

Vijaykumar B. Naika

B.Com.,L.L.B.

Advocate

Ref No. : Gen-29-2014

Date : 09/12/2020.

To,

1} Smt. Komalben Hirenbbhai Modi,
2} Smt. Devalben Premalbbhai Modi,
3} Manjulaben widow of Ashwinbbhai Dahyabbhai Modi,
C/o. Hirenbbhai Modi,
Shilaj, Taluka –Daskroi,
Ahmedabad.

REPORT ON TITLE & CERTIFICATE



Re.: -IN THE MATTER OF INVESTIGATION OF TITLE to
the Industrial Non-Agriculture Land situate, lying and
being at Kathwada (Sim), Taluka:-Daskroi, in the
Registration District Ahmedabad and Sub-District
Ahmedabad-12 {Nikol}, bearing Resurvey No. 979,
admeasuring about 15102 Sq. Mts., {Old Block No.
236/part {Old Survey No. 504}, Town Planning Scheme
No. 117(Kathwada), Allotted Final Plot No. 151,
admeasuring about 9061 Sq. Mts., {Net Plot Area 8428
sq. Mts.}.

Respected Medam/s,

As per the instructions given by you, to investigate your title to
the Land above referred to by taking necessary searches from the

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Revenue Records and Records of the Sub- Registrar (Index-II), for the period of last about thirty years and give my Report on Title, for their personal use.

Accordingly, I have carried out the necessary searches from the available Revenue Records and available Records of the Sub-Registrar (Index-II), for the period of last about thirty years. I have taken root of Title commencing from about 1975, prior to more than thirty years from now. My Report on Title is as stated hereafter, for detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below. Which was produced by you.

(1) Originally, much prior to 1975, the Said old Revenue Survey No. 504, admeasuring about Acre 3.23 Gunthas belonged to and was Registered in the Revenue Records, in the names of Motibhai Dajibhai, as "Kabjedhar". {Ref. Revenue Entry No. 249, dated 3rd August, 1953}.

(2) Said Motibhai Dajibhai Sold and Conveyed the Said Land to Pratapji Vaghaji, by or under oral Agreement and accordingly



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the names of Pratapji Vaghaji has been entered in the revenue records, as kabjedar. {Ref. Revenue Entry No. 2162, dated 25th June, 1963}.

- (3) Thereafter the Consolidation Scheme under the Provisions of The Bombay Prevention and Fragmentation of Holdings Act has been effected and as per the such scheme the said Old Revenue Survey No. 504 has been allotted Block No. 236, admeasuring about 15102 Sq. Mts., to Said Pratapji Vaghaji. {Ref. Revenue Entry No. 3045, dated 3rd October, 1975}.
- (4) Said Pratapji Vaghaji died on or about 13th May, 1991 leaving behind surviving his legal heirs namely 1} Rajusinh Pratapsinh 2} Bhupatsinh Pratapsinh 3} Bharatsinh Prtapsinh 4} Lilaben Pratapsinh 5} Manjulaben Pratpsinh and 6} Chanchalben widow of Pratapsinh Vaghaji and accordingly, their nmaes were entered in the Revenue Records. {Ref. Revenue Entry No. 4018, dated 26th February, 1992}.
- (5) Said Rajusinh Prtapsinh died on or about 3rd May 2001, leaving behind surviving his legal heirs namely 1} Lalitaben widow of

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Rajusinh Pratapsinh 2} Jitubhai Rajusinh 3} Jyotshnaben
Rajusinh 4} Vikrambhai Rajusinh and 5} Vijaysinh Rajusinh and
accordingly their names were entered in the Revenue records.
{Ref. Revenue Entry No. 4884, dated 16th May, 2001}.

(6) Thereafter the part and portion of the Said Land admeasuring about 2095 Sq. Mts., has been acquired for Gujarat Petronet Ltd., Gandhinagar, under the Scheme of Bhuwaladi-Kalal Gas Pipe line and accordingly the necessary remarks has been mutated in the Second Right of Revenue records, as Letter of Mamlatdar, daskroi, dated 26th April, 2004, bearing No. RTS/279. {Ref. Revenue Entry No. 5120, dated 30th April, 2004}.

