

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. 12898/2022

To,
M/s Sun Realty, a Partnership Firm
Ahmedabad.



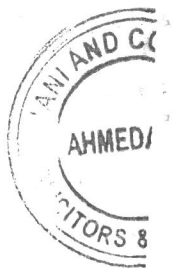
TITLE CERTIFICARTE CUM TITLE REPORT

Reg.:- Non Agricultural Land bearing Sub Plot No. 2 admeasuring about 11,431.14 sq. mtrs of Final Plot No 74 paiki as per Plan approved by AUDA on 16-12-2020 [having proportionate land admeasuring about 19051.73 sq.mtrs of Survey No 110 paiki] out of total Final Plot land admeasuring about 22,703 Sq. mtrs. of Draft Town Planning Scheme no. 91 (Sanathal-Telav) situate lying and being at Moje Sanathal, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and belonging to M/s. Sun Realty, a Partnership Firm.

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As per instructions, We have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized up to the date of search i.e. 06-05-2022) of the available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/copies/papers etc. furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:

- [1] That prior to year 1963, land bearing Survey No. 94 admeasuring about Acre 9-14 Gs. (including pot kharaba land admeasuring about Acre 0-05 Gs was belonging to Memdu Rehman as owner and name of Ali Kamji was running as tenant in the revenue record since prior to the year 1963.
- [2] That amalgamation scheme became applicable to the land of village Sanathal under Prevention of Fragmentation and Consolidation of Holdings Act, pursuant to which the land of Survey No. 94 admeasuring Acre 9-14 Gs., was given Block No. 110 and its area was fixed at Acre 9-14 Gs (including Acre 0-05 Gs. Pot Kharaba land) i.e. 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) and Memdu Rehman was held as occupier of the land bearing Block No. 110. Mutation Entry to the said effect was made in the revenue record of the said land vide Entry No. 2974 dated 25-02-1963.
- [3] That as per order passed in Ganot Case No 127/60 Sanathal remand dated 30-09-1963 of Mamlatdar and Agricultural land tribunal, tenant Alibhai Kamjibhai was directed to pay purchase price of Rs 2171.88 to land owner Memdu Rehman in 10 installments for purchase of land of Block No 110 and upon payment of same, tenant Ali Kamjibhai will be held as owner of land of Block No 110 as Restricted Tenure Land under Sec 43 of Tenancy Act. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3184 dated 20-05-1968.
- [4] That as per mortgage deed dated 04-03-1971, charge of Rs 1950.71/- of Gujarat State Co-operative Land Development Bank was recorded in the revenue record vide Entry No 3291 dated 11-06-1971.



- [5] That as per order passed in Ganot Case No 127/60 of Mamlatdar and Agricultural Land Tribunal, tenant Alibhai Kamjibhai was directed to pay the Purchase price of Rs.2171.88 to land owner Memdu Rehman which was paid by said tenant Alibhai Kamjibhai to land owner Memdu Rehman and Naumna 9 certificate bearing No 1413/72 dated 18-01-1972 to that effect is issued by Mamlatdar and Agricultural Land Tribunal. Accordingly land bearing Block No 110 admeasuring about Acre 9-14 Gs.(including Acre 0-05 Gs. Pot Kharaba land) i.e. 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) came to ownership of tenant Alibhai Kamjibhai and was declared as New Tenure land pursuant to which restrictions under Section 43 of Tenancy Act were applied. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3484 dated 25-04-1975.
- [6] That said Alibhai Kamjibhai died intestate in or around the month of January of year 1975, hence names of his heirs viz (1) Remubhai Alibhai and (2) Fakir Mohammad Alibhai were entered in the revenue record vide Entry No. 3494 dated 11-06-1975.
- [7] That upon repayment of loan and as per certificate dated 20-09-1975 of Gujarat State Co-operative Land Development Bank, land bearing Block No 110 stands released from the charge of said Bank. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3497 dated 20-09-1975.
- [8] That premium amount was paid as per the order dated 05-09-1977 bearing order no. T.N.C./Vashi-2467 passed by Assistant Collector Dholka. Hence said land was released from restrictions of New Tenure Land. Accordingly (1) Remubhai Alibhai and (2) Fakir Mohammad Alibhai had

sold and conveyed land bearing Block No 110 admeasuring about Acre 9-14 Gs to Mistri Popatlal Kanjibhai vide Sale deed dated 28-10-1977 registered before the Sub Registrar of Ahmedabad-I at Serial No 393. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3602 dated 02-11-1977.

[9] Thereafter Mistri Popatlal Kanjibhai had sold and conveyed land bearing Block No 110 paiki admeasuring about 18,919 Sq. mtrs. to (1) Prajapati Dhudabhai Kanjibhai; (2) Visabhai Joitaram; (3) Kachrabhai Ambalal (4) Prahladbhai Nagardas; (5) Jijibhai Bhudardas; and (6) Ishwarbhai Ambalal vide Sale deed dated 13-11-1981 registered before the Sub Registrar of Sanand at Serial No 163. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3762 dated 27-01-1982.

[10] That Mistri Popatlal Kanjibhai had sold and conveyed land bearing Block No 110 paiki admeasuring about 18,919 Sq. mtrs. to (1) Prajapati Dhudabhai Kanjibhai; (2) Visabhai Joitaram; (3) Kachrabhai Ambalal (4) Prahladbhai Nagardas; (5) Jijibhai Bhudardas; and (6) Ishwarbhai Ambalal vide Sale deed dated 13-11-1981 registered before the Sub Registrar of Sanand at Serial No 161. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3763 dated 27-01-1982.

[11] Thereafter as per the order dated 23-09-1986 bearing order no. Sharatbhang/Tukda/S.R./23-09-1986 passed by Prant Officer, Dholka, it was held that that there is no violation of any provisions of Fragmentation and Consolidation of Holdings Act with respect to the said land bearing Block No. 110 and the note of the same was made in the second right column of the 7/12 form of the said Land. Mutation Entry to





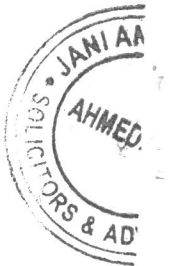
the said effect was made in the revenue record vide Entry No. 4161 dated 23-09-1986.

[12] That since the said Land bearing Block No. 110 was sold to Non Agriculturist, it was in violation of Section 63 of The Gujarat Tenancy and Agricultural lands Act 1948 and hence the said Sale of agricultural land in favour of Non Agriculturist was held void. Hence the parties agreed to bring back the said land to its original position. Accordingly as per the order dated 04-06-1987 bearing no. Ganot Case/No. 452/83 passed by Mamlatdar and Agricultural Land Tribunal, it was ordered to bring back the said land to its original position. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4202 dated 09-06-1987.

[13] That as per the order dated 11-10-1987 bearing No. Ganot/Case No. 354/83 passed by passed by Mamlatdar and Agricultural Land Tribunal, it was held that in compliance of the order passed in the Ganot Case /No. 452/83, the said Land bearing Block No. 110 shall be brought back to its original position within period of the (3) Three months from the order passed in Ganot Case /No. 452/83. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4307 dated 3-10-1988.

[14] That the said Land bearing Block No. 110 was brought back to its original position and the Mistry Popatlal Kanjibhai became the owner and occupier of the said Land bearing Block No. 110 as per order passed in order passed in Ganot Case /No. 452/83. Hence all proceedings and investigation in relation to the Ganot Case /No. 383/91 were closed and accordingly notice served to the parties was withdrawn. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4740 dated 01-09-1992.

- [15] Thereafter (1) Prajapati Dhudabhai Kanjibhai; (2) Visabhai Joitaram; (3) Kachrabhai Ambalal (4) Prahladbhai Nagardas; (5) Jijibhai Bhudardas; and (6) Ishwarbhai Ambalal had cancelled the Sale Deed dated 13-11-1981 bearing serial no. 163 and accordingly transferred back the said land bearing Block No 110 paiki admeasuring about 18,919 Sq. mtrs to Mistry Popatlal Kanjibhai vide Cancellation Deed dated 02-03-1995 registered before the Sub Registrar of Sanand at Serial No. 661 dated 02-03-1995.
- [16] Thereafter (1) Prajapati Dhudabhai Kanjibhai; (2) Visabhai Joitaram; (3) Kachrabhai Ambalal (4) Prahladbhai Nagardas; (5) Jijibhai Bhudardas; and (6) Ishwarbhai Ambalal had cancelled the Sale Deed dated 12-11-1981 bearing serial no. 161 and accordingly transferred back the said land bearing Block No 110 paiki admeasuring about 18,919 Sq. mtrs to Mistry Popatlal Kanjibhai vide Cancellation Deed dated 02-03-1995 registered before the Sub Registrar of Sanand at Serial No. 662 dated 02-03-1995.
- [17] In view of the above Cancellation Deeds, Mistry Popatlal Kanjibhai became the owner of the Land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs).
- [18] That Mistry Popatlal Kanjibhai had sold and conveyed land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) to (1) Jashwantbhai Somabhai Patel; (2) Bhailalbhai Somabhai Patel; (3) Somabhai Narandas Patel and (4) Jasiben Somabhai Patel vide Sale deed dated 02-03-1995 registered before the Sub Registrar of Sanand at Serial No 663. Mutation Entry to the said effect was made in the revenue record vide Entry No. 5028 dated 18-04-1995.



