



BIPINCHANDRA R. PATEL & Co.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

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SEARCH REPORT ON TITLE

File No. 23359

To,

ZADE INFRABUILD LLP

Thaltej, AHMEDABAD.

Re:- In the matter of Title Investigation regarding all that piece or parcel of Non Agriculture land bearing (1) Survey No. 232/1 admeasuring 8196 Sq. Mtrs. paiki admeasuring 3214 Sq. Mtrs. having **Final Plot No. 21/1** admeasuring 2235 Sq. Mtrs. and (2) Survey No. 233 admeasuring 6171 Sq. Mtrs. having **Final Plot No. 23** admeasuring 3707 Sq. Mtrs. paiki admeasuring 736 Sq. Mtrs. having total admeasuring 2971 Sq. Mtrs. of **Town Planning Scheme No. 39 (Thaltej)** which has been given **Sub-Plot No. (21/1+23)/1** as per approved plan by Ahmedabad Municipal Corporation situated at Mouje **THALTEJ**, Taluka **GHATLODIA**, District of **AHMEDABAD** and Registration Sub-District of **AHMEDABAD-9 (BOPAL)** belonging to **ZADE INFRABUILD LLP.**



As per your instruction, we have caused necessary searches (partly manual and partly computerized) of available Revenue Records and Sub-Registry Records for a period of last about thirty years through our search clerk and perused and verified documents of title deeds produced before us by the aforesaid party believing the same to be true, correct and trustworthy and also believing the



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revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the aforesaid party that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under :-

REVENUE SURVEY NO. 232/1 :-

1. The then agriculture land bearing Revenue Survey No. 232 admeasuring 10927 Sq. Mtrs. land was owned possessed by Dahyabhai Shamalbhai prior to the year 1930-31 ago.
2. Thereafter the said Dahyabhai Shamalbhai died on dated 02/06/1970 leaving behind his heirs viz:- (1) Bhalabhai Dahyabhai, (2) Atmaram Dahyabhai, (3) Keshavlal Dahyabhai and (4) Kashiben Dahyabhai and their names were entered by succession right in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 3834, dated 15/12/1970 which was duly certified by the concerned Revenue Authority.
3. Thereafter the said (1) Bhalabhai Dahyabhai, (2) Atmaram Dahyabhai and (3) Kashiben Dahyabhai released their right title and interest from the said land and their names were deleted from the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 5571, dated 28/11/1980 which was duly certified by the concerned Revenue Authority.
4. Thereafter (1) Bhalabhai Dahyabhai, (2) Atmaram Dahyabhai names were deleted from the said land by mutation entry No. 5571. Originally (1) Bhalabhai Dahyabhai, (2) Atmaram Dahyabhai and (3) Keshavlal Dahyabhai are the occupier of the said land out of which Bhalabhai Dahyabhai died on dated 22/07/1987 leaving behind his heirs viz:-





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(1) Maniben Bhalabhai, (2) Ramanbhai Bhalabhai, (3) Parshottambhai Bhalabhai, (4) Babubhai Bhalabhai and their names were entered in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6426, dated 29/12/1988 which was duly certified by the concerned Revenue Authority.

5. Thereafter as per the possession of the occupiers the said land was mutually parted i.e. (1) admeasuring 2731 Sq. Mtrs. came in the part of Keshavlal Dahyabhai, (2) admeasuring 1525 Sq. Mtrs. + 2286 Sq. Mtrs. total admeasuring 3811 Sq. Mtrs. came in the part of Ramanbhai Bhalabhai, Parshottambhai Bhalabhai, Babubhai Bhalabhai and Maniben Wd/o. Bhalabhai Dahyabhai and (3) admeasuring 4385 Sq. Mtrs. came in the part of Atmaram Dahyabhai. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6634, dated 06/12/1989 which was duly certified by the concerned Revenue Authority.

