



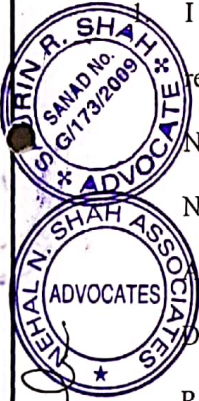
Ref. No. 11366

Date :

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the **Multi Purpose Non-Agricultural land** bearing Block No. 177/A/3, admeasuring about 2533 sq.mts. and Block No. 177/A/4, admeasuring about 2533 sq.mts. covered in Town Planning Scheme No. 406 (Bhadaj) and allotted Final Plot No. 92/3, total admeasuring 3040 sq.mts. situated, lying and being at Mouje Village Bhadaj, Taluka Ghatlodia, in the registration District Ahmedabad Sub District Ahmedabad-8 (Sola) (which is hereinafter "the said land") belongs to a partnership firm namely, **Someshwar Enterprise**.

Dear Sir,



Saurin R. Shah

I have gone through relevant papers/documents produced before me and search report prepared by my Search Clerk Receipt No. 2019003054508 Application No. 29784 Date 04/10/2019 sub registrar of Ahmedabad-2 (Vadaj) and Receipt No. 2019314009443 Application No. 5597 Date 04/10/2019 sub register of Ahmedabad-14 (Daskroi) and Receipt No. 2019313007086 Application No. 4817 Date 03/10/2019 sub register of Ahmedabad-13 (City) for Block No. 177/A/3 & Receipt No. 2019003054509 Application No. 29785 Date 04/10/2019 sub registrar of Ahmedabad-2 (Vadaj) and Receipt No. 2019314009441 Application No. 5595 Date 04/10/2019 sub register of Ahmedabad-14 (Daskroi) and Receipt No. 2019313007089 Application No. 4819 Date 03/10/2019 sub register of Ahmedabad-13 (City) for Block No. 177/A/4 and and Receipt No. 2021308043361 Application No. 16239 Date 24/12/2021 sub register of Ahmedabad-08 (Sola) available revenue and registration records for last 30 years

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through my Search Clerk (record of the year 1994 to 2021 is computerized) [with available record of the Sub-Registrar Office] is not properly stitched from available (partly manual and partly computerized) revenue records of the Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis of that, I have investigated the title to the land in question and report as under:

2. Prior to year 1965, Parsottambhai Mohanbhai was the original owner and possessor of the total land bearing Revenue Survey No. 148/2 Paiki, 149 Paiki, 152/3, 156/1, 156/2, 157/1, 157/3 and 157/4 Paiki, total Aker 4-10 Guntha.
3. That thereafter, consolidation scheme was affected to the entire Bhadaj Village by the Assistant Consolidation Officer and prepared amalgamation frame for entire village and by virtue of that the agricultural land bearing Revenue Survey No. 148/2 Paiki, 149 Paiki, 152/3, 156/1, 156/2, 157/1, 157/3 and 157/4 Paiki, total Aker 4-10 Guntha have jointly given Block No. 177, total admeasuring about 17199 sq.mts. belongs to Parsottambhai Mohanbhai, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1819 on Date 01/06/1969 which was certified by competent authority.
4. That thereafter, Parsottambhai Mohanbhai died leaving behind his legal heirs namely Manilal Parsottambhai, Amrutlal Parsottambhai, Jayantilal Parsottambhai, Dashrathbhai Parsottambhai, Gomtiben Parsottambhai, Kamuben Parsottambhai and Kankuben Wd/o Parsottambhai Mohanbhai, and entry to that effect was made on the revenue records of said land vide mutation entry No. 2284 on Date 01/04/1986, which was certified by competent authority on Date 03/05/1986.

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5. That thereafter, Manilal Parsottambhai died on Date 22/04/1991 leaving behind his legal heirs namely Rameshbhai Manilal, and entry to that effect was made on the revenue records of said land vide mutation entry No. 2700 on Date 30/06/1994, which was certified by competent authority on Date 06/08/1994.
6. That thereafter, Kankuben Wd/o Parsottambhai Mohanbhai died on Date 04/11/1993 and her name was deleted from the record, and entry to that effect was made on the revenue records of said land vide mutation entry No. 2771 on Date 27/01/1995, which was certified by competent authority on Date 14/03/1995.
7. That thereafter, Gomtiben Parsottambhai and Kamuben Parsottambhai have released their rights from the land in favour of Rameshbhai Manilal, Amrutlal Parsottambhai, Jayantilal Parsottambhai and Dashrathbhai Parsottambhai and their names were deleted from the revenue records, and entry to that effect was made on the revenue records of said land vide mutation entry No. 4029 on Date 16/05/2007, which was certified by competent authority on Date 07/08/2007.
8. That thereafter, the land bearing Block No. 177, total admeasuring about 17199 sq.mts. was divided in two parts under Durasti Patrak No. 41 filled by the DILR, Ahmedabad on Date 09/05/2008 and accordingly (1) Block No. 177/A, total admeasuring about 15074 sq.mts. and (2) Block No. 177/B, total admeasuring about 2125 sq.mts. belongs to Amrutlal Parosttambhai and others, and entry to that effect was made on the revenue records of said land vide mutation entry no. 4205 on Date 17/05/2008 which was certified by competent authority on Date

Saurin Rajeshbhai



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26/06/2008.

