

Ref. No. :

Date : 30 / 09 / 2024

To,
M/s. Sacred Nine Realty, a Partnership Firm
Ahmedabad.



SUPPLEMENTARY TITLE CERTIFICATE

Re.: Property being Multipurpose use Non Agriculture Land bearing Final Plot No. 20 (to the benefit of Revenue Block No. 20/Paiki 2) admeasuring about : 8195 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Shela), situated, lying and being at **Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand**, belonging to alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "SACRED SHIVANSH" belonging to M/s. Sacred Nine Realty, a Partnership Firm, being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")



THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. Sacred Nine Realty, a Partnership Firm to the Property being Multipurpose use Non Agriculture Land bearing Final Plot No. 20 (to the benefit of Revenue Block No. 20/Paiki 2) admeasuring about : 8195 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Shela), situated, lying and being at **Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand**, belonging to alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "SACRED SHIVANSH" and have caused to be taken searches of available Revenue Record and Sub Registry Record for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar", dtd.26.12.2021 in the name of previous land owners and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers and information provided by the property holder, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Urban Development Authority (AUDA) vide its Order No. PRM/23/4/2024/60 dated 18.09.2024.

(P.T.O.)

609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com



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- (3) Complete the construction as per the approved plans and obtain Building use Permission.
- (4) Bookings / Allotments / Agreement for Sale / Sale Deed if any made by M/s. Sacred Nine Realty regarding the sale of the units of "SACRED SHIVANSH".
- (5) Fully Repay Project Loan of Aditya Birla Housing Finance Limited.

DATED THIS 30th DAY OF SEPTEMBER, 2024



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and / or any pipeline of gas, oil etc. may be passing through or Surrounding subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 30 / 09 / 2024

To,
M/s. Sacred Nine Realty, a Partnership Firm
Ahmedabad.



SUPPLEMENTARY TITLE REPORT

Re.:- Property being Multipurpose use Non Agriculture Land bearing Final Plot No. 20 (to the benefit of Revenue Block No. 20/Paiki 2) admeasuring about : 8195 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Shela), situated, lying and being at **Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand**, belonging to alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "**SACRED SHIVANSH**" belonging to M/s. **Sacred Nine Realty**, a Partnership Firm, being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property")



As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to M/s. **Sacred Nine Realty**, a Partnership Firm, is clear and marketable and free from all reasonable doubts subject to the following :-

Survey No. 11/1 & 11/2 :-

Land bearing Old Survey No. 11/1 & 11/2 was held by Jayvantsinhji Sursinhji owner-occupier & self-cultivator as per Revenue Records.

The name of Jayvantsinhji Sursinhji was entered in the revenue record on Darbari Hede being the occupier of the land under the provision of Talukadari Abolition Act Pursuant to order of concerned Authority. (Reference : Revenue Entry No. 1, dated 05.02.1955).

Thereafter the names of Alibhai Hasanbhai and Nabibhai Hasanbhai were entered in the record of rights as Protected Tenant by an order of Concern Authority.
(Reference : Revenue Entry No.14/20, dated 25.02.1955).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No. 17, dated 11.05.1955).

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Thereafter the Land owner Jayvantsinhji Sursinhji borrowed money from Bhanumatiben Harichandrasinhji and Mortgage the aforesaid land.

(Reference : Revenue Entry No. 75, dated 15.12.1958).

Thereafter the land owner sold and conveyed the said land to Alibhai Hasanbhai and Nabibhai Hasanbhai by oral Agreement as Kayami Khedut.

(Reference : Revenue Entry No. 76/24).

Thereafter Alibhai Hasanbhai and Nabibhai Hasanbhai paid the Purchase Value to the land owner Jayvantsinhji Sursinhji Thakor as per the direction passed by the concerned authority.

(Reference : Revenue Entry No. 187, dated 19.10.1964).

Thereafter Hissa Durasti conducted by D.I.L.R., the land bearing Survey No. 11/1 admeasuring : Acre 2-12 Guntha and Survey No. 11/2 admeasuring Acre 1-07 Guntha vested in Alibhai Hasanbhai and Nabibhai Hasanbhai.

(Reference : Revenue Entry No. 615, dated 18.11.1973).

Amalgamation

Thereafter Amalgamation Scheme implemented in Shela Village as a result of which Block No. 20 was allotted in lieu of Survey No. 11/1 & 11/2.

(Reference : Revenue Entry No. 715/5, dated 11.04.1977).

Thereafter the land owner Nabibhai Hasanbhai died on dtd.30.05.2005 leaving behind him, his heirs namely : Valibhai Nabibhai, Hamadbhai Nabibhai and Nurmahmadbhai Nabibhai.

