



NON - ENCUMBRANCE CERTIFICATE

Nisarg Infrastructure - A partnership firm.

having Address at :-

A-5, Parul Bungalow, Opp. Silver Oak
College, Gota, Ahmedabad.

This is to certify that the scheme of residential and commercial known as " **DEVAL GURUKRUPA** " situated non-agricultural land bearing Final Plot No. (33 + 39) / 2 admeasuring 3027 sq.mts., of Town Planning Scheme No. 29 comprised of Survey No. 206 admeasuring 6054 sq.mts., (After deduction of 1332 sq.mts., land from the land admeasuring 7386 sq.mts.), Mouje - Chandlodia, Taluka - Sabarmati in the Registration District of Ahmedabad Sub District - Ahmedabad - 8 (Sola) and further it is developed by Nisarg Infrastructure - A partnership firm.

Pursuant of scrutiny of records of said land we have not found of any charge created on said land and above said land owner / developer has not borrowed loan against charge of said land and / or construction / project standing thereon with any bank, company or financial institution and title of the land in question are clear and marketable.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Date : 18-09-2018.

Place : Ahmedabad.


Manish Kanubhai Patel. Advocate



Enrolment No. G / 1504 / 2006.



To
Nisarg Infrastructure
Partnership firm
A-5, Park Building, Opp. Seva Oak
College, Gola, Ahmedabad

Date: 2014

TITLE CERTIFICATE WITH SEARCH REPORT

No. 206 measuring 5164 sq.mts. (After deduction of 1302 sq.mts. land from the land measuring 7280 sq.mts.) More - Chandola, Taluka - Suburban in the Registration District of Ahmedabad. The District - Ahmedabad - 6 (Solat) belonging to Nisarg Infrastructure - a partnership firm.

We hereby certify that by owners of said land to give an opinion on title to the said land, by taking necessary searches from the records and Sub-Registry records for a period of last thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken note of the documents from about last thirty years till now. Our report on title and opinion thereon is as stated hereunder. For the facts and particulars thereon may be taken from the documents, papers, writings and the records referred in hereunder.

Note: That The City Municipal (West) Ahmedabad issued certificate - Drawing No. City/AMM/Record/Mahd/Arj No.232/2013 dated 20-04-2013 to the effect that the Entry No. 206 and 207 are not available in the record.

On bare perusal of 7/12 portion of the land in question for the year 1954-55 to the year 2013-14. It is original title.



To,

Ref No. 5414

Nisarg Infrastructure

A partnership firm

A-5, Parul Bungalow, Opp. Silver Oak

College, Gota, Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to non agricultural land bearing Final Plot No. (33 + 39) / 2 admeasuring 3027 sq.mts., of Town Planning Scheme No. 29 (GOTA - CHANDLODIA - SOLA) comprised of Survey No. 206 admeasuring 6054 sq.mts., (After deduction of 1332 sq.mts., land from the land admeasuring 7386 sq.mts.), Mouje - Chandlodia, Taluka - Sabarmati in the Registration District of Ahmedabad Sub District - Ahmedabad - 8 (Sola) belonging to **Nisarg Infrastructure - A partnership firm.**

We refer to instructions by owner's of said land to give an opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years till now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

Note:- That The City Mamlatdar (West) Ahmedabad issued certificate bearing No. City/ ADM / Record / Nakal / Arji No.232 /2013 dated 26-04-2013 to the effect that mutation Entry No. 200 and 266 are not available in the record.

1. On bare perusal of 7/12 abstract of the land in question from the year 1951-52 to the year 1960-61, it is crystal clear that the



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name of Sana Bapubhai is mentioned in the column of occupier meaning thereby he was the occupier of the said land prior to the year of 1952 as defined in Sub Section 16 of Section 3 of Land Revenue Code.

