

Date:24.11.2021

To,
M/s. AK MITHAIWALA INFRA LLP
25,Prerna Society, Survey No.42,
B/s. Ashya Part-02, Opp. Shaikh & Co.
Sarkhej Road,Ahmedabad-380055.

Sub: Title Clearance Report for Land situated at Survey No.86
Village Makarba, District Ahmedabad.

FINAL REPORT

1. Upon your request to inquire into the title of the immovable properties situated at Village:Makarba, Taluka: Vejalpur District: Ahmedabad, the present Title Clearance Report & Legal Opinion is submitted after due verification, inspection & perusal of the relevant documents for the immovable property described hereinafter.

DESCRIPTION OF PROPERTY

Immovable property bearing Non Agricultural land situated in the State of Gujarat, District:A Ahmedabad, Taluka: Vejalpur, Village: Makarba, bearing Survey No.86, admeasuring about 6001Sq. Mtrs, which came to be included in Town planning Scheme No.84/A, being allotted F.P. No. 79 admeasuring about 4438 Sq.Mtrs(*hereinafter referred to as the 'Said Land' for the sake of brevity*).

I. DOCUMENTS SCRUTINIZED

I have perused the following documents:

- i) A photocopy of Village Form No. 7/12 for land bearing Survey No. 86.
- ii) A photocopy of Village Form No.6 depicting Entry No.5140.
- iii) A photocopy of Village Form No.6 depicting Entry No.7813.
- iv) A photocopy of Village Form No.6 depicting Entry No.14196.
- v) A photocopy of Village Form No.6 depicting Entry No.14211.
- vi) A photocopy of Village Form No.6 depicting Entry No.14386.
- vii) A photocopy of Village Form No.6 depicting Entry No.14890.
- viii) A photocopy of Village Form No.6 depicting Entry No.15091.
- ix) A photocopy of Village Form No.6 depicting Entry No.15336.
- x) A photocopy of Village Form No.6 depicting Entry No.15425.
- xi) A photocopy of Village Form No.6 depicting Entry No.15496.
- xii) A photocopy of Village Form No.6 depicting Entry No.15713.
- xiii) A photocopy of Village Form No.6 depicting Entry No.16300.
- xiv) A photocopy of Village Form No.6 depicting Entry No.16332.
- xv) A photocopy of Village Form No.6 depicting Entry No.16383.
- xvi) A photocopy of Village Form No.6 depicting Entry No.16384.
- xvii) A photocopy of Village Form No.6 depicting Entry No.17314.
- xviii) A photocopy of Village Form No.6 depicting Entry No.17315.

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- xix) A photocopy of Village Form No.6 depicting Entry No.17316.
 - xx) A photocopy of Village Form No.6 depicting Entry No.17472.
 - xxi) A photocopy of Village Form No.6 depicting Entry No.17473.
 - xxii) A photocopy of the N.A. order passed by the, District Collector,
Ahmedabad dated 28.11.2014.
 - xxiii) A photocopy of the Revised N.A. order passed by the, District
Collector, Ahmedabad dated 10.04.2015.
 - xxiv) A photocopy of the Agreement to Sell vide Document No. 922 dated
05.02.2009.
 - xxv) A photocopy of the Agreement to Sell vide Document No. 9860
dated 05.10.2009.
 - xxvi) A photocopy of the Cancellation of Power of Attorney vide
Document No. 74/A dated 16.03.2011.
 - xxvii) A photocopy of the Cancellation of Sale Deed vide Document No.
73 dated 16.03.2011.
 - xxviii) A photocopy of Cancellation of Agreement to Sell vide Document
No. 3655 dated 25.03.2011.
 - xxix) A photocopy of the Declaration vide Document No. 72/A dated
16.03.2011.
 - xxx) A photocopy of the Declaration vide Document No. 78/A dated
16.03.2011.
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- xxxi) A photocopy of the Declaration vide Document No. 79/A dated 17.03.2011.
- xxxii) A photocopy of the Agreement to Sell vide Document No.3657 dated 25.03.2011.
- xxxiii) A photocopy of the registered Sale Deed vide Document No.2325 dated 04.12.2014.
- xxxiv) A photocopy of the order passed in RTS Appeal Case No. 382 of 2015 dated 27.04.2016.
- xxxv) A photocopy of the registered Confession Deed vide Document No.2349 dated 19.10.2016.
- xxxvi) A photocopy of the registered Sale Deed vide Document No.2065 dated 22.03.2017.
- xxxvii) A photocopy of the registered Sale Deed vide Document No.4707 dated 12.06.2017.
- xxxviii) A photocopy of the confession deed vide Document No.88 dated 02.01.2018.
- xxxix) A photocopy of the Notarized Cancellation of Settlement Agreement vide Document No.5230/A2 dated 15.08.2017.
- xl) A photocopy of the registered Sale Deed vide Document No.7183 dated 19.08.2018.
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- li) Public Notice issued in Sandesh Newspaper Ahmedabad edition on 11.11.2021.
- lii) Certified copy of table of encumbrance along with money receipts dated 22.11.2021 issued by Sub-Registrar, Paldi-4, Ahmedabad as well as Sub-Registrar, Ahmedabad -13(City).