(7) It Appears that, the part and portion of the Said Land admeasuring about 2016 Sq. Mts., has been acquired for Shri Narmada Nigam Ltd., for necessary Gazet passed by the State Government of Gujarat. {Ref. Revenue Entry No. 6510, dated 10th May, 2010}.

The Said Land resume from the Said Acquisition, by or under, order passed by the Government of Gujarat, dated 24th

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April, 2009, bearing No. Parach/2009/Land ukti/Radikaran/39/M and accordingly the necessary effect has been mutated in Revenue Records. {Ref. Revenue Entry Nos. 6591 and 7765, dated 29th July, 2010 and 16th August, 2013 respectively}.

(8) Said Chanchalben widow of Pratapji Vaghaji died on or about 31st May, 2006 surviving herself her legal heirs 1} Bhupatsinh Pratapsinh 2} Bharatsinh Pratapsinh 3} Lilaben Pratapsinh 4} Manjulaben Pratapsinh 5} Lalitaben widow of Rajusinh 6} Jitubhai Rajusinh 7} Vikrambhai Rajusinh 8} Vijaybhai Rajusinh and 9} Jyotshnaben Rajusinh and accordingly their names were entered in the Revenue Records. {Ref. Revenue Entry No. 6999, dated 20th June, 2011}.

(9) Said 1} Bhupatsinh Pratapsinh Darbar 2} Lilaben Pratapsinh and 3} Manjulaben Pratapsinh released and renounce their respective share, right, title and interest from the said Land infavour of 1} Bhratsinh Pratapsinh and 2} Lalitaben widow of Rajusinh Pratapsinh and accordingly their names were deleted from the revenue Records. {Ref. Revenue Entry No. 7421, dated 17th September, 2012}.

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(10) Said 1} Bharatsinh Pratapsinh, Self and Karta and Manager of his HUF, 2} Lalitaben widow of Rajusinh Pratapsinh 3} Jitubhai Rajusinh, Self and Karta and Manager of his HUF, 4} Vikrambhai Rajusinh, Self and Karta and Manager of his HUF, 5} Vijaybhai Rajusinh, Self and Karta and Manager of his HUF and 6} Jyotshnaben alias Jyotikaben daughter of Rajusinh Pratapsinh and wife of Bharatsinh Sold and Conveyed the Said Land to Vijaykumar Vishnubhai Patel, for the consideration of Rs. 3,17,15,000/ {Rupees Three hundred seventeen Lacks fifteen thousand only} by or under Deed of Conveyance, dated 16th August, 2013, duly registered with the office of the Sub-Registrar at Ahmedabad -14(Daskroi), under Serial No. 1456. {Ref. Revenue Entry No. 7771, dated 18th August, 2013}.

(11) **From the Records of the Sub-Registrar, I found as follows:-**
a) Said 1} Bharatsinh Pratapsinh, Self and Karta and Manager of his HUF, 2} Lalitaben widow of Rajusinh Pratapsinh 3} Jitubhai Rajusinh, Self and Karta and Manager of his HUF, 4} Vikrambhai Rajusinh, Self and Karta and Manager of his HUF, 5} Vijaybhai Rajusinh, Self and Karta and Manager of his HUF and 6}

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Jyotshnaben alias Jyotikaben daughter of Rajusinh Pratapsinh and wife of Bharatsinh have been executed Power of Attorney infavour of Said Vijaykumar Vishnubhai Patel, dated 16th August, 2013, duly registered under Serial No. 1457.

b} Said 1} Lilaben Pratapsinh wife of Laxmansinh and 2} Manjulaben Pratapsinh wife of Bharatsinh have been confirmed the said Deed of Conveyance, dated 16th August, 2013, by executing Deed of Confirmation, dated 1st October, 2013, duly registered under Serial No. 1737.

c} Said Bhupatsinh Pratapsinh, as Self and Karta and Manager of his HUF has been confirmed the said Deed of Conveyance, dated 16th August, 2013, by executing Deed of Confirmation, dated 4th October, 2013, duly registered under Serial No. 1743.