2. That, the land in question was declared as "fragment Land" in accordance with provision of sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" and entry to that effect was entered in the revenue record vide mutation entry No. 487 dated 04-03-1952 which was certified by competent authority.
3. That, the land bearing Survey No. 206 was standing as new and impartible tenure land and hence said land can not be alienate, sell, mortgage or transfer and such note was made in other right of record and entry to that effect was entered in the revenue record vide mutation entry No. 593 dated 24-03-1956 which was certified by competent authority.
4. That the land in question was declared as fragment land but the said land falls within the limit of Ahmedabad Municipal Corporation and hence the said land was exempted from the restriction of the "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" considering the The Provision of Section -3 of the said Act and entry to that effect was entered in the revenue record vide mutation entry No.823 dated 30-04-1968 which was certified by competent authority.
5. That, the land in question was declared as "FRAGMENT LAND" in accordance with provision of Sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF





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HOLDING ACT-1947" and entry to that effect was entered in the revenue record vide mutation entry No.1167 dated 24-08-1977 which was certified by competent authority.

6. That, the land in question was new tenure land in nature and hence, the City Deputy Collector passed order bearing No. Jamin / Vashi.307 dated 18-04-1983 and released the said land from restriction laid down by the Government converting into old tenure land for agricultural purpose with a condition liable for premium for non-agricultural purpose subject to other conditions stipulated therein and entry to that effect was entered in the revenue record vide mutation entry No.1662 dated 06-08-1983 which was certified by competent authority.
7. Thereafter, the holder of the said land namely Shanaji Bapuji Thakor had died intestate on 17-03-1992 and his son Dahyaji Shanaji Thakor also died leaving behind them their legal heirs as (1) Khodaji Shanaji Thakor, (2) Kaduji Shanaji Thakor, (3) Soniben Wd/o Dahyaji Shanaji Thakor, (4) Sureshbhai Dahyaji Thakor, (5) Maheshbhai Dahyaji Thakor, (6) Umeshbhai Dahyaji Thakor, and (7) Jayeshbhai Dahyaji and hence their names were brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 2023, dated 05-07-1993 which was certified by competent authority on 10-09-1993.
8. Thereafter, the holders of said land namely (1) Khodaji Shanaji Thakor as himself and Karta and Manager of his HUF through his P.O.A holder Bhikhabhai Taljibhai Desai, (2) Kaduji Shanaji Thakor as himself and Karta and Manager of his HUF, (3) Soniben Wd/o Dahyaji Shanaji Thakor, (4) Sureshbhai Dahyaji Thakor,





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(5) Maheshbhai Dahyaji Thakor, through his P.O.A holder Bhikhabhai Taljibhai Desai,, (6) Umeshbhai Dahyaji Thakor, and (7) Jayeshbhai Dahyaji had sold and conveyed the land bearing Survey No. 206 admeasuring 7386 sq.mts., to (1) Shivabhai Vasibhai Desai, (2) Manekbhai Vasibhai Desai (the serial No.1 & 2 are owner of 54.72 % Share.), (3) Ishvarbhai Valjibhai Desai, (4) Amratbhai Valjibhai Desai (the serial No. 3 & 4 are owner of 11.32 % Share.), (5) Gandabhai alias Ramabhai Jethabhai Desai(the serial No.5 is owner of 22.64 % Share.) and (6) Vasibhai Kuvarsibhai Desai(the serial No. 6 are owner of 11.32 % Share.) by Sale Deed registered in the office of Sub-Registrar of Assurances at Ahmedabad - 2 (Vadaj - 2) under Sr. No. 2051 dated 22-05-2003. And (1) Divaliben Kalaji, (2) Melaji Kalaji, (3) Kishanji Kalaji, (4) Pankajji Kalaji, (5) Babuben W/o Khodaji Shanaji as herself and natural Guardian of Rameshji Khodaji (6) Ganpatji Khodaji, (7) Hansaben W/o Kaduji Shanaji and (8) Vishnuji Kaduji confirmed the said sale deed and entry to that effect was entered in the revenue record vide mutation entry No. 2491 dated 18-07-2003 which was certified by competent authority on 01-10-2003.