(Reference : Revenue Entry No. 2621, dated 29.10.2005).

Thereafter the land owner Alibhai Hasanbhai died on dtd.26.10.1999 leaving behind him, his heirs namely : Halimaben Wd/o. Alibhai Hasanbhai, Fatmaben Alibhai, Mahmmadbhai Alibhai, Karimadbhai Alibhai, Karimaben Alibhai, Hiraben Alibhai, Shakinaben Alibhai and Mariyamben Alibhai.

(Reference : Revenue Entry No. 2623, dated 29.10.2005).



: 3 :

Thereafter the land owner Karimaben Alibhai died on dtd.04.06.2011 leaving behind him, his heirs namely : Pirbhai Alibhai, Rehmanbhai Alibhai, Rasulbhai Alibhai, Karimadbhai Alibhai, Rasulben Alibhai, Subhanben Alibhai and Aminaben Alibhai.

(Reference : Revenue Entry No. 4121, dated 08.09.2011).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority. (Reference : Revenue Entry No. 5217, dated 13.06.2017).

Thereafter as out of the aforesaid land owner Fatmaben Abdulbhai attained adult age, accordingly minor word deleted from the revenue record.

(Reference : Revenue Entry No. 6620, dated 23.07.2021).

Thereafter the land owner Hiraben Alibhai died on dtd.04.06.2011 leaving behind him, his heirs namely : Shubhanben Nabibhai, Kamruddin Nabibhai, Sharifaben Nabibhai, Kasamali Nabibhai, Madinaben Nabibhai. (Reference : Revenue Entry No. 6818, dated 31.01.2022).

The land bearing Block No. 40 admeasuring about : 13659 Sq. Mtrs., included in Town Planning Scheme No. 3 (Shela) and allotted Final Plot No.20, admeasuring about 8195 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land by his / her order No.: 1848/07/04/024/2022, dtd.06.04.2022. (Reference : Revenue Entry No.6901, dated 06.04.2022).

Note : Soon upon conversion of Final Plot land into Non Agriculture land, the 7/12 of Final Plot was separated and given Separate Survey No. 20/Paiki 2 and pursuant to the same order, the balance T. P. deducted land was given Separate 7/12 bearing Block No. 20/ Paiki 1.

Thereafter out of aforesaid land owners (1) Shakinaben D/o. Alibhai W/o. Nurmahmadbhai Momin and (2) Mariyamben D/o. Alibhai W/o. Nurabhai waived their rights in favour of (1) Mahmmadbhai Alibhai and (2) Karimadbhai Alibhai by way of executing Release Deed registered in the office of Sub Registrar Sanand vide Sr. No. 12834, dtd.13.06.2022.

(Reference : Revenue Entry No. 7033 dated 10.08.2022).



: 4 :

Thereafter out of aforesaid land owners (1) Shubhanben D/o. Hiraben Alibhai W/o. Sulemanbhai Momin, (2) Kamruddinbhai Nabibbhai Monin (S/o. Hiraben Alibhai W/o. Nabibbhai), (3) Sharifaben D/o. Hiraben Alibhai W/o. Mehmudhusen Momin, (4) Kasamali Nabibbhai Momin (S/o. Hiraben Alibhai W/o. Nabibbhai), and (5) Madinaben D/o. Hiraben Alibhai W/o. Arifbhai Momin waived their rights in favour of (1) Mahmmdbhai Alibhai and (2) Karimadbhai Alibhai by way of executing Release Deed registered in the office of Sub Registrar Sanand vide Sr. No. 14189, dtd.29.06.2022. (Reference : Revenue Entry No. 7034 dated 10.08.2022).

Thereafter out of aforesaid land owners (1) Pirbhai Alibhai (S/o. Karimaben Alibhai Hasanbhai W/o. Alibhai), (2) Rehmanbhai Alibhai (S/o. Karimaben Alibhai Hasanbhai W/o. Alibhai), (3) Rasulbhai Alibhai (S/o. Karimaben Alibhai Hasanbhai W/o. Alibhai), (4) Karimdbhai Alibhai (S/o. Karimaben Alibhai Hasanbhai W/o. Alibhai), (5) Rasulben D/o. Karimaben Alibhai W/o. Kamalbhai Monin, (6) Subhanben alias Shubhanben D/o. Karimaben Alibhai W/o. Akbarbhai Momin, (7) Aminaben D/o. Karimaben Alibhai W/o. Valibhai Momin waived their rights in favour of (1) Mahmmdbhai Alibhai and (2) Karimadbhai Alibhai by way of executing Release Deed registered in the office of Sub Registrar Sanand vide Sr. No. 14015, dtd.27.06.2022. (Reference : Revenue Entry No. 7035 dated 10.08.2022).