6. Thereafter the said (1) Keshavlal Dahyabhai, (2) Savitaben W/o. Keshavlal Dahyabhai, (3) Kokilaben Keshavlal, (4) Prafullaben Keshavlal, (5) Bakul Keshavlal and (6) Ila Bakulbhai sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 2731 Sq. Mtrs. in favour of (1) Jagdishbhai Amratlal, (2) Narendrakumar Amratlal, (3) Bhartkumar Amratlal and (4) Jitendra Amratlal which was duly registered with the Sub-Registrar of Ahmedabad under serial no. 8589, dated 17/04/1990. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 6719, dated 19/04/1990 which was duly certified by the concerned Revenue Authority.

Thereafter Maniben Wd/o. Bhalabhai Dahyabhai died on dated 22/11/1991 and her name was deleted from the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7012,





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dated 30/01/1992 which was duly certified by the concerned Revenue Authority.

8. Thereafter (1) Atmaram Dahyabhai and (2) Vasudev Atmaram sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 4385 Sq. Mtrs. in favour of (1) Jayantilal Meghjibhai and (2) Ashishbhai Natvarlal which was duly registered with the Sub-Registrar of Ahmedabad under serial no. 3120, dated 13/02/1992. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7073, dated 27/06/1992 which was duly certified by the concerned Revenue Authority.
9. Thereafter (1) Ramanbhai Bhalabhai for himself and Karta of HUF and guardian of Minor Manoj Ramanbhai, (2) Parshottambhai Bhalabhai for himself and Karta of HUF and guardian of Minor Niravkumar Parshottam and (3) Babubhai Bhalabhai sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 1525 + 2286 Sq. Mtrs. total admeasuring 3811 Sq. Mtrs. in favour of (1) Jayantilal Meghjibhai and (2) Ashishbhai Natvarlal which was duly registered with the Sub-Registrar of Ahmedabad under serial no. 3112, dated 13/02/1992. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7074, dated 27/06/1992 which was duly certified by the concerned Revenue Authority.
10. Thereafter Deputy Collector Viramgarm Prant reverse the notice vide his order No.120/92 dated 07/01/1993 issued under section- 9 of Fragmentation Act as there were no breach under section- 7 of Gujarat Prevention of Fragmentation and Consolidation of Holdings Act. The entry to that effect was also entered in the Revenue Records vide mutation entry Entry No. 7196, dated 27/01/1993 and entry No. 7280, dated 22/09/1993 which was duly certified by the concerned Revenue Authority.





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11. Thereafter (1) Jayantilal Meghjiabhai and (2) Ashishbhai Natvarlal through their power of attorney hold Amarshibhai L. Patel sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 8196 Sq. Mtrs. in favour of Mihir Co. Operative Housing Society Limited which was duly registered with the Sub-Registrar of Ahmedabad under serial no. 24450, dated 05/11/1993. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7316, dated 25/11/1993 which was duly certified by the concerned Revenue Authority.
12. Thereafter (1) Jagdishbhai Amrutlal, (2) Narendrakumar Amrutlal, (3) Bharatkumar Amrutlal and (4) Jitendra Amrutlal sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 2731 Sq. Mtrs. in favour of Chunilal Bhikhabhai which was duly registered with the Sub-Registrar of Ahmedabad under serial no. 1919, dated 09/02/1993. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7702, dated 15/03/1996 which was duly certified by the concerned Revenue Authority.
13. Thereafter Mamlatdar and Krushipanch Dascroi vide Tenancy Case No. 137/93, dated 30/11/1993 stated that the sale of the said land was between farmers so there was no breach found under Tenancy Act 2 (6), under Section- 63. The proceedings under section- 84 (c) were closed and notice were reversed. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7832, dated 19/08/1996 which was duly certified by the concerned Revenue Authority.
14. Thereafter Chunilal Bhikhabhai Gajjar sold and conveyed the said land bearing Revenue Survey No. 232 paiki admeasuring 2731 Sq. Mtrs. in favour of (1) Mafatlal Hirabhai, (2) Rukhiben Hirabhai and (3) Bababhai Kanjibhai which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 2953, dated 23/07/1996. The entry to that





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effect was also entered in the Revenue Records vide mutation entry No. 7842, dated 20/08/1996 which was duly certified by the concerned Revenue Authority.