9. Thereafter, the holders and owners of said land namely (1) Ishwarbhai Valjibhai, (2) Amratbhai Valjibhai, (3) Ramabhai Jethabhai and (4) Vasibhai Kuvarsibhai had sold and conveyed old tenure agricultural land bearing Survey No. 206 admeasuring 7386 sq.mts., paikie admeasuring 3344.48 sq.mts., i. e. their undivided share to (1) Amitkumar Kantilal Patel, (2) Narendrakumar Rameshbhai Patel, (3) Anilkumar Girishbhai Darji, (4) Bahgyeshbhai Pitambarbhai Patel and (5) Chandubhai Gandabhai Patel by Sale Deed registered in the office of Sub-Registrar of Assurances at Ahmedabad - 2 (Vadaj - 2) under Sr.



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No. 8646 dated 17-07-2007 and entry to that effect was entered in the revenue record vide mutation entry No. 2899 dated 27-07-2007 which was certified by competent authority on 08-10-2007.

10. Thereafter, the joint holder of the said land namely (1) Amitkumar Kantilal Patel, (2) Narendrakumar Rameshbhai Patel had voluntarily waived and relinquished their right, title, claim and share persisting the land in question in favour of another joint holder Anilkumar Girishbhai Darji and hence their names were deleted from revenue record and entry to that effect was entered in the revenue record vide mutation entry No. 3065 dated 25-04-2008 which was certified by competent authority on 29-05-2008.

11. That, vide mutation entry No. 2899, the land bearing Survey No. 206 paikie 3344.48 sq.mts., was sold and conveyed but inadvertently the names of vendors have not been deleted from the revenue record and hence, the City Mamlatdar, Ahmedabad passed order bearing No. RTS / Sudharo / SR No. 420 / 08 dated 16-05-2008 and directed to delete the names of vendors as referred in mutation entry No. 2899, and entry to that effect was entered in the revenue record vide mutation entry No. 3074 dated 24-05-2008 which was certified by competent authority on 17-07-2008.

12. In the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village from No. 6, the mistakes were noticed and hence the Mamlatdar City passed order bearing No. RTS / Sudhara Hukam / Khsati Yaadi / SR No. 1885 / 08 dated 25-09-2008 for rectification the errors



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and entry to that effect was entered in the revenue record vide mutation entry No. 3174 dated 10-10-2008 which was certified by competent authority on 12-11-2008.

13. That, the City Deputy Collector, Ahmedabad passed order in Con Case No. 1/2009 and directed to withdraw the notice issued under the provision of Section 9 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 and entry to that effect was entered in the revenue record vide mutation entry No. 3373 dated 27-10-2009 which was certified by competent authority on 10-12-2009.
14. That, the City Deputy Collector, Ahmedabad passed order bearing No. RTS / Appeal / Case No. 141 / 09 on 14-10-2009 and disallowed the appeal filed by the applicant and entry to that effect was entered in the revenue record vide mutation entry No. 3374 dated : 27-10-2009 which was certified by competent authority on 10-12-2009.
15. On close scrutiny of sub registry record, it transpires that, the owners of the said land namely (1) Shivabhai Vasibhai Desai, (2) Shri Manekhbhai Vashibhai Desai (Sr. No. 1 and 2 are owners of undivided 50% land), (3) Bhagvanbhai Karmanbhai Ajra and (4) Dipakbhai Govindbhai Prajapati (Sr. No. 3 and 4 are owners of undivided 50% land) had agreed to sell and convey the old tenure agricultural land bearing Final Plot No. 48 admeasuring 3693 sq.mts., Umashakti Corporation Enclave Project, a partnership firm, through its administrative partner Vikas Ramchandra Patel by executing Agreement for Sale registered in the office of Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) under Sr. No. 20912 dated : 08-12-2009.





