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File:TC-532-20

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Title Certificate with Report

Ref: Title Report based on the investigation of title for non agricultural land admeasuring about 3844 sq. mtr. of C.T.S. No.-3201/2/2. Final Plot no.-379/2, T.P. scheme no.-5 (Sanand) (lieu in survey no. 2034/4/2) of moje: Sanand, Taluka: Sanand, Registration District-Ahmedabad, Sub-district - Sanand belonging to Vinayak Buildcon- a Partnership Firm having its office at-Ishwarbhuvan, Nalani Bhagod, Near Chhipa Vas, Sanand, Its Present Partners are (1) Pareshkumar Indravadanbhai Patel, (2) Chirag Indravadan Patel, (3) Mayankbhai Kiritkumar Patel, (4) Rashmikant Kiritkumar Patel, (5) Janak Pankajkumar Patel.

Pursuant to instruction of above mentioned party, I have investigated the titles to the above referred property and got the 30 years searches from the available registration record through my search advocate and available revenue records and have gone through photocopies of relevant documents, papers, declaration cum indemnity bond of above named party and information given to me by said party.

1. Prior to 1949 land of survey no.-2034 admeasuring 7 acre 0 guntha land was originally belonged to Jayvantsinhji Ramnalsinhji. Name of Dahyabhai Shankarbhai was entered into revenue record of survey no.-2034 admeasuring 3 acre amongst 7 acre 0 guntha land as ordinary tenant.
2. The Inami Abolution Act- 1952 was in force as on dated: 01/08/1955, the land of survey no.-2034 admeasuring 7 acre 0 guntha came into name of Dahyabhai Shankarbhai as owner. Entry to that effect was made in the revenue record vide entry no.-6799 as on dated: 24/06/1954.
3. Thereafter said Dahyabhai Shankarbhai was expired as on dated: 10/05/1957 without making any will or family arrangement, after his death, name of his straight line legal heirs Ishwarbhai Dahyabhai, Kantilal Dahyabhai, Prabhudas Dahyabhai were entered into the revenue record of survey no.-2034 land admeasuring 3 acre land vide entry no.-7271 as on dated: 26/07/1947, entry was certified as on dated: 04/02/1950.
4. Thereafter joint ownership land of survey no.-2034 admeasuring 3 acre came into name of Prabhudas Dahyabhai by verbal deed as on dated : 10/11/1957. Entry to that effect was made in the revenue record vide entry no.-7316 as on dated: 07/12/1957 and certified as on dated: 01/02/1958.
5. Thereafter Magistrate Mamlatdar of Sanand ordered to pay purchase amount of Rs.381.25/- by Prabhidas Dahyabhai with the interest to Shri Jayvantsinhji Ramnalsinhji under The Agriculture Land Act 1948, section 32(g) and deleted name of Jayvantsinhji Ramnalsinhji's name from second right and entered name of Prabhudas Dahyabhai as owner and possessor of survey no.-2034 admeasuring 3 acre land. Entry to that effect was made in the revenue record



vide entry no.-**8561** as on dated: 30/08/1963 and certified as on dated: 25/08/1963.