9. That thereafter, in respect of the above durasti as per mutation entry no. 4205, Deputy Collector, Viramgam Prant, Ahmeadbab has given permission for block vibhajan by their Order No. ADM/Block Vibhajan/SR/116/08, Date 08/04/2008.

10. That thereafter, the land bearing Block No. 177/A, total admeasuring about 15074 sq.mts. was divided as per physical possession of the owners as per order of the Deputy Collector, Viramgam Prant, Ahmedabad vide Order No. ADM/Bhadaj/Block Vibhajan/374/10, Date 25/09/2010 and accordingly (1) 2533 sq.mts. belongs to Amrutbhai Parsottambhai, (2) 2533 sq.mts. belongs to Rameshbhai Manilal, (3) 5000 sq.mts. belongs to Jayantibhai Parsottambhai and (4) 5008 sq.mts. belongs to Dashrathbhai Parsottambhai, and entry to that effect was made on the revenue records of said land vide mutation entry no. 4783 on Date 05/10/2010 which was certified by competent authority on Date 01/11/2011.

11. That thereafter, in respect of above block vibhajan as per mutation entry no. 4783, the land bearing Block No. 177, total admeasuring about 17199 sq.mts. was divided in four parts as per order of the DILR, Ahmedabad vide Order No. KJP/SR/357, Date 02/11/2010 and accordingly (1) Block No. 177/A/1, total admeasuring about 5000 sq.mts. belongs to Jayantibhai Parosttambhai, (2) Block No. 177/A/2, total admeasuring about 5008 sq.mts. belongs to Dashrathbhai Parosttambhai, (3) Block No. 177/A/3, total admeasuring about 2533 sq.mts. belongs to Amrutbhai Parosttambhai and (4) Block No. 177/A/4, total admeasuring about 2533 sq.mts. belongs to Rameshbhai Manilal, and entry to that effect was made on the revenue records of said land vide mutation entry no.

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4831 on Date 11/11/2010 which was certified by competent authority on Date 25/01/2011.

12. That thereafter, name of Kanubhai Amrutbhai entered as a co-owner of the land with the name of Amrutbhai Parsottambhai, and entry to that effect was made on the revenue records of said land vide mutation entry No. 4963 on Date 17/05/2011, which was certified by competent authority on Date 10/08/2011.

13. Further I find that thereafter vide Order of Revenue Department, Government, Ahmedabad bearing No.PFR/102011/275/L/1 Date 17/03/2012, record of all survey numbers of Mouje : Bhadaj was transferred from Daskroi Taluka to Ahmedabad City-East Taluka, Ahmedabad, and entry to that effect was made on the revenue records of said land vide mutation entry no. 5191 on Date 03/05/2011 which was certified by competent authority on Date 05/05/2011.

14. That thereafter, Amrutbhai Parsottambhai died on Date 25/10/2018 leaving behind his legal heirs namely Kanubhai Amrutbhai, Kantaben Amrutbhai, Devikaben Amrutbhai and Rekhaben Amrutbhai, and entry to that effect was made on the revenue records of said land vide mutation entry No. 6373 on Date 06/12/2018, which was certified by competent authority on Date 02/02/2019.

15. That thereafter, Kantaben Amrutbhai, Devikaben Amrutbhai and Rekhaben Amrutbhai have released their rights from the land in favour of Kanubhai Amrutbhai and their names were deleted from the revenue records, and entry to that effect was made on the revenue records of said land vide mutation entry No.

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6393 on Date 26/12/2018, which was certified by competent authority on Date 07/03/2019.

16. That thereafter, land bearing Block No. 177/A/3, admeasuring about 2533 sq.mts. and Block No. 177/A/4, admeasuring about 2533 sq.mts. covered in the Draft Town Planning Scheme No. 406 (Bhadaj) and allotted Final Plot No. 92/3, total admeasuring about 3040 sq.mts.