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16. Thereafter, the holder of Agreement for Sale namely Umashakti Corporation Enclave Project, a partnership firm through its administrative partner Vikas Ramchandra Patel had executed Deed of Cancellation of Agreement for Sale in favour of (1) Shivabhai Vasibhai Desai, (2) Shri Manekhbhai Vasibhai Desai registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City - 13) under Sr. No. 1715 dated 01-11-2012 whereby Agreement for Sale bearing No. 20912 dated 08-12-2009 was cancelled for the purpose of so far as it relates to (1) Shivabhai Vasibhai Desai and (2) Manekhbhai Vasibhai Desai.
17. That, (1) Shivabhai Vasibhai Desai, (2) Manekhbhai Vasibhai Desai, (3) Bhagvanbhai Karmanbhai Ajra and (4) Dipakbhai Govindbhai Prajapati had executed Power of Attorney in accordance with provision of Article 45-A of Registration Act in favour of Brijesh Sukhdevbhai Patel registered in the office of Sub Registrar of Assurance at Ahmedabad-2 (Vadaj) under Sr. No. 20915 dated : 08-12-2009.
18. Thereafter, Brijeshbhai Sukhdevbhai Patel had executed Deed of Declaration in favour of (1) Shivabhai Vasibhai Desai and (2) Manekhbhai Vasibhai Desai registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City-13) under Sr. No. 1716 dated 01-11-2012 whereby Deed of Power of Attorney bearing No. 20915 dated 08-12-2009 was cancelled.
19. Thereafter, the holder of Agreement for Sale namely Umashakti Corporation Enclave Project, a partnership firm through its administrative partner Vikas Ramchandra Patel had executed Deed of Cancellation of Agreement for Sale in favour of Dipakbhai Govindbhai Prajapati registered in the office of Sub



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Registrar of Assurance at Ahmedabad-13 (City - 13) under Sr. No. 2022 dated 26-09-2013 whereby Agreement for Sale bearing No. 20912 dated 08-12-2009 was cancelled for the purpose of so far as it relates to Dipakbhai Govindbhai Prajapati.

20. Thereafter, Brijeshbhai Sukhdevbhai Patel had executed Deed of Declaration in favour of Dipakbhai Govindbhai Prajapati registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City-13) under Sr. No. 2023 dated 26-09-2013 whereby Deed of Power of Attorney bearing No. 20915 dated 08-12-2009 was cancelled.
21. Thereafter Umashakti Corporation Enclave Project, through its administrative partner Vikas Ramchandra Patel had executed Deed of Confirmation in favour of Dipakbhai Govindbhai Prajapati and Ghanshyambhai Bhikhubhai Vaghrola registered in the office of Sub-Registrar of Assurance at Ahmedabad-13 (City-13) under Sr. No. 2024 dated 26-09-2013 whereby it was admitted that, the right by virtue of Agreement for Sale dated 08-12-2009 was ended and Sale Deeds bearing No. Sr. No. 408 dated 03-01-2011 and Sr. No. 1343 dated 12-06-2013 were confirmed.
22. Thereafter, the joint holders and Co-owners of the said land namely (1) Anilkumar Girishbhai Darji, (2) Bhagyeshbhai Pitambarbhai Patel and (3) Chandubhai Gandabhai Patel had sold and conveyed the old tenure agricultural land bearing Survey No. 206 admeasuring 7386 sq.mts., paikie admeasuring 3344.48 sq.mts., to (1) Bhagvanbhai Karmanbhai Ajra and (2) Dipakbhai Govindbhai Prajapati by Sale Deed registered in the office in Sub-Registrar of the Assurances, at Ahmedabad - 2 (Vadaj-2) under Sr. No. 19890 dated 17-11-2009 and entry to that effect



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was entered in the revenue record vide mutation entry No. 3386 dated 19-11-2009 which was certified by competent authority on 20-01-2010.