15. Thereafter Shree Ganeshsagar Co. Op. Housing Society Ltd was holding agriculture land in Village Sola vide Khata No. 376 subsequently the said society was bifurcated in the thirty seven part as per order of Assistant District Registrar of Co-Operative Societies, (Jilla Panchyat), Ahmedabad vide its order no. Pacht-Sahak-Vibhajan 91, dated 23/09/1991 and accordingly land bearing Revenue Survey No. 232 admeasuring 8196 Sq. Mtrs. and other land came to be owned and possessed by Mihir Co-Operative Housing Society Limited. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7921, dated 18/10/1996 which was duly certified by the concerned Revenue Authority.
16. Thereafter Additional Collector (Ja.su.) Ahmedabad vide Tenancy Revision Case No. 602/94 dated 19/10/1996 confirmed the order of Mamlatdar and Krushipanch Dascroi Tenancy Case No. 137/93, dated 30/11/1993, Notice issued under section- 76 (A) of Tenancy Act was withdrawn. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 7935 dated 29/11/1996 which was duly certified by the concerned Revenue Authority.
17. Thereafter the said Mihir Co. Operative Housing Society Limited was bifurcated as per order of Asst. District Registrar of Co-Operative Societies, Jilla Panchayat, Ahmedabad vide its order no. PCHT/SHK/Vibhajan/V-429 to 33/2002, dated 06/05/2002 and accordingly the land bearing Revenue Survey No. 232 admeasuring 8196 Sq. Mtrs. land came to be owned and possessed by Madhuresh Co. Operative Housing Society Limited, vide Registered No. GH-20202, dated 06/05/2002. The entry to that effect was





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also entered in the Revenue Records vide mutation entry No. 8811, dated 09/05/2002 which was duly certified by the concerned Revenue Authority.

18. Thereafter (1) Mafatlal Hiralal, (2) Rukhiben Hiralal and (3) Bababhai Kanjibhai sold and conveyed the said land bearing Revenue Survey No. 232 paiki 2731 Sq. Mtrs. in favour of (1) Rohitkumar Karshandas (having share of 50%), (2) Bhupendrakumar Mafatlal (having share of 25%) and (3) Sureshbhai Babhaidas (having share of 25%) which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 571, dated 13/02/2003 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8957, dated 13/02/2003 which was duly certified by the concerned Revenue Authority.
19. Thereafter Madhuresh Co. Operative Housing Society Limited passed resolution in general body meeting to convert the said society into a Limited Company and name to be changed as Madhuresh (Thaltej) Complex Private Limited the application was applied before the Registrar of Companies, Gujarat, Ahmedabad and the said application was granted the Registrar of Companies dated 02/08/2002. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9051, dated 09/07/2003 which was duly certified by the concerned Revenue Authority.
20. Thereafter the said land bearing Revenue Survey No. 232 paiki admeasuring 8196 Sq. Mtrs. was covered under Draft Town Planning Scheme No.39 and given Final Plot No.21/1 admeasuring 2571 Sq. Mtrs. and Final Plot No. 21/2 admeasuring 3986 Sq. Mtrs.
21. Thereafter Madhuresh (Thaltej) Complex Private Limited sold and conveyed the said land bearing Revenue Survey No. 232 paiki undivided admeasuring 3213.65 Sq. Mtrs. having Final Plot No. 21/1 admeasuring 2571 Sq. Mtrs. of Town Planning Scheme No. 39 in favour of (1) Vinodkumar Madanmohan Tandon, (2) Vishesh Vinodkumar Tandon





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and (3) Vaibhavkumar Vinodkumar Tandon which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 4514, dated 17/11/2003. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9158, dated 17/11/2003 which was duly certified by the concerned Revenue Authority.

