

# A.G. Bapat & Co.

ADVOCATES

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Mr ANAND G. BAPAT  
M Com., LL.B., D.T.P  
M. 9825281495

## REPORT ON TITLE

Ref: No. 2477/2019

Re : Investigation of title to the Non-Agricultural Land situated lying and being at Mouje : Kocharab, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. and as per Kocharab City Survey Records bearing City Survey No. 1928 admeasuring 966 sq.mts. togetherwith to be constructed (Under Construction) Total 12 Residential Units with Parking, Stair Cabin and Over Head Water Tank (O.H.W.T) in a scheme known as "GIRIRAJ HORIZON" in the Registration District, Ahmedabad and Sub-District, Ahmedabad - 4 (Paldi) belonging to Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm.

With reference to the above, I have investigated the title to the Property in question, more particularly described in the Schedule hereunder written and submit my opinion on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Sabarmati Taluka and City Survey Superintendent-1 at Ahmedabad and that of Circle Inspector/Talati, Mouje : Kocharab as also from the search of the available records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, (I) Ahmedabad-1



(City) and (II) Ahmedabad-4 (Paldi) and City Survey Superintendent-1, Ahmedabad through my Search Clerk for the last 30 years as also from the available Village Form No 7 and 12, Village Form No. 6 and City Survey Records for mutation entries of the last 30 years duly certified by the Talati Mouje Kocharab produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owner that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I submit my opinion of title-cum-title clearance certificate thereon as under :

It appears that on or around the year 1978 the said Land bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369 paiki Sub-Plot No. 2 admeasuring 1110 sq.yds. i.e. 929 sq.mts. was originally belonged to Shri Kuldipsing Dayasing.

Further, Shri Kuldipsing Dayasing has sold and conveyed the said Land bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369 paiki Sub-Plot No. 2 admeasuring 1110 sq.yds. i.e. 929 sq.mts. to Shri Sureshkumar Dhanshiram by a Deed of Conveyance duly executed by Shri Kuldipsing Dayasing in favour of Shri Sureshkumar Dhanshiram which was duly registered with the Office of Sub-Registrar, Ahmedabad under Serial No. 13151 dated 4-12-1979 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 3690 dated 30-12-1979 duly confirmed by the concerned authority on 13-3-1980 and since then Shri Sureshkumar Dhanshiram was holding the same as an absolute co-owners and possessors thereof.

I further find that the Non Agricultural Residential Use of the said piece of Land bearing T.P. Scheme No. 20 and allotted Final Plot No. 369 paiki Sub-Plot No. 2 admeasuring 929 sq.mts. was duly sanctioned by Competent Authority vide its Order No. NASR/316/79/80 dated 19-9-1980 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 4190



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dated 5-5-1986 duly confirmed by the concerned authority and as per Village Form No. 2 issued by Talati, Mouje : Kocharab, Taluka : City.

Further, it appears that, Shri Sureshkumar Dhanshiram has constructed Bungalow Consisting of Ground Floor and First Floor total admeasuring 492.84 sq.mts. on the said land bearing T.P. Scheme No. 20 and allotted Final Plot No. 369 paiki Sub-Plot No. 2 admeasuring 929 sq.mts. (Plot Area) known as "Ashok Villa" as per Plan and Construction Permission approved and granted by Ahmedabad Municipal Corporation, Ahmedabad vide its Rajachitthi No. 16 dated 13-6-1980 issued by Junior Assistant, Town Development Department, Ahmedabad Municipal Corporation, Ahmedabad. Thereafter, Shri Sureshkumar Dhanshiram has constructed additional construction on Ground Floor, First Floor and Second Floor total admeasuring 691.68 sq.mts. of Bungalow on the said land bearing T.P. Scheme No. 20 and allotted Final Plot No. 369 paiki Sub-Plot No. 2 admeasuring 929 sq.mts. (Plot Area) as per Revised Plan and Construction Permission approved and granted by Ahmedabad Municipal Corporation, Ahmedabad vide its Rajachitthi No. 40 dated 31-1-1983 issued by Junior Assistant, Town Development Department, Ahmedabad Municipal Corporation, Ahmedabad.