(12) I have been produced Zerox copy of Deed of Confirmation, dated 21st August, 2013, duly singed before Notary Public at Ahmedabad, the 1} Kiranben wife of Bharatsinh Pratapsinh 2}

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Daxaben Bharatsinh 3} Sanjaybhai Bharatsinh 4} Neetaben Wife of Vikrambhai Rajusinh 5} Minor Hardik Vikrambhai represented through his natural guardian and father Vikrambhai 6} Manishaben wife of Vijaybhai Rajusinh 7} Minors Jaydeep and Sheeya represented through their natural guardian and father Vijaybhai Rajusinh 8} Meenaben wife of Jitubhai Rajusinh and 9} Minors Goral and Vishal Jitubhai represented through their natural guardian and father Jitubhai Rajusinh being all the family Members of Said Sellar have been confirmed the Said Deed of Conveyance, dated 16th August, 2013.

(13) Thereafter the Non-Agricultural use permission for the Industrial purpose for the part and portion of the Said Land admeasuring about 9061 Sq. Mts., has been granted by the District Collector, Ahmedabad, dated 24th February, 2014, bearing No. CB/LND-2/N.A./S.R./1/2014, as per the terms and conditions contained therein. {Ref. Revenue Entry No. 8022, dated 6th March, 2014}.

(14) Said Vijaykumar Vishnubhai Patel Sold and Conveyed the Part and portion of The said Block No. 236, admeasuring about 5592 Sq. Mts., {Block No. 236, admeasuring about 15102 Sq. Mts., as

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per the Town Planning Scheme No. 117, allotted Final Plot No. 151, admeasuring about 3355 Sq. Mts., from 9061 Sq. Mts. East Part} to 1} Komalben Hirenbbhai Modi 2} Devalben Premalbbhai Modi and 3} Manjulaben widow of Ashwinbbhai Dahyabbbhai Modi, by or under Deed of Conveyance, dated 27th July, 2015, duly registered with the Office of the Sub-Registrar at Ahmedabad-12{Nikol}. under Serial No. 8988. {Ref. Revenue Entry No. 8615, dated 30th July, 2015}.

(15) Thereafter the Re-Survey scheme has been effected at entire Village by Suprintendant of Lands Records, Patan, Settlement Commissioner and Land Records Niyamak, Gandhinagar, dated 16th February, 2016, bearing No. Jamin/ Promulgation/ Daskroi/ Kathawada/Jahernamu Prassidh/2016. The Said Block No. 236 has been allotted New Survey No. 979. (Ref. Revenue Entry Nos. 8864 and 10129, dated 8th September, 2016 and 11th August, 2018 respectively.).

(16) Said Vijaykumar Vishnubhai Patel Sold and Conveyed the Part and portion of The said Block No. 236, admeasuring about 8799 Sq. Mts.,{Block No. 236, admeasuring about 15102 Sq. Mts., as

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Vijaykumar B. Naik¹⁰
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per the Town Planning Scheme No. 117, allotted Final Plot No. 151, admeasuring about 5706 Sq. Mts., from 9061 Sq. Mts. West Part} to 1} Komalben Hirenbbhai Modi 2} Devalben Premalbhai Modi and 3} Manjulaben widow of Ashwinbbhai Dahyabbhai Modi, by or under Deed of Conveyance, dated 25th October, 2016, duly registered with the Office of the Sub-Registrar at Ahmedabad-12{Nikol}. under Serial No. 15842. {Ref. Revenue Entry No. 9110, dated 28th October, 2016}.

(17) From the Records of the Sub-Registrar, I found that,

a}..The Said 1} Komalben Hirenbbhai Modi 2} Devalben Premalbhai Modi and 3} Manjulaben widow of Ashwinbbhai Dahyabbhai Modi, Agreed to Sale the Part portion of the Said Block No. 236, admeasuring about 2257 Sq. Mts., to Vikash Pravinbbhai Patel, by or under Agreement to sale, dated 21st October, 2016, duly registered with the Office of the Sub-Registrar at Ahmedabad-12{Nikol}. under Serial No. 15844.