22. Thereafter the Revenue Survey No. 232 paiki, Final Plot No. 21/1 admeasuring 2571 Sq. Mtrs. of Town Planning Scheme No. 39 was converted into Non Agriculture for Educational purpose as per order no. CB/Jamin/NA/SR-482/2007-2008, dated 23/01/2008 by the District Collector, Ahmedabad. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 10664, dated 01/02/2008, which was duly certified by the concerned Revenue Authority.
23. Thereafter Deed of Family Partition executed by and between (1) Vinodkumar Madanmohan Tandon [One Part], (2) Vishesh Vinodkumar Tandon [Second Part] and (3) Vaibhavkumar Vinodkumar Tandon [Third Part] as per the said Deed of Family Partition Revenue Survey No. 232 paiki admeasuring 3214 Sq. Mtrs. having Final Plot No. 21/1 admeasuring 2235 of Town Planning Scheme No. 39 came in favour of Vaibhavkumar Vinodkumar Tandon which was duly registered with the Sub-Registrar of Ahmedabad-9 (Bopal) under serial no. 8130, dated 27/12/2016. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14459 dated 04/01/2017, which was duly certified by the concerned Revenue Authority.
24. Thereafter revised Non Agriculture permission was granted under section 65 (A) by the District Collector, Ahmedabad vide his order no. 1325/07/17/054/2019, dated 04/10/2019. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 15617 dated





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04/10/2019, which was duly certified by the concerned Revenue Authority.

REVENUE SURVEY NO. 233 :-

25. The then agriculture land bearing Revenue Survey No. 233 admeasuring 6171 Sq. Mtrs. land was owned and possessed by Somabhai Jethabhai prior to the year 1936 ago.
26. Thereafter Somabhai Jethabhai died on dated 25/09/1936 leaving behind his only heir Bai Suraj Wd/o. Patel Somabhai Jethabhai. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 709, dated 14/11/1936 which was duly certified by the concerned Revenue Authority.
27. Thereafter Surajben Wd/o. Somabhai Jethabhai was died on dated 05/02/1996 leaving behind his only heir her sister Samuben Wd/o. Babarbhahi Bakorbhai was entered in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8312, dated 12/01/1999, which was duly certified by the concerned Revenue Authority.
28. Thereafter the said Surajben Wd/o Somabhai Jethabhai died on dated 05/02/1996 and during her life time she had executed a Will dated 10/02/1994. As per the said Will the said land and other lands came in the share of (1) Samuben Wd/o Babarbhahi Bakorbhai, (2) Ambalal Babarbhahi Patel, (3) Jayantilal Babarbhahi Patel and (4) Kantilal Babarbhahi Patel and their names were entered in the revenue record. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8537, dated 05/01/2001 which was duly certified by the concerned Revenue Authority.



29. Thereafter (1) Samuben Wd/o Babarbhahi Bakorbhai, (2) Ambalal Babarbhahi, (3) Jayantilal Babarbhahi and (4) Kantilal Babarbhahi alongwith (1) Kanubhai Ambalal for himself and Karta and Manager of his HUF, (2) Sureshbhai



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Ambalal for himself and Karta and Manager of his HUF, (3) Jyotshanaben D/o. Ambalal Babarbhahi, (4) Manoj Jayantibhai Patel, (5) Hasmukhbhai Jayantibhai for himself and Karta and Manager of his HUF, (6) Nilam D/o. Jayantibhai Babarbhahi, (7) Nayana D/o. Jayantibhai Babarbhahi, (8) Paresh Kantibhai Patel, (9) Vivek Kantibhai Patel, (10) Kankuben D/o. Babarbhahi Bakorbhai, (11) Kokilaben D/o. Babarbhahi Bakorbhai and (12) Chandrikaben D/o Babarbhahi Bakorbhai as confirming party sold and conveyed the said land bearing Revenue Survey No. 233 admeasuring 6171 Sq. Mtrs. in favour of (1) Laljibhai Ramjibhai Hamirani (having share of 15 paisa), (2) Bharatbhai Jayrambhai Prajapati (having share of 25 paisa), (3) Varshaben Rajeshkumar Patel (having share of 40 paisa) and (4) Gunvantbhai Chandulal Patel (having share of 20 paisa) which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 2322, dated 07/09/2001 (Order dated 20/09/2001). The entry to that effect was also entered in the Revenue Records vide mutation entry No. 8710, dated 09/11/2001 which was duly certified by the concerned Revenue Authority.