I further find that thereafter by order of the Deputy Secretary, Revenue Department, Ahmedabad vide its Paripatrak No. CTS/1090/3990/H dated 27-12-1995 and accordingly Collector Officer, Ahmedabad vide its Letter dated 16-9-2006 and City Survey Superintendent-1, Ahmedabad vide its Letter No. C.T.S/Gam Daftar/2006 dated 20-9-2006, the Revenue Records were transferred to the City Survey Records Mouje Kocharab maintained by City Survey Superintendent-1, Ahmedabad and All Non-Agricultural Lands were given City Survey Numbers and revenue records of Final Plots were closed and the entry to that effect was also entered in the revenue records of Mutation Entry Book viz. Village Form No.6 under Serial No. 6107 dated 29-9-2006 duly confirmed by the concerned authority on 1-11-2006. It is observed that thereafter the said Non-Agricultural



land bearing T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. was transferred to City Survey Records and given City Survey No. 1928 admeasuring 966 sq.mts. which prepared in the name of Shri Sureshkumar Dhanshiram Agrawal which was entered in the Property Card as per City Survey Record duly maintained by City Survey Superintendent-1, Ahmedabad.

Further, it appears that Mr. Suresh Dhansiram Agrawal stood as Guarantor for the financial assistance obtained by (1) Navrang Synth Fab. Pvt. Ltd., (2) Ashit Fashion Pvt. Ltd. and (3) S.G. Fashion Maker's Pvt. Ltd. (Above Three Companies as Borrowers) from The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad, on the said Property in question by Memorandum of Deposit of Title Deeds in favour of The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad which was duly registered with the Office of Sub-Registrar, Ahmedabad-4 (Paldi), under Old Serial No. 2366 dated 23-8-2001 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 5523 dated 6-9-2001 duly confirmed by the concerned authority. and again the entry to that effect of Memorandum of Deposit of Title Deeds under Old Serial No. 2366 dated 23-8-2001 was also entered in the City Survey Records bearing Serial No. 2524 dated 4-7-2017 duly confirmed by the City Survey Superintendent-1, Ahmedabad on 25-8-2017. The said document of Memorandum of Deposit of Title Deeds was not released and kept pending for order for the reason of inadequacy of the Stamp Duty. However, Deputy Collector, Stamp Duty Valuations Department Division-1, Ahmedabad ruled vide his Order that the used Stamp of Rs. 1 Lac is in order and based on the said order the above said document of Memorandum of Deposit of Title Deeds dated 23-8-2001 was released which was withheld by Sub-Registrar, Ahmedabad-4 (Paldi) by giving New Registration No. 8735 dated 3-10-2017.

Further, the said Borrowers have defaulted in repayment of the outstanding monies to the The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad and the Bank through its authorized person has filed various Criminal Complaints before the competent authority/court of law against the above referred companies and their Directors and Guarantor Mr. Suresh Dhansiram Agrawal and Mr. Suresh Dhansiram Agrawal was arrested by the Police on 30-9-2003 with regard to M. Case No. 14 of 2001 registered with CID (Crime), Gandhinagar Zone Police Station, Gandhinagar and the cognate criminal complaints.



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Further, Mr. Suresh Dhansiram Agrawal has filed Criminal Misc. Application No. 886/2004 in the High Court of Gujarat at Ahmedabad against State of Gujarat and others for requesting grant of his bail and on procedure High Court of Gujarat at Ahmedabad has passed a Judgment and Order dated 11-3-2004 in Criminal Misc. Application No. 886/2004 to grant conditional bail, inter alia, having one of the conditions permitting the bank to sell the said property for recovery of its outstanding dues, for which the Mr. Suresh Dhansiram Agrawal was directed to execute a Irrevocable Special Power of Attorney in favour of the Bank authorizing the bank to sell the said property for and on behalf of the Mr. Suresh Dhansiram Agrawal at such rate as the Irrevocable Special Power of Attorney i.e. Bank may deem fit.