23. Thereafter, the joint holder and Co-owner of the said land namely Bhagvanbhai Karmanbhai Ajra, through his power of attorney holder Brijesh Sukhdevbhai Patel had sold and conveyed the old tenure agricultural land bearing Survey No. 206 admeasuring 7386 sq.mts., paikee admeasuring 3344.48 sq.mts., paikee undivided 1672.24 sq.mts., land of his share to (1) Prafulbhai Parshottambhai Bavisiya and (2) Shaileshbhai Parshottambhai Bavisiya by Sale Deed registered in the office of Sub-Registrar of the Assurances, at Ahmedabad - 2 (Vadaj-2) under Sr. No. 408 dated 03-01-2011 and Umashakti Corporation Enclave Project, a partnership firm through its partner Vikas Ramchandra Patel confirmed the said Sale Deed by virtue of right vested with him in view of Agreement for Sale registered in the office of Sub Registrar of Assurances at Ahmedabad- 2 (Vadaj) under Sr. No. 20912 dated 08-12-2009 and entry to that effect was entered in the revenue record vide mutation entry No. 3848 dated 17-02-2011 which was certified by competent authority on 27-04-2011.

24. That, the possession of land bearing Survey No. 206 admeasuring 1672.24 sq.mts., paikee, land admeasuring 1332 sq.mts., was taken on 14-09-2011 from the occupiers (1) Prafulbhai Parshottambhai Bavisiya and (2) Shaileshbhai Parshottambhai Bavisiya by the Ahmedabad Urban Development Authority considering the said land as T. P. Deduction Land and on the basis of letter dated 30-09-2011 of the Senior Town Planner, Ahmedabad and possession receipt, the name of Ahmedabad Urban Development Authority was entered in revenue record for



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the purpose of said land and entry to that effect was entered in the revenue record vide mutation entry No. 4058 dated 11-10-2011 which was certified by competent authority on 13-01-2012.

25. That the Provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 206 admeasuring 7386 sq.mts., by merging into Draft Town Planning Scheme No. 29 (GOTA - CHANDLODIA - SOLA) and the land bearing Survey No. 206 is given Final Plot No. (33+39)/2 and its area is fixed to the extent of 3027 sq. mts., and Form-F is issued in accordance with the provision of Rules 21 & 35 of the Gujarat town planning And Urban Development Rules-1979 enacted under the said act.
26. That, the predecessors in the title of the land in question namely (1) Babiben W/o. Khodaji Shanaji Thakor, (2) Ganpatji Khodaji Thakor, and (3) Rameshji Khodaji Thakor had executed Deed of Declaration cum Confirmation registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City-13) under Sr. No. 1351 dated 11-06-2013 whereby Sale Deed No. 2051 dated : 22-05-2003 was confirmed and the sale transactions took place thereafter, from time to time were also confirmed and admitted that, the Special Civil Suit No. 557/2011 was withdrawn by the plaintiff.
27. That, the predecessors in the title of the land in question namely (1) Kaduji Shanaji Thakor, (2) Hansaben W/o. Kaduji Shanaji Thakor, (3) Vishnuji Kaduji Thakor, (4) Vijayji Kaduji Thakor and (5) Minaben D/o. Kaduji Shanaji Thakor had executed Deed of Declaration cum Confirmation registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City-13) under Sr.



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No. 1352 dated 11-06-2013 whereby Sale Deed No. 2051 dated 22-05-2003 was confirmed and the sale transactions took place thereafter, from time to time were also confirmed and admitted that, the Special Civil Suit No. 557/2011 was withdrawn by the plaintiff and also admitted that, they or their legal heirs have no any right in the land in question.

28. That, the predecessors in the title of the land in question namely (1) Soniben Wd/o. Dahyaji Shanaji Thakor, (2) Maheshji Dahyaji Thakor, (3) Jayeshji Dahyaji Thakor, (4) Sureshji Dahyaji Thakor and (5) Umeshji Dahyaji Thakor had executed Deed of Declaration cum Confirmation registered in the office of Sub Registrar of Assurance at Ahmedabad-13 (City-13) under Sr. No. 277 dated 12-02-2014 whereby Sale Deed No. 2051 dated 22-05-2003 was confirmed and the sale transactions took place thereafter, from time to time were also confirmed and admitted that, they or their heirs have no any right in the land in question.