The said agreement to sale has been canceled by the Parties, by or under Cancellation of Agreement, dated 3rd November, 2020, duly Registered with the Office of the Sub-Registrar at Ahmedabad-12(Nikol), under Serial No. 14506/2020.



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b}.. The work of Development of Industrial Shed has been entrusted by the Omkar Infra, a partnership firm represented through its Partner Shri Hirenbai Ashwinbai Modi. The necessary Development Agreement has been executed by and between said 1} Komalben Hirenbai Modi 2} Devalben Premalbai Modi and 3} Manjulaben widow of Ashwinbai Dahyabhai and Omkar Infra, a partnership firm represented through its Partner Shri Hirenbai Ashwinbai Modi, dated 23rd October, 2020, duly registered with the office of the Sub-Registrar at Ahmedabad-12(Nikol), under Serial No. 13751.

- (18) As on date the Said land of Block No. 979 {Old Survey No. 236/part}, admeasuring about 15102 Sq. Mts., stands in the Revenue Records in the names of 1} Komalben Horenbai Modi 2} Devalben Premalbai Modi and 3} Manjulaben widow of Ashwinbai Dahyabhai Modi., as Co-Owners.
- (19) I have not found any charge and encumbrances Registered in the available Revenue Records and available Records of the Sub-Registrar (Index-II) Subsisting, as on date.

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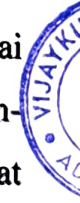
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(20) As a part of investigation of title, I gave public Notice appeared in the daily news paper "Sandesh" on 2nd December, 2020, inviting claims, if any in upon, or to the said land. I have not received any claims or objection in response thereto, within stipulated time.

(21) Said 1} Komalben Horenbhai Modi 2} Devalben Premalbhai Modi and 3} Manjulaben widow of Ashwinbhai Dahyabhai Modi have made and executing usual Declaration-cum-Indemnity Bond, duly signed before Notary Public at Ahmedabad, dated 1st December, 2020, interalia declaring therein that the, Said land has not been given in security, nor has 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 adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the Said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.



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(22) This opinion and Report on Title is based on the Searches taken from the available Revenue Records and available Records of the Sub-Registrar (Index-II), only.

SUBJECT TO WHAT HAS BEEN STATED
HEREINABOVE, I hereby opinion that the title of 1} Komalben Hirenbbhai Modi 2} Devalben Premalbbhai Modi and 3} Manjulaben widow of Ashwinbbhai Dahyabbhai Modi, to the Industrial Non-Agricultural land above referred to being Block No. 979, admeasuring 15102 Sq. Mts., Town Planning Scheme No. 117(Kathwada), allotted Final Plot NO. 151, admeasuring about 9061 Sq. Mts., {Net Plot area 8428 Sq. mts}, shall be clear, marketable and free from all encumbrances and reasonable doubt, Subject to:-

- 1) Usual Declaration-Cum-indemnity Bond being made.
- 2) Subject to Development Agreement Infavour of Omkar Infra, a partnership firm represented through its Partner Shri Hirenbbhai Ashwinbbhai Modi.

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- 3) Subject to Provisions of Development Scheme and present future circular of Revenue Department of Government of Gujarat.
- 4) Subject to if any Variation in Town Planning Scheme.
- 5) If Any, Other Laws, Act, Applicable at the time of Sale or Transfer.

DATED 9th DAY OF December, 2020.




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(Vijaykumar B. Naik)
(Advocate)

Note:- Please note that the computerized records and other Index-II records for the year 1979 to 1987, 1988, 1992, 1993 and from the year 2004 to 2020 are not properly, well maintained by the State Government Agency(Sub- Registrar Office) and hence may be erroneous and some pages are Missing and tare

Gen./29/2014(Certificate and title Report-a)

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