Further I find that, in accordance with the order dated 11-3-2004 passed by the Honble Gujarat High Court in Criminal Misc. Application No. 886/2004, it would be necessary to deal with the said property togetherwith other property of which Irrevocable Special Power of Attorney was duly executed by Mr. Suresh Dhansiram Agrawal in favour of The Kalupur Comm. Co. Op. Bank Ltd., through its authorized officer viz. Managing Director, Manager and /or General Manager and or any other authorized and his true and lawful attorney on his behalf and in his name to do or caused to be done and execute all or any of the acts, deeds, matters to sale the said property, either by way of public auction or private negotiations with any party/ies at such price and on such terms and conditions which the said attorney may deem fit and realize money out of the said transactions, which was duly signed before Jyotsna K. Patel Notary Public, Ahmedabad under Serial No. 26/3/2004 dated 16-4-2004.

Further, The Kalupur Comm. Co. Op. Bank Ltd. as lawful attorney of the Mr. Suresh Dhansiram Agrawal for and on behalf of the Mr. Suresh Dhansiram Agrawal has agreed to sell the said property to Victorian Infracon Private Limited, a Private Limited Company for a total Consideration of Rs. 5,00,00,000/- and the said Company has agreed



to purchase the said property at or for a consideration agreed as above on "as is where is and whatever there is basis from the Mr. Suresh Dhansiram Agrawal through lawful attorney i.e. bank in the manner appearing herein.

Thereafter, Mr. Suresh Dhansiram Agrawal through his Irrevocable Special Power of Attorney Holder, The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its authorized Officer Mr. Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal) & Authorised Officer) has sold and conveyed the said Non-Agricultural land bearing T.P. Scheme No. 20 and Final Plot No. 369/2 admeasuring 1110 sq.yds. i.e. 929 sq.mts. (Plot Area) togetherwith Bungalow construction standing thereon approx admeasuring 691.68 sq.mts. known as "Ashok Villa" to Victorian Infracon Private Limited, a Private Limited Company duly registered under the Companies Act, 1956, under Registration No. U45202GJ2013PTC073402 dated 18-1-2003 issued by Registrar of Companies, Gujarat, Dadra and Nagar, Havelli through its Director Mr. Sushil Kumar Agarwal by a Deed of Conveyance, duly executed by Mr. Suresh Dhansiram Agrawal through his Irrevocable Special Power of Attorney Holder, Power of The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its authorized Officer Mr. Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal) & Authorised Officer) in favour of Victorian Infracon Private Limited, through its Director Mr. Sushil Kumar Agarwal which was duly registered with the Office of Sub Registrar, Ahmedabad-4 (Paldi), under Serial No.2417 dated 17-3-2016.

Further, an Agreement was duly executed by and between The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its authorized Officer Mr. Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal)) (One Part) and Victorian Infracon Private Limited represented by its Director Mr. Sushil Kumar Agrawal (Other Part) in respect of the said property at or for the consideration agreed upon subject to the terms and conditions mentioned in the said Sale Deed, under serial No. 2417 dated 17-3-2016, which was duly registered with the Office of Sub Registrar, Ahmedabad-4 (Paldi), under Serial No.2450 dated 18-3-2016.

Further, Deed of Rectification was duly executed by Mr. Suresh Dhansiram Agrawal through his Irrevocable Special Power of Attorney Holder, Power of The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its authorized Officer Mr.