29. Thereafter, the joint holders and Co-owners of the said land paikee namely (1) Prafulbhai Parshottambhai Bavisiya and (2) Shaileshbhai Parshottambhai Bavisiya had sold and conveyed the old tenure agricultural land bearing Final Plot No. 48 paikee admeasuring 170.12 sq.mts., comprised of Survey No. 206 admeasuring 1672.24 sq.mts., paikee to Ghanshyambhai Bhikhubhai Vaghrola by Sale Deed registered in the office of Sub-Registrar of the Assurances, at Ahmedabad - 13 (City - 13) under Sr. No. 1343 dated 12-06-2013 and entry to that effect was entered in the revenue record vide mutation entry No. 4554 dated 12-06-2013 which was certified by competent authority on 12-08-2013.





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30. That, the land bearing Survey No. 206 paikee undivided 4041.52 sq.mts., is standing in the joint names of (1) Shivabhai Vasibhai Desai and (2) Manek Vasibhai Desai and hence, they had executed Declaration of Understanding registered in the Office of Sub-Registrar of the Assurances, at Ahmedabad - 13 (City - 13) under Sr. No. 2099 dated 23-09-2013 whereby understating was made and declared by them that, the ownership right of the land bearing Survey No. 206 paikee admeasuring 2020.76 sq.mts., is vested with each to (1) Shivabhai Vasibhai Desai and (2) Manek Vasibhai Desai and entry to that effect was entered in the revenue record vide mutation entry No. 4648 dated 02-11-2013 which was certified by competent authority on 14-12-2013.

31. Thereafter, the joint holder and Co-owner of the said land paikee namely Dipakbhai Govindbhai Prajapati had sold and conveyed the old tenure agricultural land bearing Final Plot No. 48 paikee admeasuring 836.12 sq.mts., comprised of Survey No. 206 admeasuring 7386 sq.mts., paikee admeasuring 1672.24 sq.mts., land to Narendrasinh Ranjitsinh Gohel by Sale Deed registered in the Office in Sub-Registrar of the Assurances, at Ahmedabad - 13 (City - 13) under Sr. No. 259 dated 10-02-2014 and entry to that effect was entered in the revenue record vide mutation entry No. 4723 dated 10-02-2014 which was certified by competent authority on 05-05-2014.

32. On clause of scrutiny of Sub Registry record, it transpires that, the joint holders of the land in question namely Shivabhai Vasibhai Desai and Manek Vashibhai Desai had agreed to sell and convey the land bearing Final Plot No. 48 admeasuring 4041.52 sq.mts., to (1) Mahendrabhai Chandubhai Sadhu and (2) Devendra Bhikhabhai Desai by executing Agreement for Sale registered in



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the office of Sub-Registrar of the Assurances, at Ahmedabad - 13 (City - 13) under Sr. No. 2465 dated 08-12-2015. Which was cancelled thereafter by both the party and Deed of Cancellation of agreement to sale was executed between both the parties. Which was registered with Sub-Registrar of Ahmedabad - 8 (Sola) on 13th August, 2018 under Registration No. 15290.

33. Thereafter, the joint holders and Co-owners of the said land paikie namely (1) Ghanshyambhai Bhikhubhai Vaghrola (The owner of as per Survey No. 340.24 and as per Final Plot owner of 170.12 sq.mts.) and (2) Narendrasinh Ranjitsinh Gohel (The owner of as per Survey No. 1672.24 sq.mts., and as per Final Plot 836.12 sq.mts.,) had sold and conveyed the old tenure agricultural land bearing Final Plot No. 48 admeasuring 3693 sq.mts., paikie admeasuring 1006.24 sq.mts., comprised of Survey No. 206 admeasuring 7386 sq.mts., paikie admeasuring 2012.48 sq.mts., land to (1) Sureshbhai Kanjibhai Patel, (2) Kuldipbhai Jayantibhai Patel and (3) Natvarbhai Shivrambhai Patel by Sale Deed registered in the Office in Sub-Registrar of the Assurances, at Ahmedabad - 13 (City - 13) under Sr. No. 320 dated 09-02-2016 and entry to that effect was entered in the revenue record vide mutation entry No. 5070 dated 09-02-2016 which was certified by competent authority on 14-03-2016.