30. Thereafter (1) Varshaben Rajeshkumar Patel and (2) Laljibhai Ramjibhai Hamirani sold and conveyed the said land bearing Revenue Survey No. 233 admeasuring 6171 Sq. Mtrs. paiki 55 % Share i.e. admeasuring 3394.05 Sq. Mtrs. in favour of Vaibhavkumar Vinodkumar which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 3240, dated 30/10/2002. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9130, dated 01/10/2003 which was duly certified by the concerned Revenue Authority.

31. Thereafter (1) Bharatbhai Jayrambhai Prajapati and (2) Gunvantbhai Chandulal Patel sold and conveyed the said land bearing Revenue Survey No. 233 admeasuring 6171 Sq. Mtrs. paiki paiki 45 % Share i.e. admeasuring 2776.95 Sq. Mtrs. in favour of (1) Visheshkumar Vinodkumar and (2)





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Vaibhavkumar Vinodkumar which was duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) under serial no. 2747, dated 19/09/2002 on same day. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 9131, dated 01/10/2003 which was duly certified by the concerned Revenue Authority.

32. Thereafter the said land bearing Revenue Survey No.233 admeasuring 6171 Sq. Mtrs. was covered under Draft Town Planning Scheme No.39 and given Final Plot No.23 admeasuring 3707 Sq. Mtrs.
33. Thereafter the said land was converted into Non Agriculture for residential use as per order no. CB/Jamin/NA/SR-407/2006-2007, dated 10/04/2007 by the District Collector, Ahmedabad. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 10348, dated 18/04/2007, which was duly certified by the concerned Revenue Authority.
34. Thereafter revised Non Agriculture permission for commercial use was granted by the District Collector, Ahmedabad vide his order no. CB/Land-2/NA/S.R-820/2012, dated 02/11/2012. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 12869, dated 03/12/2012, which was duly certified by the concerned Revenue Authority.
35. Thereafter Deed of Family Partition executed by and between (1) Vinodkumar Madanmohan Tandon [One Part], (2) Vishesh Vinodkumar Tandon [Second Part] and (3) Vaibhavkumar Vinodkumar Tandon [Third Part] as per the said Deed of Family Partition Revenue Survey No. 233 admeasuring 6171 Sq. Mtrs. having Final Plot No. 23 admeasuring 3707 Sq. Mtrs. paiki admeasuring 736 Sq. Mtrs. of Town Planning Scheme No. 39 (Thaltej) came in favour of Vaibhavkumar Vinodkumar Tandon which was duly registered with the Sub-Registrar of Ahmedabad-9 (Bopal) under serial no. 8130, dated 27/12/2016. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 14458, dated 04/01/2017, which was duly certified by the concerned Revenue Authority.





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GENERAL :-

36. That Thereafter Ahmedabad Municipal Corporation vide its Case No. LTAS/NWZ/ 291116/GDR/A7637/M1 and Rajachiththi No. 7595/ 291116/A7637/M1, dated 26/12/2016 divided the Final Plot No. 21/1 admeasuring 2235 Sq. Mtrs. & Final Plot No.23 admeasuring 3707 Sq. Mtrs. total admeasuring about 5942 Sq. Mtrs. into two parts viz :- (1) Subplot No.(21/1+23)/1 admeasuring 2235 Sq. Mtrs. +736 Sq. Mtrs. total admeasuring 2971 Sq. Mtrs. and (2) Subplot No.(21/1+23)/2 admeasuring 2971 Sq. Mtrs.
37. That thereafter the said Vaibhavkumar Vinodkumar Tandon have sold and conveyed the said Non Agriculture land bearing (1) Survey No. 232/1 admeasuring 8196 Sq. Mtrs. paiki admeasuring 3214 Sq. Mtrs. having Final Plot No. 21/1 admeasuring 2235 Sq. Mtrs. and (2) Survey No. 233 admeasuring 6171 Sq. Mtrs. having Final Plot No. 23 admeasuring 3707 Sq. Mtrs. paiki admeasuring 736 Sq. Mtrs. having total admeasuring 2971 Sq. Mtrs. of Town Planning Scheme No. 39 (Thaltej) which has been given Sub-Plot No. (21/1+23)/1 as per approved plan by Ahmedabad Municipal Corporation in favour of belonging to ZADE INFRABUILD LLP vide a registered Deed of Conveyance No. 14166, dated 05/09/2022 which was duly registered before the Sub-Registrar Ahmedabad-9 (Bopal). The entry to that effect was also entered in the Revenue Records vide mutation entry No. 11655, dated 08/09/2022 which was duly certified by the concerned Revenue Authority.