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Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal) & Authorised Officer) in favour of Victorian Infracon Private Limited represented by its Director Mr. Sushil Kumar Agrawal for correction of the Description of Property Schedule, the Area of the land is as 929 sq.mts. instead of 966 sq.mts. and the City Survey No. 1928 is missed out to be mentioned in the said Deed of Conveyance, under Serial No.2417 dated 17-3-2016 on page Nos. 1,2,3,5,8,9,11 and 12 it was wrongly mentioned as "The said Non-Agricultural land bearing T.P. Scheme No. 20 and Final Plot No. 369/2 admeasuring 1110 sq.yds. i.e. 929 sq.mts. (Plot Area) togetherwith Bungalow construction standing thereon approx admeasuring 691.68 sq.mts. known as "Ashok Villa" instead of "City Survey No. 1928 of Final Plot No. 369/2 comprised in T.P. Scheme No. 20 admeasuring 966 sq.mts. togetherwith Bungalow construction standing thereon approx admeasuring 691.68 sq.mts. known as "Ashok Villa", which was duly registered with the office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 2882 dated 31-3-2016.

And the entry to that effect of the above transactions i.e. (I) Deed of Conveyance, under Serial No. 2417 dated 17-3-2016 and (II) Rectification Deed under Serial No. 2882 dated 31-3-2016 were also entered in the City Survey Records bearing Serial No. 2102 dated 28-4-2016 duly confirmed by the City Survey Superintendent-1, Ahmedabad on 27-6-2016 and since then Victorian Infracon Private Limited was holding the same as an absolute owner and possessor thereof.

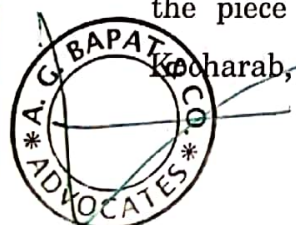
Thereafter, the said Loan was repaid with interest thereon and said Property in question was released from the charge of The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad and thereafter a Deed of Release of Mortgage was duly executed by The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its Authorized Officer Mr. Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal) & Director Mr. Sushil Kumar Agrawal which was duly registered with the Office of Sub-



Registrar, Ahmedabad-4 (Paldi) under Serial No. 2649 dated 28-3-2016. Followed by Deed of Rectification was duly executed by Mr. Suresh Dhansiram Agrawal through his Irrevocable Special Power of Attorney Holder, Power of The Kalupur Comm. Co. Op. Bank Ltd., Ashram Road, Ahmedabad represented by its authorized Officer Mr. Nirav Rohitbhai Chokshi (Designation : Chief Manager (Legal) & Authorised Officer) in favour of Victorian Infracon Private Limited represented by its Director Mr. Sushil Kumar Agrawal for correction of the Description of Property Schedule, the Area of the land in the said Deed of Release of Mortgage, under Serial No. 2649 dated 28-3-2016 on page Nos. 1 to 7 it was wrongly mentioned as "The said Non-Agricultural land bearing T.P. Scheme No. 20 and Final Plot No. 369/2 admeasuring 1110 sq.yds. i.e. 929 sq.mts. (Plot Area) togetherwith Bungalow construction standing thereon approx admeasuring 691.68 sq.mts. known as "Ashok Villa" instead of "City Survey No. 1928 of Final Plot No. 369/2 comprised in T.P. Scheme No. 20 admeasuring 966 sq.mts. togetherwith Bungalow construction standing thereon approx admeasuring 691.68 sq.mts. known as "Ashok Villa", which was duly registered with the office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 2883 dated 31-3-2016 and the entry to that effect was also entered in the City Survey Records bearing Serial No. 2523 dated 4-7-2017 duly confirmed by the City Survey Superintendent-1, Ahmedabad on 25-8-2017.