6. Thereafter as per Tenancy Act 43 Prabhudas Dahyabhai paid purchase amount and as per register no.-9 and order no-3080/62, case no.-595/62 was noted as on dated: 22/07/1963. By virtue of this order name of Jayvantsinhji Ranmalsinhji was deleted from the second right and name of Prabhudas Dahyabhai was entered as owner and possessor. Entry to that effect was entered vide entry no.-**8611** as on dated: 22/07/1963 in the revenue record and certified as on dated: 25/08/1963.
7. Thereafter as per District Inspector Land Record, Ahmedabad order no.-M.R./37/67 dated: 06/09/1968 survey no.-2034 admeasuring 7 acre land due to right release on the basis of form no-4 vide order no.-L.N.D.VASHI/3170 dated: 25/12/1970, survey no.-2034 was divided into five parts amongst survey no.-2034 paiki part-4 admeasuring 2 care 15 guntha land came in the name of Prabhudas Dahyabhai as owner and possessor vide entry no.-10803 as on dated: 27/04/1971. Entry was certified as on dated: 16/06/1971.
8. Thereafter Prabhudas Dahyabhai was unwell and entered names of his sons (1) Kiritkumar Prabhudas Pate, (2) Rajendrakumar Prabhudas Patel and (3) Pankajkumar Prabhudas Patel as co-owners in the revenue record. Entry to that effect was entered vide entry no.-**15962** as on dated: 08/08/1994.
9. Thereafter said Prabhudas Dahyabhai was expired as on dated: 23/03/2001 without making any will or family arrangement, after his death, names of his straight line legal heirs (1) Lilaben widow of Prabhudas Dahyabhai, (2) Kiritkumar Prabhudas Patel, (3) Rajendrakumar Prabhudas Patel, (4) Pankajkumar Prabhudas Patel, (5) Chandrikaben Prabhudas Patel, (6) Neeruben Prabhudas Patel were entered into the revenue record vide entry no. -**18150** as on dated: 24/04/2001, entry was certified as on dated: 16/06/2001.
10. Thereafter Special collection officer, Co-Operative society ordered vide it's order no-S.R.O./VASULAT/TANCH/462/418/2006-07 dated: 11/10/2006 to note lien of The Kalupur Comm. Co-Operative Bank over survey no.-2034/4 and Dayaram Jagabhai as defaulter and Lilaben Prabhudas as guarantor. Entry to that effect was entered vide entry no.-**20449** as on dated: 13/12/2006 and certified as on dated: 29/03/2007.
11. Thereafter said Kiritbhai Prabhudas was expired as on dated: 21/12/2007 without making any will or family arrangement, after his death, names of his straight line legal heirs (1) Prakashben widow of Kiritbhai Prabhudas, (2) Sejalben Kiritbhai Patel, (3) Mayankkumar Kiritbhai Patel, (4) Rashmikanthbhai Kiritbhai Patel were entered into the revenue record vide entry no. -**21258** as on dated: 07/02/2008, entry was certified as on dated: 17/05/2008.
12. Thereafter certificate of The Kalupur Comm. Co-Operative Bank duly signed by the Bank Manager, Ahmedabad branch was submitted as on dated: 10/03/2009 and by virtue of this certificate lien of bank was removed in the revenue record vide entry no.-**22360** as on dated: 18/07/2009 and certified as on dated: 29/09/2009.
13. Thereafter certificate dated: 18/06/2015 of The Kalupur Comm. Co-Operative Bank, Sanand branch submitted and by virtue of this certificate lien of bank was removed in the revenue record vide entry no.-**28007** as on dated: 07/08/2015 and certified as on dated: 29/09/2009.
14. Thereafter defaulter Bhathibhai Dhulabhai and Dayabhai Jagabhai's loan was undefined and their bank accounts became NPA vide The Kalupur Comm. Co-Operative Bank, Sanand branch's order no-H.O./Recovery/H.E./2017-18. Against this The bank filed a lavad case in the court of Board of Nomines, in this regards survey no.-2034/4 lien was noted vide entry no.-20448 and 20449. After receiving pending dues lien was removed from survey no.-2034/4 by The kalupur Comm. Co-Operative Bank vide it's order dated: 28/07/2017. Entry to that effect was entered vide entry no.-**29562** as on dated: 07/09/2017 in the revenue record and certified as on dated: 20/11/2017.
15. Thereafter Lilaben widow of Prabhudas Dahyabhai released her right from survey no.-2034/4 in favour of Mayankkumar Kiritbhai and Rashmikanth Kiritbhai



without taking any amount and registered a release deed in the office of sub registrar of Sanand, vide reg. no.-8427 as on dated: 12/07/2018, Entry to that effect was entered vide entry no.-30216 as on dated: 17/07/2018 in the revenue record and certified as on dated: 03/10/2018.