17. That thereafter, the District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 92/3 Paiki, admeasuring about 1520 sq.mts. (allotted in lieu of Revenue Survey No. 177/A/3, admeasuring about 2533 sq.mts.) of T.P. Scheme No. 406 (Bhadaj) belongs to Kanubhai Amrutbhai for Multi Purpose by their Order No. 1739/07/17/058/2020, Date 31/07/2020 subject to conditions of the order being fulfilled, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6819 on Date 31/07/2020 which was certified by competent authority on Date 29/09/2020.

18. That thereafter, the District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No. 92/3 Paiki, admeasuring about 1520 sq.mts. (allotted in lieu of Revenue Survey No. 177/A/4, admeasuring about 2533 sq.mts.) of T.P. Scheme No. 406 (Bhadaj) belongs to Rameshbhai Manilal for Multi Purpose by their Order No. 1753/07/17/059/2020, Date 04/08/2020 subject to conditions of the order being fulfilled, and entry to that effect was made on the revenue records of said land vide mutation entry no. 6821 on Date 04/08/2020 which was certified by competent authority on Date 11/09/2020.

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19. That thereafter, Rameshbhai Manilal has sold and conveyed the said Multi Purpose non-agricultural land bearing Final Plot No. 92/3 Paiki, admeasuring about 1520 sq.mts. (allotted in lieu of Revenue Survey No. 177/A/4, admeasuring about 2533 sq.mts.) of T.P. Scheme No. 406 (Bhadaj) to a partnership firm, **Someshwar Enterprise** by way of Sale Deed, which was registered before the sub registrar of Ahmedabad-8 (Sola) on Date 31/05/2021 under serial no. 10424, and entry to that effect was made on the revenue records of said land vide mutation entry No. 7052 on Date 09/06/2021, which was certified by competent authority on Date 10/08/2021.

20. That thereafter, Kanubhai Amrutbhai has sold and conveyed the said Multi Purpose non-agricultural land bearing Final Plot No. 92/3 Paiki, admeasuring about 1520 sq.mts. (allotted in lieu of Revenue Survey No. 177/A/3, admeasuring about 2533 sq.mts.) of T.P. Scheme No. 406 (Bhadaj) to a partnership firm, **Someshwar Enterprise** by way of Sale Deed, which was registered before the sub registrar of Ahmedabad-8 (Sola) on Date 23/09/2021 under serial no. 18648, and entry to that effect was made on the revenue records of said land vide mutation entry No. 7139 on Date 05/10/2021, which was certified by competent authority on Date 18/11/2021.

21. That thereafter, the Ahmedabad Municipal Corporation has sanctioned building plans and also issued Commencement Letter (Rajachitthi) for construction of total 60 (sixty) units (50 residential units and 10 commercial units) on the said land in the name of "**SUN SIERRA**" under (1) Case No. BHNTL/NWZ/011021/CGDCRV/A5227/R0/M1 and Rajachitthi No. 05525/011021/A5227/R0/M1 for

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Block-A and (2) Case No. BHNTL/NWZ/011021/CGDCRV/A5228/R0/M1 and Rajachitthi No. 05526/011021/A5228/R0/M1 for Block-B, both Date 02/12/2021.

22. As a part of my investigation of title I have published a public notice appeared in daily newspaper "GUJARAT SAMACHAR" on Date 20/09/2019 inviting claims, objections, encumbrances or charges, if any upon the said land, and respect of this public notice I have not received any objection from anybody. And pursuant to that I have also issued Title Certificate for the agricultural lands bearing Block No. 177/A/3 and 177/A/4 on Date 16/12/2019 and in continuation of it, I have issued this Title Certificate With Report today.

23. I have been informed by above owner of the said land that, said land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the title nor any portion thereof is under Acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land subject to below opinion.

In the view of what is stated above, I hereby opine that titles of the above said Multi Purpose Non-Agricultural land bearing Block No. 177/A/3, admeasuring about 2533 sq.mts. and Block No. 177/A/4, admeasuring about 2533 sq.mts. covered in Town Planning Scheme No. 406 (Bhadaj) and allotted Final Plot No. 92/3, total admeasuring 3040 sq.mts. situated, lying and being at Mouje Village Bhadaj, Taluka Ghatlodia, in

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the registration District Ahmedabad Sub District Ahmedabad-8 (Sola) belongs to a partnership firm namely, **Someshwar Enterprise** are clear and free from any charges encumbrances and all reasonable doubts Subject To: (1) Fulfillment of conditions laid down in the N.A. Order and approved plans, (2) Provisions of the Municipal Corporation Act and use as per zone of AMC and provisions of Town Planning Scheme No. 406 and (3) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

- Note:-**(1) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record 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.

DATE OF THIS 24th December, 2021 AT-AHMEDABAD.



Saurin R. Shah
SAURIN R. SHAH 24/12/21
ADVOCATE
(ENROLMENT NO, G/173/2009)