In the City Survey Records of Property Card, Mutation Entry No. 2524 dated 4-7-2017 for Noting Mortgage Charge and Mutation Entry No. 2523 dated 4-7-2017 for Noting Release of the said Mortgage Charge are found recorded. However, there has been a mistake of recording Mutation Entry No. 2523 dated 4-7-2017 for Noting Release of the said Mortgage Charge prior to the Mutation Entry No. 2524 dated 4-7-2017 for noting Mortgage Charge. Therefore, Rectification/Mutation Entry No. 2722 dated 21-2-2018 is found recorded in the City Survey Records where by it is stated that the said Mutation Entry No. 2524 dated 4-7-2017 for noting Mortgage Charge be written and read prior to the Mutation Entry No. 2523 dated 4-7-2017 for Noting Release of the said Mortgage Charge and the said entry was duly confirmed by the City Survey Superintendent-1, Ahmedabad on 2-4-2018.

Thus, Victorian Infracon Private Limited was the absolute owner and possessor of the piece or parcel of Non-Agricultural Land situated lying and being at Mouje : Kachharab, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos.



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119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. (Plot Area) togetherwith construction standing thereon consisting of Bungalow approx admeasuring 691.68 sq.mts. known as “Ashok Villa” and as per Kocharab City Survey Records bearing City Survey No. 1928 admeasuring 966 sq.mts. in the Registration District, Ahmedabad and Sub-District, Ahmedabad - 4 (Paldi).

It is observed that, there is a difference of 37 sq.mts. in the Actual ad-measurement of land bearing T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. and as per City Survey Record i.e. City Survey No. 1928 admeasuring 966 sq.mts. land which is 37 sq.mts. more than Revenue Records which is required to be rectified and certified by the City Survey Superintendent-1, Ahmedabad.

Further, Victorian Infracon Private Limited through its Director Shri Sushil Kumar Dhansiram Agarwal has sold and conveyed the Non-Agricultural land bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. (Plot Area) togetherwith construction standing thereon consisting of Bungalow approx admeasuring 691.68 sq.mts. known as “Ashok Villa” and as per Kocharab City Survey Records bearing City Survey No. 1928 admeasuring 966 sq.mts. in favour of Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm by a Deed of Conveyance, duly executed on 18-1-2018 which was duly registered with the office of the Sub-Registrar, Ahmedabad-4 (Paldi) under Serial No. 664 dated 19-1-2018, and the entry to that effect was also entered in the City Survey Records bearing Serial No. 2723 dated 21-2-2018 duly confirmed by the City Survey Superintendent-1, Ahmedabad on 2-4-2018 and since then Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm is holding the same as an absolute owner and possessor thereof.

Further, an Indemnity Bond Cum Declaration was duly executed on 18-1-2018 by Victorian Infracon Private Limited through its Director Shri Sushil Kumar Dhansiram Agarwal in favour of Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm in respect of the said property in question which was duly registered with the Office of Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 665 dated 19-1-2018.

I further find that, the Plan and Construction Permission, for Total 12 Residential Units with Parking, Stair Cabin and Over Head Water Tank (O.H.W.T) was approved and granted by the Ahmedabad Municipal Corporation, Ahmedabad vide its Rajachitthi No. 00438/021118/A0625/R0/M1 dated 3-11-2018 issued by the Asst. T.D.O. (B.P.S.P.), Ahmedabad Municipal Corporation, Ahmedabad.

Further, Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm has demolished the old construction and floated a scheme of Total 12 Residential Units known as "GIRIRAJ HORIZON" on the said piece of land as per Plan and Construction Permission approved and granted by the Ahmedabad Municipal Corporation, Ahmedabad and is entitled to enroll the members and to collect agreed amount from them for the said purpose and to sell and convey such Residential Units to them etc.

Further, After completion of construction work Final Building Use (BU) Permission for "GIRIRAJ HORIZON" is required to be obtained from Ahmedabad Municipal Corporation, Ahmedabad.

Thus, Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm is the absolute owner and possessor of the said Non-Agricultural Land situated lying and being at Mouje : Kocharab, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. and as per Kocharab City Survey Records bearing City Survey No. 1928 admeasuring 966 sq.mts. togetherwith to be constructed (Under Construction) Total 12 Residential Units with Parking, Stair-Cabin and Over Head Water Tank (O.H.W.T) in a scheme known as



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"GIRIRAJ HORIZON" in the Registration District, Ahmedabad and Sub-District, Ahmedabad - 4 (Paldi).