And by that the said Property came to the absolute ownership and possession of (1) Valibhai Nabibbhai, (2) Hamadbhai Nabibbhai, (3) Nurmahmmdbhai Nabibbhai, (4) Mahmmdbhai Alibhai, (5) Karimadbhai Alibhai, (6) Halimaben Wd/o. Abdulbhai and (7) Fatmaben D/o. Abdulbhai W/o. Gulam Kasam.

Thereafter (1) Valibhai Nabibbhai, (2) Hamadbhai Nabibbhai, (3) Nurmahmmdbhai Nabibbhai, (4) Mahmmdbhai Alibhai, (5) Karimadbhai Alibhai, (6) Halimaben Wd/o. Abdulbhai and (7) Fatmaben D/o. Abdulbhai W/o. Gulam Kasam sold and conveyed the said property i.e. Property being Multipurpose use Non Agriculture Land bearing Final Plot No. 20 (to the benefit of Revenue Block No. 20/Paiki 2) admeasuring about : 8195 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Shela), situated, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand to M/s. Sacred Nine Realty, a Partnership Firm, by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 1976, dtd.01.02.2023. (Reference : Revenue Entry No. 7179, dated 08.02.2023).



: 5 :

Remark : - As one of the heir of land owner Nabibhai Hasanbhai namely : Rajiben W/o. Adambhai died during the lifetime of Nabibhai Hasanbhai on dtd.30.09.2003 and at the time of death of Nabibhai Hasanbhai the heirs of the said Late Rajiben Hasanbhai waived their rights orally in favour of three Son of Late Nabibhai Hasanbhai as a result of which their names were not entered in the mutation of the death of Late Nabibhai Hasanbhai. The said fact and ownership of the present property holder has been confirmed by the straight line heirs of Late Rajiben W/o. Adambhai by way of executing Registered Confirmation Deed vide Sr. No. 1980, dtd.01.02.2023.

And by that said property i.e. Property being Multipurpose use Non Agriculture Land bearing Final Plot No. 20 (to the benefit of Revenue Block No. 20/Paiki 2) admeasuring about : **8195 Sq. Mtrs.** or thereabouts of Town Planning Scheme No. 3 (Shela), situated, lying and being at **Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand** came to **M/s. Sacred Nine Realty**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. Sacred Nine Realty**, a Partnership Firm decided to construct a scheme of Residential Apartments (Flats) & Commercial Shops in the aforesaid land in the name of "**SACRED SHIVANSH**". Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Urban Development Authority (AUDA). And the said plans have been sanctioned by Ahmedabad Urban Development Authority (AUDA) vide its Order No. **PRM/121/11/2022/56 dtd.12.04.2023**. (Reference : Plans Approved by AUDA). And the revised plans have been sanctioned by Ahmedabad Urban Development Authority (AUDA) vide its Case No. **PRM/23/4/2024/60 dated 18.09.2024**.

As the said **M/s. Sacred Nine Realty**, a Partnership Firm availed financial facility from Aditya Birla Housing Finance Limited by way of executing Mortgage Deed registered in the office of Sub Registrar Sanand vide Sr. No.29587, dtd.28.12.2023, wherein units as per plans approved on dtd.12.04.2023 were mortgaged to Aditya Birla Housing Finance Limited.

As **M/s. Sacred Nine Realty**, have agreed to sale / sold certain Commercial Cum Residential Units of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1993 to 2023 (2024-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.



: 6 :

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.26.12.2021 regarding the said property in the name of previous land owners and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **M/s. Sacred Nine Realty**, a Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Urban Development Authority (AUDA) vide its Order No. **PRM/23/4/2024/60 dated 18.09.2024**.
- (3) Complete the construction as per the approved plans and obtain Building use Permission.
- (4) Bookings / Allotments / Agreement for Sale / Sale Deed if any made by **M/s. Sacred Nine Realty** regarding the sale of the units of "SACRED SHIVANSH".
- (5) Fully Repay Project Loan of Aditya Birla Housing Finance Limited.

DATED THIS 30th DAY OF SEPTEMBER, 2024




Maulik D. Modi
Advocate
(Enrollment No. G / 997 / 2002)

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: 7 :

3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and / or any pipeline of gas, oil etc. may be passing through or Surrounding subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

A handwritten signature in black ink, appearing to be "M. D. Modi".

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