

SMITEN M. KOTHARI-Advocate

708, Maple Trade Centre, Near Surdhara Circle, Thaltej, Ahmeabad

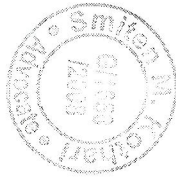
To,

MBA DEVELOPERS PRIVATE LIMITD,

A Company,

TITLE REPORT

Reg. :- Non-Agricultural Land bearing Final Plot No. 28 admeasuring 921.00 Square Meters comprised in Town Planning Scheme No. 2 of Thaltej, (Old Revenue Survey No.31/5), included in City Survey of Thaltej, and bearing City Survey No. 180021, situate, lying and being at Mouje-Thaltej, Taluka-Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9(Bopal) in the State of Gujarat belonging to OM KRUPA APARTMENT OWNERS ASSOCIATION and Development Rights to the said land to MBA DEVELOPERS PRIVATE LIMITED, A Company...



THIS IS TO OPINE THAT, As per instructions received from MBA DEVELOPERS PRIVATE LIMITED, A Company, I have been instructed to carry out and conduct search of the Revenue Records for last about 28 Years and also from certain deeds and documents and other documents including court/revenue proceedings and orders as well as Affidavit/Indemnity Bond by Om Krupa Apartment Owners

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Association dated-11/07/2022 relating thereto given to us and believing the same to be true, correct and genuine and based on the information given that no transfer/agreement has been made except what is mentioned with regard to the Non-Agricultural Land bearing Final Plot No. 28 admeasuring 921.00 Square Meters comprised in Town Planning Scheme No. 2 of Thaltej, (Old Revenue Survey No.31/5), included in City Survey of Thaltej, and bearing City Survey No. 180021, situate, lying and being at Mouje-Thaltej, Taluka-Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9(Bopal), (hereinafter referred to as "the said land" for short) I hereby give my report/opinion on title as under :-

Revenue Survey Nos.31/5:-

- (1) That the Land bearing Revenue Survey Nos.31/5 held by Bhalabhai Chatrubhai being Owner and Occupier prior to 1947.
- (2) That thereafter the said land of Revenue Survey No.31/5 was sold and conveyed to Baldevbhai Nanlal by way of Registered Sale Deed dated-03/04/1947. Entry to that effect was entered into the revenue record by Mutation Entry No.2157 dated-25/08/1947.
- (3) That thereafter by way of Registered Assignment Deed bearing Serial No.7196 dated-29/07/1966 Baldevbhai Nathlal assigned the said land to Natvarlal Maganlal, Kantilal Chimanlal and others. Entry to that effect was entered into the revenue records by Mutation Entry No.3567 dated-02/07/1967.
- (4) That thereafter Natvarlal Maganlal, Kantilal Chimanlal and others divided the Land bearing Revenue Survey Nos.31/5 into various plots and made partition of such plots amongst them and as per said partition, the Part 5 of Revenue Survey No.31 came to the share of Natvarlal Maganlal. Entry to that effect

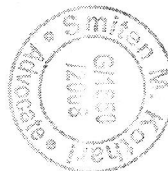


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was entered into the revenue record by entry no.3980 dated-25/05/1973.

- (5) That thereafter the Taluka Development Officer of Ahmadabad by its Order bearing No.L.N.D.A.S.R.-V-226 dated-12/12/1966 and by Order No.T.P.L.N.D.S.R.37 dated-07/12/1968 and by Order No.T.P./Jamin/S.R.27 dated-19/05/1973 granted Non Agricultural Permission to the said land for which Talalti of Village Thaltej had issued Village Form No. 2 for the said land on 14/12/2021.
- (6) That thereafter Natvarlal Maganlal expired on 13/01/1981 and names of his legal heirs, Nirmalaben wd/o. Natvarlal Maganlal, Mahendrabhai Natvarlal, Jyostnaben Natvarlal, Neelaben Natvarlal, Pannaben Natvarlal and Kalpanaben Natvarlal were entered in revenue records. Entry to that effect was entered into the revenue record by entry No.5381 dated 19/02/1982.
- (7) That Thereafter, competent authority and Additional Collector under the provision of the Urban Land Ceiling and Regulation Act, 1976 by Order No.ULC/Form/No.1/U-6/Thaltej-167 dated 16/6/1990 declared the said land free from the ceiling limit.
- (8) That Thereafter, by way of Registered Sale Deed No.25632 dated 23/11/1990, Nirmalaben wd/o. Natvarlal Maganlal, Mahendrabhai Natvarlal himself and as Karta and Manager of his H.U.F., Jyostnaben Natvarlal, Neelaben Natvarlal, Pannaben Natvarlal and Kalpnaben Natvarlal sold and conveyed the said land to Om Krupa Apartment Owners Association. Entry to that effect was entered into the revenue record by entry No.3839 dated 06/12/1990. Since then the said Association became sole and absolute owner, occupier and possessor of said land.



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- (9) That Om Krupa Apartment Owners Association is a registered Association under the provisions of the Bombay Non-Trading Corporation Act, 1959 vide Reg. No.NTCG-3525 dated 20/11/1990.
- (10) That the Ahmadabad Urban Development Authority by its Order bearing No.PRM/9490/1666 issued development permission on the said land dated 18/02/1991.
- (11) That the Thaltej Gram Panchayat has issued Construction Permission (Rajjachitthi) to construct on the said land by its Resolution No.5 dated 27/03/1991.
- (12) That Om Krupa Apartment Owners Association entered into a development agreement with Urmi Builders, a Partnership Firm on 08/04/1992 and on the basis of the said agreement, Urmi Builders, a Partnership Firm built-up a scheme of Residential Flats on the said land under the name and style of "Krupa Apartment".
- (13) That thereafter, the Deputy Director of Land Records, Ahmedbad by his Order No.CTS/H.CHO./T.P.-2/Thaltej/Promulgation/2019 promulgated the records of the Village Thaltej and City Survey No.180021 has been allotted in lieu of said land.
- (14) That Revised Plans for the construction of Residential Project are submitted with respect to the said lands bearing Non-Agricultural Land bearing Final Plot No. 28 admeasuring 921.00 Square Meters comprised in Town Planning Scheme No. 2 of Thaltej, (Old Revenue Survey No.31/5), included in City Survey of Thaltej, and bearing City Survey No. 180021, situate, lying and being at Mouje-Thaltej, Taluka-Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9(Bopal) in the State of Gujarat. Om Krupa



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Apartment Owners Association has entered into a Re-Development Agreement with MBA Developers Private Limited, which is registered with the assurance of Sub-Registrar of Ahmedabad-9 under Serial No.2424 dated-11/03/2022.

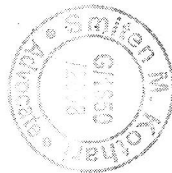
(15) I have taken searches relating to the Subject Property through my search clerk.

(16) As a part of Investigation of title of the said property, I have published a Public Notice in daily News Paper : Gujarat Samachar" on 30/03/2022 and in response to the said notice I have not received any objection from anyone for the said property.

THE SCHEDULE ABOVE REFERRED TO

All that immovable property being Non-Agricultural Land bearing Final Plot No. 28 admeasuring 921.00 Square Meters comprised in Town Planning Scheme No. 2 of Thaltej, (Old Revenue Survey No.31/5), included in City Survey of Thaltej, and bearing City Survey No. 180021, situate, lying and being at Mouje-Thaltej, Taluka-Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9(Bopal)

- (1) Fulfillment of The Provision of The Town Planning and Urban Development Act, The Bombay Tenancy and Non-agricultural Lands Act or any other act, rule/ notification, gazette etc. in force from time to time.
- (2) Fulfillment of terms and conditions laid down in the N.A. Order, approved plan or case in any court if any.
- (3) Revised Plans been approved from concerned authority.



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AT AHMEDABAD DATED THIS ^{12th} DAY OF July 2022.



Smiten M. Kothari

Smiten M. Kothari(Advocate)

Note of caution and disclaimer :-

- (1) That the computerized record of sub-registrar is not well prepared/ maintained / record by the agency which is appointed by th*e state government and hence may be erroneous, resulting into our / my error.
- (2) The Record of the Sub – Registrar and some past record is illegible or destroyed or not visible for some years.
- (3) The existence and location of the lands is engineering subject. I do not have that expertise. Hence not liable for any error.
- (4) 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. situate nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in the said land and there are no pending litigation or injunction /status quo granted therein in respect of the said Lands.
- (5) I am informed by the concerned party that at present no litigation/suits are filed/pending before any judicial/Quasi Judicial authorities on the said land or on any flats.