34. That, the occupiers of the said land namely Shivabhai Vasibhai Desai and others had submitted an application dated 18-02-2016 to District Collector, Ahmedabad for converting the land bearing Final Plot No. 48 of T. P. Scheme No. 29 admeasuring 2973 sq.mts., for non-agricultural purpose and on considering the said application, the District Collector, Ahmedabad passed order bearing No. CB/Jamin-3 / N.Sha / Premium / Chandlodia / Survey



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/ Block No. 206 / SR169 / 2016 / E.W.M.S. No. 27263 dated 01-02-2017 and released the land in question from the restriction laid down by the Government converting into old tenure land for non-agricultural purpose and entry to that effect was entered in the revenue record vide mutation entry No. 5306, dated 09-02-2017 which was certified by competent authority on 27-03-2017.

35. Thereafter, the holders and owners of said land namely Shivabhai Vasibhai Desai and others had submitted an application dated 27-10-2016 to the District Collector, Ahmedabad for obtaining non - agricultural use permission for the land bearing Final Plot No. 48 of T. P. Scheme No. 29, admeasuring 2976 sq.mts., and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / Jamin-2 / T.B.Khe / K. 65 / Chandlodia / Survey No. 206/SR 45/2016 dated 23-03-2017 and granted non-agricultural use permission for residential purpose to the land bearing Final Plot No. 48 of T.P. Scheme No. 29 admeasuring 2976 sq.mts., comprised of Survey No. 206 in accordance with THE PROVISION OF SECTION-65 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES - 100, 101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was entered in the revenue record vide mutation entry No. 5327 dated 28-03-2017 which was certified by competent authority on 02-05-2017.

36. Thereafter, the holder and owner of said land namely Shivabhai Vasibhai Desai had submitted an application dated 30-03-2017 to the District Collector, Ahmedabad for obtaining non - agricultural use permission for the land bearing Final Plot No. 48 paikar, T. P. Scheme No. 29, admeasuring 745 sq.mts., and on consideration of said application, the Deputy Collector (N. A.), Ahmedabad



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passed order bearing No. N.A. / U-1 / K65-A / Chandlodia/Case No. 482 / 2017 dated 03-05-2017 and granted non-agricultural use permission for commercial purpose to the land bearing Final Plot No. 48 paikee admeasuring 745 sq.mts. in accordance with THE PROVISION OF SECTION-65-A OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100, 101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was entered in the revenue record vide mutation entry No. 5522 dated 04-04-2018 which was certified by competent authority on 20-06-2018.

37. That, the occupier of the said land had submitted an application to the District Collector, Ahmedabad for converting in to old tenure land to the land bearing Final Plot No. (33 + 39) / 2 paikee of T. P. Scheme No. 29 admeasuring 51 sq.mts., for non-agricultural purpose and on considering the said application, the District Collector, Ahmedabad passed order bearing No. CB / N.Sha. / Premium / Chandlodia / Survey / Block No. 206 / SR-91 / 2018 dated 25-06-2018 and released the land bearing Final Plot No. (33 + 39) / 2 paikee admeasuring 51 sq.mts., from the restriction laid down by the Government converting into old tenure land for non-agricultural purpose and pencil entry to that effect was entered in the revenue record vide mutation entry No. 5591, dated 04-07-2018.
38. Thereafter, the holder and owner of said land had submitted and application to the District Collector, Ahmedabad for obtaining non - agricultural use permission for the land bearing Final Plot No. (33+39)/2 paikee admeasuring 51 sq.mts., and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / N.Sha / Tatkal / N.A/



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S.R.992/2018 dated 03-08-2018 and granted non-agricultural use permission for residential purpose to the land bearing Final Plot No. (33 + 39)/2 admeasuring 3027 sq.mts., paikie admeasuring 51 sq.mts., in accordance with THE PROVISION OF SECTION 65 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100, 101 OF THE GUJARAT LAND REVENUE RULES-1972 and Pencil entry to that effect was entered in the revenue record vide mutation entry No. 5619 dated 03-08-2018 & mutation entry No. 5627 dated 20-08-2018.