- [19] That (1) Jashwantbhai Somabhai Patel; (2) Bhailalbai Somabhai Patel; (3) Somabhai Narandas Patel and (4) Jasiben Somabhai Patel had sold and conveyed land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) to (1) Baldevbhai Mangaldas Patel; (2) Bharatbhai Mangaldas Patel; (3) Taraben Baldevbhai Patel; and (4) Deepakbhai Baldevbhai Patel vide Sale deed dated 08-08-1996 registered before the Sub Registrar of Sanand at Serial No 1832 dated 28-08-1996. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6199 dated 19-10-1996.
- [20] That (1) Baldevbhai Mangaldas Patel; (2) Bharatbhai Mangaldas Patel; (3) Taraben Baldevbhai Patel; and (4) Deepakbhai Baldevbhai Patel had sold and conveyed land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) to Shyam Samudahik Kheti Sahkari Mandali Limited vide Sale deed dated 06-02-2002 registered before the Sub Registrar of Sanand at Serial No. 108 dated 06-02-2002. Mutation Entry to the said effect was made in the revenue record vide Entry No. 7026 dated 24-11-2005. However the said Entry was cancelled by the Mamlatdar stating the reasons being (i) Prior permission of Collector under Section 63 of The Gujarat Tenancy and Agricultural lands Act ,1948 was not taken for the said sale transaction and (ii) Notice under section 135 (D) was not served.
- [21] Thereafter Bharatbhai Mangaldas Patel released his undivided 1/4 proportionate (i.e. undivided proportionate land admeasuring about 9,459 sq.mtrs) with respect to the Land bearing Block No. 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) in favour of other Co-Owners equally. Hence name of Bharatbhai Mangaldas Patel was removed from the

revenue record of the land bearing Block No. 110. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 7978 dated 02-09-2008. However the said Mutation Entry was cancelled by the Mamlatdar stating the reason that only Mutation Entry 7026 was cancelled. However Sale Deed bearing serial no. 108 is still in place and same is not cancelled.

- [22] Thereafter Shyam Samudahik Kheti Sahkari Mandali Limited had cancelled the Sale Deed dated 06-02-2002 registered at serial no. 108 and accordingly transferred back the said land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) to (1) Baldevbhai Mangaldas Patel; (2) Bharatbhai Mangaldas Patel; (3) Taraben Baldevbhai Patel; and (4) Deepakbhai Baldevbhai Patel vide Cancellation Deed dated 04-03-2008 registered before the Sub Registrar of Sanand at Serial No. 1423 dated 04-03-2008. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8575 dated 14-07-2010. However said Entry was cancelled by the Mamlatdar stating the reason that there was no evidence of prior permission of Registrar of Sahakari Mandli for the abovestated Cancellation Deed.

- [23] That effect of above referred cancellation deed dated 04-03-2008 bearing Serial No. 1423 was again made in the revenue record of the said land vide Mutation Entry No. 8584 dated 20-07-2010. However said Entry was cancelled by the Mamlatdar stating the reason that there was no evidence of prior permission of Registrar of Sahakari Mandli for the abovestated Cancellation Deed.

- [24] That effect of above referred cancellation deed dated 04-03-2008 bearing Serial No. 1423 was again made in the revenue record of the said land vide Mutation Entry No. 8737 dated





04-01-2011. That based on the prior permission letter dated 18-07-2006 of Registrar of Sahakari Mandli for the abovestated Cancellation Deed, the said Mutation Entry was certified.

- [25] Thereafter Bharatbhai Mangaldas Patel released his undivided 1/4 proportionate (i.e. undivided proportionate land admeasuring about 9,459 sq.mtrs) with respect to the Land bearing Block No. 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs) in favour of other Co-Owners vide Release Deed dated 04-03-2008 registered before the Sub Registrar of Sanand at Serial No. 1424 dated 04-03-2008. Hence name of Bharatbhai Mangaldas Patel was removed from the revenue record of the land bearing Block No. 110. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 8967 dated 29-06-2011.
- [26] In view of the above Release Deed (1) Baldevbhai Mangaldas Patel; (2) Taraben Baldevbhai Patel; and (3) Deepakbhai Baldevbhai Patel became the absolute owners of the land bearing Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs).
- [27] That upon payment of the premium of Rs. 02,70,54,500/- and as per order dated 26-06-2018 bearing No. CB/Premium/PR.S.P/ Sanathal-110/S.R. 597/2012 of Collector, Ahmedabad, land bearing Block No. 110 paiki admeasuring about 24,595 Sq. mtrs. (as per proposed deduction in Town Planning Scheme) was removed from the restriction of "New Tenure" and was converted to Old Tenure for Residential Non Agricultural use of the land. Mutation Entry to the said effect was made in the revenue

records of the said Land vide Entry No. 10837 dated 16-08-2018.

- [28] Thereafter RTS appeal bearing no. RTS/Appeal No. 184/17 was filed before the Deputy Collector (Sanand Prant) by the Legal heir and daughter of Alibhai Kamjibhai being Sakinaben Pirubhai filed a stating that the said Land bearing Block No. 110 was belonging to their ancestors Alibhai Kamjibhai and thereafter upon his death the said Land came to the heirs of Alibhai Kamjibhai. Further Sakinaben Pirubhai also challenged the Mutation Entry No. 3602 whereby the said Land was sold to Mistry Popatlal Kanjibhai. After hearing both the parties Deputy Collector, Sanand (Prant Office) vide his order dated 10-10-2018 bearing order no. RTS/Appeal No. 184/17 dismissed the said appeal by stating the reason that the said appeal filed was beyond the limitation period and was filed with the malafide intention. Mutation Entry to the said effect is made in the revenue record vide Entry No 10891 dated 17-10-2018.
- [29] That said Baldevbhai Mangaldas Patel died intestate on or about 27-09-2019, hence names of his heirs (1) Taraben wd/o. Baldevbhai Mangaldas Patel (2) Dipakbhai Baldevbhai Patel and (3) Mehulbhai Baldevbhai Patel are entered in the revenue record of the said Land. Mutation Entry to the said effect is made in the revenue record vide Entry No 11409 dated 26-10-2019.
- [30] That upon implementation of Draft Town Planning Scheme No. 91 (Sanathal-Telav) to the Village Sanathal, the land bearing Block No. 110 admeasuring 37,838 Sq. mtrs. was given Final Plot No. 74 and its area is determined to be 22,703 Sq. mtrs.



[31] That being aggrieved by the abovestated order dated 10-10-2018 passed by Deputy Collector, Revision Application No. L.B/694/2018 was filed by the Sakinaben Pirubhai before the District Collector, Ahmedbad. Accordingly after hearing both the parties, District Collector vide his order dated 17-07-2020 bearing No. L.B/694/2018 held that the Mistry Popatlal Kanjibhai was bonafide Purchaser and appellant Sakinaben Pirubhai had not raised any objection for many years and hence the objection is beyond the limitation period and hence upheld the order of Deputy Collector, Sanand (Prant Office) dated 10-10-2018 bearing order no. RTS/Appeal No. 184/17 and dismissed the said revision application. Mutation Entry to the said effect is made in the revenue record vide Entry No 11641 dated 20-07-2020.

[32] That revised N.A. Use permission for multipurpose use for Non Agricultural Land bearing Block no. 110 (old Survey No 94/1+2+3) admeasuring about 37838 sq. mtrs now given Final Plot no. 74 admeasuring about 22703 sq. mtrs. of Draft Town Planning Scheme no. 91 (Sanathal-Telav) is granted by Collector, Ahmedabad vide order bearing No 1839/07/04/042/2020 dated 10-08-2020. Mutation Entry to the said effect is made in the revenue record vide Entry No 11667 dated 10-08-2020 which is certified on 03-10-2020.

[33] That settlement took place between the daughters of Alibhai Kamjibhai and other legal heirs with the owners of the said Land viz. (1) Taraben wd/o Baldevbhai Mangaldas Patel (2) Dipakbhai Baldevbhai Patel and (3) Mehulbhai Baldevbhai Patel.

Hence (1) Sakinabibi D/o Alibhai Kamjibhai and W/o Pirumiya; (2) Legal heirs of late Jivibibi D/o Alibhai Kamjibhai viz. (i) Ayubmiya Hussainmiya Malek; (ii) Bhutumiya Hussainmiya Malek; (iii) Jetunbibi D/o Hussainmiya Malek; (iv) Saberabibi D/o Hussainmiya

Malek; (3)Madinaben D/o Yusufmiya Shekh; (4) Legal heirs of Janubibi D/o Alibhai Kamjibhai viz (i) Nabimiya Imammiya Belim (ii) Usmanmiya Imamiya Belim; (iii) Khatijabibi D/o Imammiya; (iv) Roshanben D/o Imammiya; (5) Legal Heirs of late Bibiben D/o Alibhai Kamjibhai viz. (i) Shabirmiya Rehmatmiya Belim; (ii) Yusufmiya Rehmatmiya Belim; and (iii) Jenagben D/o Rehmatmiya executed Confirmation cum Declaration Deed dated 16-10-2020 registered before the Sub-registrar of Sanand at serial no. 8057 dated 17-10-2020 whereby confirmed that (1) Taraben wd/o Baldevbhai Mangaldas Patel (2) Dipakbhai Baldevbhai Patel and (3) Mehulbhai Baldevbhai Patel are the owners of land bearing Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telay) and they also confirmed the proposed sale of the said Land in favour of M/s. Safal Goyal Realty LLP.

That Bhikhabhai Umarbhai Belim S/o Hussainabibi (Alibhai Kanjibhai) has executed affidavit duly notarized dated 03-12-2020 before the Notary, Viraj R. Thakur, Govt of India whereby Bhikhabhai Umarbhai Belim has stated that due to personal difficulties he couldn't joined as party in the abovestated Confirmation cum Declaration Deed dated 16-10-2020 bearing registration no. 8057. However vide this affidavit he has confirmed the contents of said Confirmation cum Declaration Deed.

- [34] That (1) Taraben wd/o. Baldevbhai Mangaldas Patel (2) Dipakbhai Baldevbhai Patel and (3) Mehulbhai Baldevbhai Patel had sold and conveyed land bearing Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part





of Draft Town Planning Scheme no. 91 (Sanathal-Telav) to M/s. Safal Goyal Realty LLP vide Sale deed dated 28-10-2020 registered before the Sub Registrar of Sanand at Serial No. 8643 dated 28-10-2020. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11764 dated 11-11-2020, which was certified as per order bearing No. R.T.S. Case No. 110/2020 dated 18-12-2020 passed by Mamlatdar, Sanand.

[35] That said (1) Taraben wd/o. Baldevbhai Mangaldas Patel (2) Dipakbhai Baldevbhai Patel and (3) Mehulbhai Baldevbhai Patel executed Power of Attorney dated 27-10-2020 registered before Sub-Registrar of Sanand at Serial No. 8644 on 28-10-2020, whereby they appointed M/s. Safal Goyal Realty LLP as their power of attorney holder with respect to land bearing Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav).

[36] That being aggrieved by order bearing No. L.B. Revision Appeal No. 694/2018 dated 17-07-2020 passed by Collector, Ahmedabad, said Shakinabibi Pirumiyani Malek had filed Appeal before the Special Secretary Revenue Department, (Dispute) Ahmedabad. Thereafter mutual settlement was arrived between the parties, pursuant to it the said Shakinabibi Pirumiyani Malek had withdrawn the said appeal. Therefore Special Secretary Revenue Department, (Dispute) Ahmedabad by his order bearing No. MVV/ HKP/ AMD/ 19/2021 dated 17-08-2021, allowed to withdraw the said appeal and consequently said appeal was disposed of as withdrawn. Mutation Entry to the said effect was made in the revenue record vide Entry No. 12259 dated 31-08-2021.

[37] That M/s. Safal Goyal Realty LLP has sub divided the said Entire Land bearing Final Plot No. 74 into two sub plots, viz. (i) Sub Plot No. 1 admeasuring about 11,271.87 sq. mtrs. and (ii) Sub Plot No. 2 admeasuring about 11,431.14 sq. mtrs. and the plans for such sub division has been approved by the Ahmedabad Urban Development Authority vide its development permission no. 1114LD20210022 dated 16-12-2020.

[38] That said M/s. Safal Goyal Realty LLP sold and conveyed the said land bearing Sub Plot No. 2 admeasuring about 11,431.14 sq. mtrs. of Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) to M/s. Sun Realty, a Partnership Firm by sale deed dated 30-03-2022 which was registered before the Sub Registrar at Serial No. 6689 dated 30-03-2022. Mutation Entry to the said effect was made in the revenue record vide Entry No. 12655 dated 08-04-2022, which is yet to be certified.

**Note:-** That there is error in mentioning the area of land sold in this mutation entry which needs to be rectified.

[39] That in response to our public notice published in daily newspaper "Gujarat Samachar" dated 08-04-2022, inviting objections for issuance of Title Certificate for the above stated land; we have received one objection from Advocate Nisha Parikh on 15-04-2022 through her client Heirs of Deceased Yusufbhai Kuberbhai Parmar, stating inter alia that earlier land owners viz. Sakinabanu Pirumiyan had agreed to sell the said land to Yusufbhai Kuberbhai Parmar and executed an Agreement for Sale on 13-11-2017 against huge consideration and he has also filed Special Civil Suit



No. 17/2021 before Sanand Civil Court which is pending till date.

That the alleged Agreement for Sale was executed by Shakinabanu Pirumiyani and others in favour of Yusufbhai Kuberbhai Parmar. However Shakinabanu Pirumiyani and others were never the owners of said land and they had no authority or right to execute such Agreement for Sale. Moreover in the Agreement for Sale one of Vendor has not signed the Agreement for Sale. That the executors of alleged Agreement for Sale Shakinabanu Pirumiyani and others have also executed a registered Confirmation Deed whereby they have declared that they do not have any Right, Title and Interest in the said land. That prior the execution of alleged Agreement for Sale dated 13-11-2017, the said land had already been sold and transferred several times and such Purchasers have become bonafide purchaser without notice. Hence in our opinion the said Special Civil Suit No. 17/2021 is weak in nature and is filed with malafide intention to disturb the title of the said land.

➤ PLAN PASS

That Plan for making residential cum commercial construction on the land of Sub Plot No. 2 admeasuring about 11,431.14 sq. mtrs of Final Plot no. 74 paiki total admeasuring about 22,703 sq. mtrs forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) is sanctioned by Ahmedabad Urban Development Authority (AUDA) vide its order bearing No. IFP No./E-nagar: JSK/03/2021/0052 having serial no. PRM/44/3/2021/123 dated 05-04-2021 and issued on 15-04-2021.

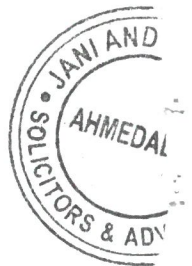
➤ SUN FOOT PRINTS:

That as per the said approved plan, M/s. Sun Realty, a Partnership Firm has commenced commercial cum residential construction on the land of Sub Plot No. 2



admeasuring about 11,431.14 sq. mtrs of Final Plot no. 74 totally admeasuring about 22,703 sq. mtrs. forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) and named the said project as "SUN FOOT PRINTS".

In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural Land bearing Sub Plot No. 2 admeasuring about 11,431.14 sq. mtrs of Final Plot No 74 paiki as per Plan approved by AUDA on 16-12-2020 [having proportionate land admeasuring about 19051.73 sq.mtrs of Survey No 110 paiki] out of total Final Plot land admeasuring about 22,703 Sq. mtrs. of Draft Town Planning Scheme no. 91 (Sanathal-Telav) situate lying and being at Moje Sanathal, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and belonging to M/s. Sun Realty, a Partnership Firm shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-



- [1] Fulfillment of Terms and Conditions laid down in Non Agricultural use order.
- [2] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Draft Town planning Scheme No. 91 (Sanathal - Telav).
- [3] Name of M/s. Sun Realty, a Partnership Firm being entered in the revenue record.
- [4] Final Result of Pending Civil Suit No. 17/2021.

**DATED THIS 10<sup>th</sup> DAY OF MAY, 2022**

*Hursh P. Jani*  
**ATTORNEY-AT-LAW**

**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] Please note that the manual registration record of most of the years from 1987 to 1994 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its



search is not available. That computerized record is availed from 1994. That the computerized record is not well prepared/ maintained by State government agency and hence may be erroneous, resulting into our error.

- [3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.

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