



TITLE CERTIFICATE

To,

The Manager,
State Bank of India,
Vasna Branch, Ahmedabad
For Rahul Sharma
ID : SBI110

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**"):

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1. PREFACE:

We have been instructed by **Saanvi Nirmaan Homes** (hereinafter referred to as the "**Owner**") to investigate its title to the said Land.

2. DISCLAIMERS:

- (a) This Title Certificate is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the



- (f) We have not undertaken any on-site verification of the said Land, not carried out verification of any negative Court proceedings before any Court/ Forum/ Authority, not verified any acquisition by any Government/ Semi-Government authorities other than that mentioned in the revenue records and therefore, disclaim any responsibility with regard to details relating to such aspects.
- (g) This Title Certificate has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.

3. SCHEDULE OF THE SAID LAND:

All that piece and parcel of the land bearing Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and bounded as follows:

East :	12 mtrs. Wide Road
West :	Land bearing Block No. 417
North :	24 mtrs. Wide Road
South :	Land bearing Block No. 417

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other documents, the devolution of Title of the said Land is as under:

while Survey No. 333/1:

The revenue records indicate that originally the land bearing Survey No. 333/1 was in the ownership of Patel Veribhai Maganbhai. Subsequently, he



Ahmedabad, the total area of the Block No. 416 was modified to 10927 sq. mtrs., and it was recognized therein, that the land bearing Block No. 416 was bifurcated into Block No. 416/A admeasuring about 6440 sq. mtrs. and Block No. 416/B admeasuring about 4487 sq. mtrs. Copy of the said Form "F", Part Plan and the Letter is attached herewith as **Annexure - II**.

- (w) Subsequently, an Order dated 12.2.2018 bearing no. CB/ CTS-1/ NA/ SR 652/ 2017 passed by the Collector, Ahmedabad under Section 65 of the Land Revenue Code, 1879, whereby, a portion of the land admeasuring about 3478 sq. mtrs. out of the said Land being Final Plot No. 117/2 admeasuring in aggregate to 3864 sq. mtrs. was converted into non-agricultural land for residential purposes and the balance portion of the land admeasuring about 386 sq. mtrs. was converted into non-agricultural land for commercial purposes, subject to fulfillment and adherence of the conditions stated therein. The said aspect was notified in the revenue records on 15.3.2018 vide mutation entry no. 10901.

Note: It appears from the perusal of the revenue records and the aforementioned order, that the land bearing Block No. 416/A was allotted in lieu of Final Plot No. 117/2.

- (x) Later, the said Land was sold and conveyed by (1) Govindbhai Dayabhai (2) Rameshbhai Dayabhai (3) Dhirubhai Dayabhai and (4) Pravinbhai Dayabhai in favour of the Owner i.e. Saanvi Nirmaan Homes vide a Sale Deed dated 8.6.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 6451. The said event was mutated in the revenue records on 18.6.2018 vide mutation entry no. 11010.

DOCUMENTS VERIFIED:

For the purpose of this Title Certificate, we have ascertained/verified the following documents:



- (a) Village Form no. 7/12 of the said Land;
- (b) Mutation entries in Form No. 6 relating to the said Land;
- (c) Copy of Form "F";
- (d) Copy of Plant Plan;
- (e) Copy of the Zoning Certificate dated 11.10.2017;
- (f) Copy of the Letter dated 16.11.2017 bearing no. Naryo/ No. 2 (Ghuma)/ Case No. 114/ 396'
- (g) Copy of the Order dated 12.2.2018 bearing no. CB/ CTS-1/ NA/ SR 652/ 2017;
- (h) Copy of the Letter issued by the Mamlatdar, Dascroi, Ahmedabad dated 25.9.2018 bearing no. MCC/ Coping Register No. 522/ 2018; and
- (i) Copy of the Sale Deed dated 8.6.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 6451.

6. **SEARCH IN THE REVENUE RECORDS:**

We have conducted search in the office of the concerned authority on 4.10.2018 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued a public notice in local newspaper "Divya Bhaskar, Ahmedabad Edition" on 29.9.2017 (copy of which is annexed hereto as **Annexure-III**) and pursuant to said public notice we have not received any objections.

STATUS OF THE SAID LAND:

The Village Form No. 7 as on date reflects the tenure of the said Land to be non-agricultural land for residential and commercial purposes in a manner as appearing in clause 4 (w) above.



ADVOCATES

9. **FINAL OBSERVATIONS:**

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove; the *Owner viz. Saanvi Nirmaan Homes* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 20TH DAY OF OCTOBER, 2018

For,

Partner