PLAN PASS:-



That plan for Residential units got sanctioned for the same from Ahmedabad Municipal Corporation as per details below:-



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Commencement (Rajachiththi) Letter No. (Case No.)	Date of Letter
BHNTS/NWZ/121222/CGDCRV/A6745/R0/M1 and Rajachitthi No.07910/121222/A6745/R0/M1	11/04/2023

Z LUXURIA:-

That as per the said approved plan, ZADE INFRABUILD LLP has commenced Residential construction on the said Non Agriculture land bearing (1) Survey No. 232/1 admeasuring 8196 Sq. Mtrs. paiki admeasuring 3214 Sq. Mtrs. having Final Plot No. 21/1 admeasuring 2235 Sq. Mtrs. and (2) Survey No. 233 admeasuring 6171 Sq. Mtrs. having Final Plot No. 23 admeasuring 3707 Sq. Mtrs. paiki admeasuring 736 Sq. Mtrs. having total admeasuring 2971 Sq. Mtrs. of Town Planning Scheme No. 39 (Thaltej) which has been given Sub-Plot No. (21/1+23)/1 as per approved plan by Ahmedabad Municipal Corporation and named the said project as “Z LUXURIA”.

That, said ZADE INFRABUILD LLP have executed Declaration on oath before Notary Public at Ahmedabad on dated 01/05/2023 declaring inter-alia therein that they have not created any charge or encumbrances on the said land and not transferred it to any person, body or authority.

Thereafter above said report is given on the basis of available Sub-Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain revenue record or Sub-Registry record.

UNDER THE CIRCUMSTANCES, we hereby state that the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt, Subject to:- (i) The Fulfillment of terms and conditions mentioned in Non-Agriculture Permission; (ii) Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 39 (Thaltej) and (iii) Usual Declaration.





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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non Agriculture land bearing (1) **Survey No. 232/1** admeasuring 8196 Sq. Mtrs. paiki admeasuring 3214 Sq. Mtrs. having **Final Plot No. 21/1** admeasuring 2235 Sq. Mtrs. and (2) **Survey No. 233** admeasuring 6171 Sq. Mtrs. having **Final Plot No. 23** admeasuring 3707 Sq. Mtrs. paiki admeasuring 736 Sq. Mtrs. having total admeasuring 2971 Sq. Mtrs. of **Town Planning Scheme No. 39 (Thaltej)** which has been given **Sub-Plot No. (21/1+23)/1** as per approved plan by Ahmedabad Municipal Corporation situated at Mouje **Thaltej**, Taluka **Ghatlodia**, District of **Ahmedabad** and Registration Sub-District of **Ahmedabad-9 (Bopal)**.



DATED THIS 01ST DAY OF MAY, 2023

(ENROLMENT NO. G/1687/2011)

For, **BIPINCHANDRA R. PATEL & CO.**
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

NOTE :-

- (I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.
- (II) Please note that the registration record of most of the year from **1991 to March, 2007** of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.
- (III) Please ascertain that the Govt. authorities have not put any restriction in making construction on said Land because of any historical monument/religious place/etc. situated nearby or road laying and widening, or proposed public transportation system in surroundings areas. Also verify that there is no acquisition/ reservation in said land and there are no pending litigation or injunction/status quo granted therein respect of said land.
- (IV) We are informed that at present no litigation/suits are filed/ pending before any Judicial/Quasi Judicial authorities.