16. Thereafter Chandrikaben daughter of Prabhudas Dahyabhai released her right from survey no.-2034/4 in favour of Rajendra Prabhudas without taking any amount and registered a release deed in the office of sub registrar of Sanand, vide reg. no.-8434 as on dated: 12/07/2018, Entry to that effect was entered vide entry no.-30217 as on dated: 17/07/2018 in the revenue record and certified as on dated: 03/10/2018.
17. Thereafter Sejalben daughter of Kiritbhai Prabhudas released her right from survey no.-2034/4 in favour of (1) Prakshben widow of Kiritbhai Prabhudas, (2) Mayankkumar Kiritbhai, (3) Rashmikant Kiritbhai without taking any amount and registered a release deed in the office of sub registrar of Sanand, vide reg. no.-8423 as on dated: 12/07/2018, Entry to that effect was entered vide entry no.-30220 as on dated: 17/07/2018 in the revenue record and certified as on dated: 03/10/2018.
18. Thereafter Neeruben daughter of Prabhudas Dahyabhai released her right from survey no.-2034/4 in favour of Pankajkumar Prabhudas without taking any amount and registered a release deed in the office of sub registrar of Sanand, vide reg. no.-8431 as on dated: 12/07/2018, Entry to that effect was entered vide entry no.-30221 as on dated: 17/07/2018 in the revenue record and certified as on dated: 03/10/2018.
19. Thereafter T. P. scheme no.-5 of Sanand implemented and the said survey no.-2034/4 fall under the said T. P. scheme no.-5 (Sanand), Ahmedabad Urban Development Association allotted Final Plot no.-379 admeasuring 5767 sq.mtr. land in lieu of survey no.-2034/4 admeasuring 9611 sq.mtr. land.
20. Thereafter District collector, Ahmedabad ordered for Non Agricultural use of old tenure vide it's order no.-C.B./PRA.S.P./SANAND GAM.survey no.-2034 paiki 4/S.R. 396/2018, dated: 12/06/2019 after receiving amount of premium of Non agricultural use for old tenure. Entry to that effect was entered vide entry no.-31012 as on dated: 17/06/2019 and certified as on dated: 19/08/2019.
21. Thereafter District collector, Ahmedabad ordered for Multipurpose Non Agricultural use vide it's order no.-1117/07/04/070/2019 as on dated: 09/09/2019 for survey no.-2034/4 admeasuring 5767 sq.mtr. land of F.P. no.-379 of T.P. scheme no.-5 (Sanand). Now the said land became non agricultural land for multipurpose use.
22. Thereafter survey no.-2034/4 admeasuring 0-96-11 he.ar.sq.mtr. land was divided between (1) Rajendrakumar Prabhudas, (Pankajbhai Prabhudas, (3) Prakashben widow of Kiritbhai Prabhudas, (4) Mayankkumar Kiritbhai, (5) Rashmikant Kiritbhai through land byfurcation by Dist. Inspector Land Record, Ahmedabad vide it's order no.-K.J.P./S.R.995 dated: 03/07/2019, supplementary register no.-180 survey no.-2034/4 divided into two parts. amongst survey no.-2034/4 paiki part no.-1 admeasuring 0-32-04 he.ar.sq.mtr. came in the name of Rajendrakumar Prabhudas as owner in revenue record. Whereas survey no.-2034/4 paiki part no.-2 admeasuring 0-64-07 he.ar.sq.mtr. came in the name of the present sellers as owners in revenue record. Entry to that effect was entered vide entry no.-31064 as on dated: 04/07/2019 and certified as on dated: 17/09/2019. According to this entry survey no.-2034/4/2 shown names of (1) Pankajbhai Prabhudhai, (2) Prakashben widow of Kiritbhai Prabhudas, (3) Mayankkumar Kiritkumar, (4) Rashmikant Kiritkumar in latest village form no.- 7/12.
23. Thereafter survey no.-2034/4/1 and survey no.-2034/4/2 had same final plot number and for separation of final plot City Development Officer, Nagar Niyojak-2, Ahmedabad Nagar Rachna Yojana-1 issued order no.-N.R.YO.N.P./SANAND/ CASE NO.-398/11670, dated: 27/12/2019. By virtue of this order final plot no.-379/2 admeasuring 3844 sq.mtr. land allotted in lieu of survey no.-2034/4/2 admeasuring 6407 sq.mtr. land.
24. Thereafter (1) Pankajbhai Prabhudhai, (2) Prakashben widow of Kiritbhai Prabhudas, (3) Mayankkumar Kiritkumar, (4) Rashmikant Kiritkumar sold non

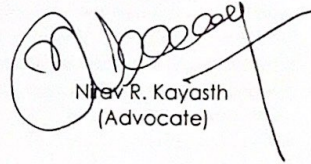


- agricultural land admeasuring about 3844 sq. mtr. of C.T.S. No.-3201/2/2, Final Plot no.-379/2, T.P. scheme no.-5 (Sanand) (lieu in survey no. 2034/4/2) of moje: Sanand (hereinafter referred to as the said land) to M/s. Vinayak Buildcon- a partnership firm, having it's present partners (1) Pareshkumar Indravadanbhai Patel, (2) Chirag Indravadan Patel, (3) Mayankbhai Kiritkumar Patel, (4) Rashmikant Kiritkumar Patel, (5) Janak Pankajkumar Patel, sale deed for the same has been registered in the office of sub registrar Sanand vide registration no.-3083, dated: 21/03/2020. Entry to that effect was made in revenue record vide entry no.-32175 as on dated: 08/10/2020.
25. The Plan for the construction has been sanctioned by Ahmedabad Urban Development Authority, vide commencement certificate no.-PRM/51/6/2020 /294 dated: 03/10/2020.
26. As a part of investigation of title i have given a public notice for demanding any third party or Heirs claim or Objections, which public notice was published in daily news paper Sandesh on page no. 11 as on dated: 16/10/2020.
27. I have verify village form no.-7/12 dated: 26/10/2020 and referred photo copies of village form no.- 6, I saw that the entry no.-32175 yet not certified, I have verified latest Property card of C.T.S. No.-3201/2/2 dated: 26/10/2020. The name of above named party is shown in the latest Property card as owners and possessors of the said land.
28. My search person has taken registration search since last 30 years as on dated: 23/10/2020.
29. The said above mentioned party executed declaration cum indemnity bond as on dated: 26/10/2020.

I have inspected aforementioned documents and rely upon declaration cum indemnity bond of above name party and believe that it is trustworthy, that i have reason to believe that and i give my opinion that the title to the aforementioned property is clear and marketable, free from reasonable doubts & encumbrances and is belongs to M/s. Vinayak Buildcon, a partner ship firm, having it's present partners are (1) Pareshkumar Indravadanbhai Patel, (2) Chirag Indravadan Patel, (3) Mayankbhai Kiritkumar Patel, (4) Rashmikant Kiritkumar Patel, (5) Janak Pankajkumar Patel.

Note: Registration Record of year 1987 to 2006 are destroyed, so my search advocate could not inspected. I issued this report on the basis of available registration search and photocopies of legal Documents, papers, Declaration, Indemnity bond, produce before me.




Nirav R. Kayasth
(Advocate)