4) Champaben Ratilal Patel 5) Hansaben Ratilal Patel through their P.O.A Holder Jayeshbhai Ranchhodbhai Patel sold and conveyed Non Agricultural land admeasuring 2246 Sq. mtrs of Final plot No. 20 allotted in lieu Survey No. 25 & 29 in T.P Scheme No. 32 to M/s Shlok Realty a Partnership Firm by registered sale deed which was registered before Sub-Registrar on 6/6/2016 with serial No.7270. This Non Agricultural land admeasuring 2246 Sq. mtrs of Final plot No. 20 allotted in lieu Survey No. 25 & 29 in T.P Scheme No. 32 was mutated in the name of M/s Shlok Realty a Partnership Firm vide mutation entry No. 6636 on 9/6/2016. This is yet to be certified by concern authority.
- 17)** Thereafter the said firm with a view to develop a Residential & Commercial scheme on the said land has prepared layout and building plans and subsequently applied for development permission for the same to Ahmedabad Municipal Corporation which has approved such plans on 16/6/2016 and also issued commencement Letter (Rajachitthi) for the construction as per approved plans vide Case No. BHNTI/NWZ/160416/GDR/A6253/RO/M1 and Rajachitthi No. 6233/160416/A6253/RO/M1 for Block-A & Case No. BHNTI/NWZ/160416/GDR/A6255/RO/M1 and Rajachitthi No. 6232/160416/A6255/RO/M1 for Block-B dated 16/6/2016.



Documents Pursued :-

Sr No.	Documents	Date
1.	Photocopy of Village Form No. 7/12.	19/4/2016
2.	Photocopy of Entries of village Form 6. 1305 1306 1671 1672 2670 2801 2873 4911 5271 5399 5836 6428 6442 6636	Various dates
3.	Copy of Order of new Tenure to Old Tenure	5/12/2015
4.	Copy of Deed of Partition between Jayeshbhai Ranchhodhbhai Patel & others	Reg Serial No. 155, Dated 18/1/2016
5.	Copy of Partnership Deed	15/2/2016
6.	Original N.A. Order	7/4/2016
7.	Original Sale Deed executed by Champaben Ratilal Patel & others in favour of M/s Shlok Realty a Partnership Firm	Reg Serial No. 7270, Dated 6/6/2016
8.	Original commencement Letter (Rajachitthi)	16/6/2016

I have issued a public notice in daily news paper "Divya Bhaskar" on dated 12/6/2016 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.



I am of the opinion and hereby certify that the title to non agricultural land bearing Final Plot No. 20 admeasuring 2246 Sq. Mtrs allotted in lieu of Revenue Survey No. 25 admeasuring 1214 Sq. Mtrs, and Revenue Survey No. 29 admeasuring 2529 Sq. Mtrs, which is comprised in T. P Scheme No. 32, Situated at Mouje : Gota, Taluka : Ghatlodia (Old Taluka : Ahmedabad City West) in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (vadaj) belongs to M/s Shlok Realty a Partnership Firm is clear, marketable & free from encumbrance.



Pathak
For V. V. Patel & Associates
Dipal P. Pathak
(Partner)

Subject To :-

Mutation Entry no. 6636 of Village Form No. 6 required to be certified.

Note:

- [1] This is to inform that Search of registration record of immediate past about 6 months is not available.
- [2] Please note that the registration record of the year 1985 to 1994 is destroyed, Torn out & not available. Hence it cannot be inspected and its proper search is not available.
- [3] This is to inform that we are not responsible for computerized print to Search of registration record from office of Sub-Registrar.