39. Thereafter, the owners of the said land namely (1) Shivabhai Vasibhai Desai, (2) Manekbhai Vasibhai Desai, (3) Sureshbhai Kanjibhai Patel, (4) Kuldipbhai Jayantibhai Patel and (5) Natvarbhai Shivrambhai Patel have sold and conveyed the said non-agriculture land bearing Final Plot No. (33 + 39) / 2 admeasuring 3027 sq.mts., of Town Planning Scheme No. 29 (GOTA :- CHANDLODIA - SOLA) comprised of Survey No. 206 admeasuring 6054 sq.mts., (After deduction of 1332 sq.mts., land from the land admeasuring 7386 sq.mts.), Mouje - Chandlodia to Nisarg Infrastructure - A partnership firm by sale deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 8 (Sola) under Serial No. 15293 dated : 13-08-2018 and Pencil entry to that effect was entered in the revenue record vide mutation entry No. 5625, dated : 14-08-2018.
40. On bare perusal of revenue record of the case in hand, it transpires that, the deficit stamp duty of Rs. 85,220/- and penalty of Rs. 250/- total aggregating amount of Rs. 86,000/- has been paid in the context of alienation of right referred in mutation entry No. 3065 dated : 25-04-2018 and said fact is expressly



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corroborated by order dated 13-05-2016 passed by the Deputy Collector Stamp Duty Valuation Organisation Vibhag-1, Ahmedabad.

41. On bare perusal of revenue record of the case in hand, it transpires that, Civil Suit No. 557/2011 was instituted in the court of Principal Senior Civil Judge, Ahmedabad Rural at Ahmedabad, but the said suit was withdrawn by the parties and said fact is narrated and declaration also and on inquired from the website of the concerned court, it is learnt that, the said suit is disposed of.
42. On bare perusal of revenue record of the case in hand, it transpires that, said land was declared as Fragment Land but as per the provision of amended Section 7 of the Gujarat Prevention of Fragmentation of Consolidation of Holding Act, 1947, it is not forbidden to sale the land which was declared as fragment land in the past. Moreover, the land in question has been already converted into non-agricultural land and as per the well settled the legal position laid down by the Hon'ble High Court of Gujarat, the laws relating to agricultural land are not applicable to non-agricultural land.
43. Ahmedabad Municipal Corporation had sanctioned plans for construction for residential & Commercial project known as " **DEVAL GURUKRUPA** " on 17th September, 2018 under their Case No. 708007 and Rajchitthi No. AMC / 10-09-2018 / 708007 / 01 / 001756 for Block No. A + B & C.
44. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**"



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dated : 24-07-2018 on the name of Former owner of the land for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us that except what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **Nisarg Infrastructure - A partnership firm** is clear and marketable and free from encumbrances and reasonable doubts subject to :-

- 1 Affidavit on title being made by Nisarg Infrastructure - A partnership firm.
2. Fulfilment of "PROVISION OF GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976" and Rules and regulation made there under and Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land and Fulfilment of terms and conditions laid down in N. A. Order.



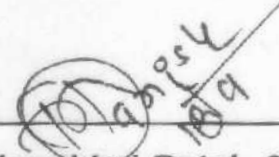
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SCHEDULE

ALL THAT piece or parcel of non agricultural land bearing Final Plot No. (33 + 39) / 2 admeasuring 3027 sq.mts., of Town Planning Scheme No. 29 comprised of Survey No. 206 admeasuring 6054 sq.mts., (After deduction of 1332 sq.mts., land from the land admeasuring 7386 sq.mts.), Mouje - Chandlodia, Taluka - Sabarmati in the Registration District of Ahmedabad Sub District - Ahmedabad - 8 (Sola).

Date : 18-09-2018.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006

Note of caution and disclaimer:-

- (a) This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use. This report on title contains some remarks and objervations which should be observed
- (b) 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 lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/ reservation in said land/property and there are no pending litigation or injunction/ status quo granted therein in respect of the said land/property. the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.