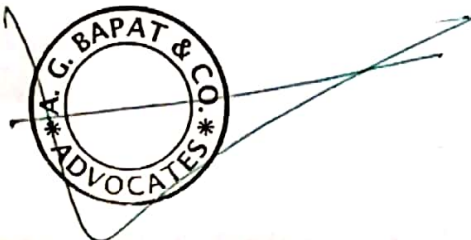
Further, Latest Certificate/Letter for number of Units sold/booked out of the Total 12 Residential Units in a scheme known as "GIRIRAJ HORIZON" is required to be obtained from Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm.

Further, Certificate/Letter is required to be obtained from Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 12 Residential Units in a scheme known as "GIRIRAJ HORIZON"

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Sandesh, Gujarati Edition of 18<sup>th</sup> March, 2019 inviting claims, if any, in upon or to the said Property in question from any person whomsoever. I have not received any objection/claim in response thereto till today.

Further the Property in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby opine that the title to the Property in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :



1. Allotment/Booking/Agreement to Sale of the Total 12 Residential Units in a scheme known as "GIRIRAJ HORIZON" to be constructed thereon.
2. Certificate/Letter is required to be obtained from the Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 12 Residential Units in a scheme known as "GIRIRAJ HORIZON".
3. Terms and conditions of N. A. Order for Residential Use.
4. Terms and conditions of Plan and Construction Permissions approved and granted by Ahmedabad Municipal Corporation, Ahmedabad is to be complied.
5. Final Building Use (BU) Permission for "GIRIRAJ HORIZON" is being duly obtained from Ahmedabad Municipal Corporation, Ahmedabad after completion of construction work in due Course.
6. Provisions of the Town Planning and Urban Development Act.
7. Provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).
8. Usual Declaration on title is being made on oath by Shri Vyomesh Narandas Mashru as Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm.

**Note :** Please note that Search of Registration Records of the year 1987 to 1993 at the Office of the Sub-Registrar, Ahmedabad-1 (City) is carried out and records of the year 1987 to 1993 are destroyed/torned out or in dilapidated condition, hence it could not be inspected and searches thereof is not available, I have found that, some part of available Index-II records are torned and the entries are also not up-to-date maintained and also Computerised Records for the year 1994 to 2017 at Office of Sub-Registrar, Ahmedabad-4 (Paldi) are not well prepared and maintained by State-Government Agency.



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M. 9825281495

## THE SCHEDULE ABOVE REFERRED TO

All that the piece or parcel of Non-Agricultural Land situated lying and being at Mouje : Kocharab, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos. 119/2 paiki, 120 paiki, 130 paiki and 133 to 137 paiki Sub-Plot No. 2 admeasuring 1194 sq.yds. which was comprised into T.P. Scheme No. 20 and allotted Final Plot No. 369/2 admeasuring 929 sq.mts. and as per Kocharab City Survey Records bearing City Survey No. 1928 admeasuring 966 sq.mts. togetherwith to be constructed (Under Construction) Total 12 Residential Units with Parking, Stair Cabin and Over Head Water Tank (O.H.W.T) in a scheme known as "GIRIRAJ HORIZON" in the Registration District, Ahmedabad and Sub-District, Ahmedabad - 4 (Paldi) and the same is bounded as follows :

|                         |   |                                                  |
|-------------------------|---|--------------------------------------------------|
| On or towards the East  | : | Land of Final Plot No. 369 paiki Sub-Plot No. 3. |
| On or towards the West  | : | Land of Final Plot No. 369 paiki Sub-Plot No 1.  |
| On or towards the North | : | Old Sachivaly.                                   |
| On or towards the South | : | 40 feet. Public Road.,                           |

Date : 29-3-2019

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate