

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
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REF. NO. **13527/2023/Amalgamated Final Plot No. 48/1/2+48/1/3**
To,
MR. DEEP NARENDRA PATEL.

Revised

TITLE CERTIFICATE AND REPORT

Reg.: Non Agricultural land bearing Amalgamated Final Plot No. 48/1/2+48/1/3 admeasuring about 4,377 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311, New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) in Draft Town Planning Scheme No. 01 (Shela) situate, lying and being at Moje Shela, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand belonging to MR. DEEP NARENDRA PATEL.



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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 upto the date of search i.e. 26-06-2023) 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 based upon the information given to us and information given by the owners that no transfer/agreement was made in respect of the said property 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 :-

That as per the plan provided to us, the said land bearing Survey No. 311/A/2 admeasuring about 4,743 sq. mtrs. is situated on and forming part of Old Block No. 311 and Survey No. 311/A/3 admeasuring about 2,552 Sq. mtrs. is situated on and forming part of Old Block No. 313.

Hence this Title Certificate cum Title Report is only restricted to the chain of title of land bearing Final Plot No. 48/1/2 admeasuring about 2,826 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311) and Final Plot No. 48/1/3 admeasuring about 1,531 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) belonging to Deep Narendra Patel and we have not mentioned mutation entries related to the other portion of land bearing Amalgamated Block No. 311.

➤ **History of land bearing Old Block No. 311 :-**

[1] That as per the notification of the District Inspector Land Records, Ahmedabad bearing no. KJP SR 9/76/76 dated 27-12-1966 passed pursuant to the amalgamation scheme approved by the Settlement Commissioner vide order bearing no. L.R. - 7 dated 29-04-1974, the Amalgamation Scheme became applicable to the land of village Shela. Accordingly the land bearing Survey No. 182/3 admeasuring about 18,514 sq. mtrs. was given Block No. 311 and its area was determined to be 18,514 sq. mtrs. and (1) Ranchhodji Ranaji (2) Shivaji Ranaji (3) Manaji Ranaji and (4) Becharji Ranaji were held as owners and occupiers. Mutation

entry to the said effect was made in the revenue records vide Entry No. 715 dated 11-04-1977.

[2] That Non Agricultural use permission for Residential Purpose for land bearing Block No. 311 and other lands totally admeasuring about 59,689 sq. mtrs. was granted by Taluka Development officer, Kalol vide his order bearing no. 5/ JaMaNa/ BaKhPa/ S.R./ 92-93 dated 05-08-1993. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1854 dated 12-03-1994.

[3] That said (1) Ranchhodji Ranaji (2) Shivaji Ranaji (3) Manaji Ranaji and (4) Becharji Ranaji sold and conveyed the said land bearing Block No. 311 admeasuring about 18,514 sq. mtrs. to Sun Green Members Association vide different Sale Deeds which were Registered before Sub Registrar of Sanand on 31-03-1994 in following manner :-

| Serial No. | Area (in sq. mtrs.) | Serial No. of Sale Deed and | Mutation Entry No. and Date |
|------------|---------------------|-----------------------------|-----------------------------|
| 1.         | 6,171.34            | 558                         | 1855<br>01-04-1994          |
| 2.         | 6,171.33            | 560                         | 1856<br>01-04-1994          |
| 3.         | 6,171.33            | 562                         | 1857<br>01-04-1994          |
| Total      | 18,514              |                             |                             |

➤ **History of land bearing Old Block No. 313 :-**

[1] That land bearing Block No. 313 admeasuring 17,503 Sq. mtrs. was belonging to Popatbhai Ambabhai since prior to the year of 1973.

[2] That said Popatbhai Ambabhai died intestate on or about in the year of 1973. Hence names of his heirs viz. (1) Chanaji Popatji (2) Sitaben Popatji (3) Mangaji Jemaji and (4) Laxmiben Popatji were entered in the revenue record of the said land bearing Block No. 313. Mutation Entry to the said effect was made in the revenue record vide Entry no. 775 dated 30-07-1979.

[3] That said (1) Sitaben Popatji and (2) Laxmiben Popatji released their rights from the said land bearing Block No. 313 in favour of other co. owners. Hence names of (1) Sitaben Popatji and (2) Laxmiben Popatji were deleted from the revenue record of the said land bearing Block No. 313. mutation Entry to the said effect was made in the revenue record vide Entry No. 776 dated 30-07-1979.

[4] That Non Agricultural use permission for Residential Purpose for land bearing Block No. 311 and other lands totally admeasuring about 59,689 sq. mtrs. was granted by Taluka Development officer, Kalol vide his order bearing no. 5/ JaMaNa/ BaKhPa/ S.R./ 92-93 dated 05-08-1993. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1854 dated 12-03-1994.

[5] That said (1) Chanaji Popatji and (2) Mangaji Jemaji sold and conveyed the said land bearing Block no. 313 admeasuring 17,503 Sq. mtrs. to Sun Green Members Association vide different Sale Deeds which were Registered before Sub Registrar of Sanand on 31-03-1994 in following manner :-

| Serial No. | Area (in sq. | Serial No. of | Mutation Entry |
|------------|--------------|---------------|----------------|
|------------|--------------|---------------|----------------|

|              | mtrs.)        | Sale Deed and | No. and Date       |
|--------------|---------------|---------------|--------------------|
| 1.           | 4,375.75      | 1041          | 2142<br>18-09-1996 |
| 2.           | 4,375.75      | 1043          | 2143<br>18-09-1996 |
| 3.           | 4,375.75      | 1044          | 2144<br>18-09-1996 |
| 4.           | 43,75.75      | 1045          | 2144<br>18-09-1996 |
| <b>Total</b> | <b>17,503</b> |               |                    |

➤ **Common History:-**

- [1] That "Sun Green Members Association" was incorporated under the Bombay Non Trading Corporation Act, 1959 at N.T.C. Certificate No. G - 5161 on 08-07-1992.
- [2] That Deputy Town Planner vide its Letter dated 15-01-1997 approved the Plans for Residential Plotting Scheme for the said land bearing Block No. 311, 313 and other lands belonging to Sun Green Members Association.
- [3] That Sun Green Members Association had floated a Residential Plotting scheme known as "Sun Green" on the said land bearing Block No. 311, 313 and other lands.
- [4] That said Sun Green Members Association allotted the Plot No. 07 admeasuring about 5,675 sq. yards. (i.e. 4,743 sq. mtrs.) in the scheme known as Sun Green forming part of Block No. 311 to Narendra Kantilal Patel vide Allotment Letter and Possession Letter dated 21-02-1998.

That said Narendra Kantilal Patel was also allotted 01 (One) Share having face value of Rs. 100 of Sun Green

Members Association vide Share Certificate bearing no. 01 on 26-08-2001 by the Sun Green Members Association.

- [5] That said Sun Green Members Association allotted the Plot No. 1/A admeasuring about 3,052.90 sq. yards. (i.e. 2,552.60 sq. mtrs.) in the scheme known as Sun Green forming part of Block No. 313 to Dollyben Narendrabhai Patel vide Allotment Letter and Possession Letter dated 15-03-1998.

That said Dollyben Narendrabhai Patel was also allotted 01 (One) Share having face value of Rs. 100 of Sun Green Members Association vide Share Certificate bearing no. 10 on 16-08-2000 by the Sun Green Members Association.

- [6] That as per the order bearing no. Jamin/ Ekatrikaran/ 05/ 10 dated 26-02-2010 passed by Mamlatdar, Sanand, the below described Block Nos. belonging to Sun Green Members Association were amalgamated and given Amalgamated Block No. 311 and its area was determined as about 59,691 sq. mtrs.

| Serial No.               | Block No. | Area (in sq. mtrs.) |
|--------------------------|-----------|---------------------|
| 1.                       | 311       | 18,514              |
| 2.                       | 312       | 1,416               |
| 3.                       | 313       | 17,503              |
| 4.                       | 314       | 10,421              |
| 5.                       | 317       | 11,837              |
| Amalgamated<br>Block No. | 311       | 59,691              |

Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 3526 dated 06-03-2010.

[7] That said (A) "Sun Green Members Association" through its (1) Chairman Mr. Narendrabhai Kantilal Patel and (2) Secretary Mr. Maheshbhai Shantilal Patel and (B) "Sun Green Members Association" through its Members (1) Pritiben Brijmohan Chiripal (Agrawal) (2) Urmilaben Jyotiprasad Agrawal [(B) No. 01 and 02 through their Power of Attorney Holder Mr. Bharatsinh Agarsinh Zala] (3) Snehaben Prashant Agrawal (4) Prashant Shankarlal Agrawal himself and as a Power of Attorney Holder (B) No. 03 (5) "Kumar Cottons Mills Private Limited" through its Director Rajendraprasad Ramkumar Agrawal (6) "Ankit Textiles" through its sole Proprietor Pavan Satnarayan Jalan (7) "Sonu Textiles" through its sole Proprietor Pavan Satnarayan Jalan (8) Kavita Pavan Jalan [(B) No. 06 to 08 through their Power of Attorney Holder Rajendraprasad Ramkumar Agrawal] sold and conveyed the land bearing Block No. 311 paiki admeasuring about 10,753 sq. mtrs. out of totally admeasuring about 59,691 sq. mtrs. to "Maharaja Agresan Charitable Trust" vide Sale Deed which was Registered before Sub Registrar of Sanand at serial no. 6863 on 16-07-2010. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 3629 dated 20-07-2010.

[8] That as per order bearing no. D.R.K./ Durasti Patrak/ 10-11 dated 08-03-2011 passed by D.I.L.R, Ahmedabad and Durasti Patrak No. 34 issued, the said land bearing Amalgamated Block No. 311 admeasuring about 59,691 sq. mtrs. was divided as per following manner :-

| Serial No. | New Amalgamated Block No. | Area (in sq. mtrs.) | Owners |
|------------|---------------------------|---------------------|--------|
|            |                           |                     |        |

|    |       |        |                                            |
|----|-------|--------|--------------------------------------------|
| 1. | 311/A | 48,938 | Sun Green<br>Members<br>Association        |
| 2. | 311/B | 10,753 | Maharaja<br>Agresan<br>Charitable<br>Trust |

Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 3795 dated 18-03-2011.

[9] That upon implementation of Town Planning Scheme No. 01 (Shela) the said land bearing New Amalgamated Block No. 311/A admeasuring about 48,938 sq. mtrs. was given Final Plot No. 48/1 and its area was determined as 29,362 sq. mtrs.

[10] That said [A] Sungreen Members Association through its Chairman (i) Shri Narendra Kantilal Patel, Secretary (ii) Sunil Bhogilal Patel (Sr. No. [A] as Vendor No. 1) and [B] Narendra Kantilal Patel (Sr. No. [B] as Vendor No. 2) (as owner of Sub Plot No. 7) sold and conveyed the said land bearing Block No. 311/A paiki admeasuring 4,743 Sq. mtrs. i.e. 5,675 Sq. yards to Deep Narendrabhai Patel by Sale Deed dated 29-01-2022 which was registered before the Sub Registrar of Sanand at Serial No. 1600 on 31-03-2022.

That said Shri Narendra Kantilal Patel has made an application to Deputy Collector, Stamp Duty Valuation Department Vibhag - 2, Ahmedabad for payment of stamp duty on Allotment Letter and Possession Letter dated 21-02-1998, hence, the Deputy Collector, Stamp Duty Valuation Department Vibhag - 2, Ahmedabad vide its Order bearing No. Stamp/ AMD- 2/ Sanand/ K-33/ Document No.

1600/2022 dated 22-03-2022, ordered to pay stamp duty and penalty of Rs. 1,34,421/- on allotment and possession letter dated 21-02-1998 and same was paid on 23-03-2022 vide Challan bearing No. 347/2.22.

- [11] That said [A] Sungreen Members Association through its Chairman (i) Shri Narendra Kantilal Patel, Secretary (ii) Sunil Bhogilal Patel (Sr. No. [A] as Vendor No. 1) and [B] Dolly Narendrabhai Patel (Sr. No. [B] as Vendor No. 2) (as owner of Sub Plot No. 1/A) sold and conveyed the said land bearing Block No. 311/A paiki admeasuring 2,552.60 Sq. mtrs. i.e. 3,052.90 Sq. yards to Deep Narendrabhai Patel by Sale Deed dated 29-01-2022 which was registered before the Sub Registrar of Sanand at Serial No. 1603 on 31-03-2022.

That said Dolly Narendrabhai Patel has made an application to Deputy Collector, Stamp Duty Valuation Department Vibhag - 2, Ahmedabad for payment of stamp duty on Allotment Letter and Possession Letter dated 15-03-1999, hence, the Deputy Collector, Stamp Duty Valuation Department Vibhag - 2, Ahmedabad vide its Order bearing No. Stamp/ AMD- 2/ Sanand/ K-33/ Document No. 1603/2022 dated 22-03-2022, ordered to pay stamp duty and penalty of Rs. 1,72,357/- on allotment and possession letter dated 15-03-1999 and same was paid on 23-03-2022 vide Challan bearing No. 348/2.22.

- [12] That as per order bearing no. K.J.P/ S.R./ 726 dated 14-07-2022 passed by D.I.L.R, Ahmedabad and Pu. Pa. No. 79 issued, the said land bearing New Amalgamated Block No. 311/A admeasuring about 48,938 sq. mtrs. was divided as per following manner :-

| Serial No. | New Amalgamated | Area (in sq. mtrs.) | Owners |
|------------|-----------------|---------------------|--------|
|            |                 |                     |        |

|    | Block No. |        |                                                  |
|----|-----------|--------|--------------------------------------------------|
| 1. | 311/A/1   | 41,643 | Sun Green through its Chairman Narendra K. Patel |
| 2. | 311/A/2   | 4,743  | Deep Narendra Patel                              |
| 3. | 311/A/3   | 2,552  | Deep Narendra Patel                              |

Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 7008 dated 15-07-2022.

- [13] That thereafter Town Planning Officer, Ahmedabad Town Planning Scheme, Unit -2, Ahmedabad vide its Opinion bearing No.T.P.S. No. 1 (Shela)/ Case No. 31/174 dated 10-01-2023, opined to allot the final plot no.'s against the block no.'s in the following manner:-

| Sr. No. | Block No. | Area (in Sq. mtrs.) | Final Plot No. | Area (in Sq. mtrs.) |
|---------|-----------|---------------------|----------------|---------------------|
| 1.      | 311/A/2   | 4,743               | 48/1/2         | 2,846               |
| 2.      | 311/A/3   | 2,553               | 48/1/3         | 1,531               |

- [14] That Revised Non Agricultural use permission for Multipurpose use for land bearing Final Plot No. 48/1/2 admeasuring 2,846 Sq. mtrs. (given in lieu of Block No. 311/A/2) in T.P.S. 1 (Shela) was granted by Collector,

Ahmedabad by his order bearing No. 6209/07/04/024/2023 dated 03-06-2023.

- [15] That Revised Non Agricultural use permission for Multipurpose use for land bearing Final Plot No. 48/1/3 admeasuring 1,531 Sq. mtrs. (given in lieu of Block No. 311/A/3) in T.P.S. 1 (Shela) was granted by Collector, Ahmedabad by his order bearing No. 6210/07/04/024/2023 dated 03-06-2023.
- [16] Thus in above manner Deep Narendrabhai Patel became owner of (i) Non Agricultural land bearing Final Plot No. 48/1/2 admeasuring about 2,846 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311) in Draft Town Planning Scheme No. 01 (Shela) and (ii) Non Agricultural land bearing Final Plot No. 48/1/3 admeasuring about 1,531 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) in Draft Town Planning Scheme No. 01 (Shela).
- [17] That thereafter Ahmedabad Urban Development Authority vide its Development Permission bearing No. 1114LD22230095 dated 10-03-2023, amalgamated the Final Plot No. 48/1/2 and Final Plot No. 48/1/3 and given Amalgamated Final Plot No. 48/1/2 + 48/1/3 admeasuring about 4,377 Sq. mtrs.
- [18] That thereafter said Deep Narendra Patel had entered into a Development Agreement with respect to said land bearing Amalgamated Final Plot No. 48/1/2+ 48/1/3 admeasuring about 4,377 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and

Old Block No. 311, New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) in Draft Town Planning Scheme No. 01 (Shela) with M/s. Sundivine Corporation, a Partnership Firm for development of the said lands, which was registered before the Sub Registrar of Sanand at Serial No. 17826 on 17-07-2023.

[19] That Plan for making residential and commercial construction on the land bearing Amalgamated Final Plot No. 48/1/2+ 48/1/3 admeasuring about 4,377 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311, New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313 is sanctioned by Ahmedabad Urban Development Authority vide its Rajachitthi bearing No. PRM/79/10/2023/5 dated 11-01-2024.

[20] That as per the said approved plan, M/s. SUNDIVINE CORPORATION, a Partnership Firm has commenced residential and commercial construction on Amalgamated Final Plot No. 48/1/2+ 48/1/3 admeasuring about 4,377 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311, New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) and named the said project as "SUN SKYVIEW".

[21] That we have caused a Public Notice inviting objections against the issuance of a title clearance certificate to be published in the daily newspaper Gujarat Samachar on 20-06-2023 and we have not received any objections against the same.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Amalgamated Final Plot No. 48/1/2+ 48/1/3 admeasuring about 4,377 sq. mtrs. (Given in lieu of New Amalgamated Block No. 311/A/2 admeasuring about 4,743 sq. mtrs. and Old Block No. 311, New Amalgamated Block No. 311/A/3 admeasuring about 2,552 sq. mtrs. and Old Block No. 313) in Draft Town Planning Scheme No. 01 (Shela) situate, lying and being at Moje Shela, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand belonging to MR. DEEP NARENDRA PATEL *shall* be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of the said land.
- [2] Fulfillment of the terms and conditions of the N.A. Use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of Appropriate Authority and plans of construction being sanctioned by Appropriate Authority and provisions of the applicable Town Planning Scheme.
- [4] Development Rights granted in favour of M/s. Sundivine Corporation, a Partnership Firm which was registered at Serial No. 17826 on 17-07-2023

**DATED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2024**



**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 application for sub-registrar search of registration record is to be done through online government portal ([https:// https://garvibeta.gujarat.gov.in](https://garvibeta.gujarat.gov.in)). Thereafter the relevant search data is shown on the website and from there we have to download the Encumbrance Certificate search report from the government website. Hence, we have to completely rely on search report provided by the Government website and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority issuing Encumbrance Certificate search report waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. 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 the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.