II. BRIEF HISTORY

2. From the documents submitted to me following analysis can be made:

2.1. Originally the said land was of new tenure agriculture land and was under the ownership of one Shivabhai @ Bulabhai Bhikhabhai prior to 1975. On 29.12.1971 Shivabhai @ Bulabhai Bhikhabhai executed a will for the said land in favour of his daughters named as Maniben Shivabhai @ Bulabhai Bhikhabhai and Valiben Shivabhai @ Bulabhai Bhikhabhai. Unfortunately Shivabhai @ Bulabhai Bhikhabhai expired and according to the will of Shivabhai @ Bulabhai Bhikhabhai the names of Maniben Shivabhai @ Bulabhai Bhikhabhai and Valiben Shivabhai @ Bulabhai Bhikhabhai came to be mutated in the revenue records and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.5140 dated 21.07.1975.

2.2. Thereafter on 26.07.1994 Valiben D/o Shivabhai @ Bulabhai Bhikhabhai W/o Somabhai expired and accordingly the names of her legal heirs (1) Premjibhai Somabhai (2) Kantibhai Somabhai (3)

2.5. Further appears that Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered Agreement to Sell of the said land in favour of Bipinbhai Manilal Patel

2.8. Thereafter the Agreement to sell which was executed by Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai for the said land in favour Bipinbhai Manilal Patel and Nitinbhai Khemchandbhai Parmar by way document No.9860 on

05.10.2009 came to be cancelled by way of Cancellation of Agreement to Sell Deed vide document no.3655 on 18.03.2011 before the office of Sub registrar, Ahmedabad-4(Paldi).

2.9. Thereafter the Power of Attorney which was given by Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai for the said land in favour of Mr. Najmuddin Haji Abdulsamad Lokhandwala by way notarized document at Serial No.207 on 06.10.2009 came to be cancelled by way of Cancellation of Power of Attorney vide document no.3656 on 18.03.2011 before the office of Sub registrar, Ahmedabad-4(Paldi).

2.10. Further the Agreement to Sell which was executed by Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai (through their old Power of Attorney Holder Mr. Gulabrai Malabhai Parmar which came to be cancelled thereafter) for the said land in favour Mohammed Yunus Usmanbhai Saiyed by way document No.922 on 05.02.2009 came to be cancelled by way of Cancellation of Agreement to Sell Deed vide document no.3652 on 18.03.2011 before the office of Sub registrar, Ahmedabad-4(Paldi).

2.11. In the meanwhile on 16.03.2011 Gulabrai Malabhai Parmar made Declaration before the Notary Adv. Sushila Rami by way of document at Serial No.72-A declaring/stating that he does not have any right, title and interest in the said land. Subsequently on 17.03.2011 Mr.Najmuddin Haji Abdulsamad Lokhandwala as well as Bipinbhai Manilal Patel and Nitinbhai Khemchandbhai Parmar also made Declaration before the Notary Adv. Sushila Rami by way of document at SerialNo.78-A and 79-A declaring/stating that they does not have any right, title and interest in the said land.

2.12. Thereafter on 17.03.2011 Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered Power of Attorney of the said land in favour of Zahir Khan Zamirkhan Pathan by way of registered Document No. 903 before the office of Sub registrar, Ahmedabad-13(City).

2.13. Further Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered Agreement to Sell in favour of Zahir Khan Zamirkhan Pathan by way of registered Document No. 3657 on 18.03.2011 before the office of Sub registrar, Ahmedabad-4(Paldi).

2.14. Thereafter the Agreement to Sell which was executed by Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai for the said land in favour of Zahir Khan Zamirkhan Pathan by way of registered Document No. 3657 on 18.03.2011 came to cancelled by way of registered Cancellation of Agreement to Sell Deed vide Document No. 2272 on 10.10.2013 before the office of Sub registrar, Ahmedabad-13(City).

2.15. Thereafter the Power of Attorney which was executed by Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai for the said land in favour of Zahir Khan Zamirkhan Pathan by way of registered Document No. 903 on 17.03.2011 came to cancelled by way of registered Cancellation of Power of Attorney vide Document No. 2273 on 10.10.2013 before the office of Sub registrar, Ahmedabad-13(City).

2.16. Thereafter (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered Agreement to Sell of the said land in favour of Pathan Samir Khan Vajirkhan, Imtiyaz Khan Bismillah Khan Pathan and Yusunbhai

Yusufbhai Shaikh vide Document No.2274 on 10.10.2013 before the office of Sub-registrar, Ahmedabad-13(City).

2.17. Further (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered Power of Attorney in favour of Pathan SamirKhan Vajirkhan, Imtiyazkhan Bismillahkhan Pathan and Yusunbhai Yusufbhai Shaikh vide Document No.2275 on 10.10.2013 before the office of Sub-registrar, Ahmedabad-13(City).

2.18. As the said land was originally new tenure agriculture land, (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai as the owner of the said land preferred an application before the District Collector, Ahmedabad for conversion of the said land into old tenure land as well as to convert the said land into non-agriculture use for residential purpose and the same came to be approved by way of an order No. ABC/TNC-3/Premium/S.R.821/2012 on 28.11.2014 by the competent authority wherein it was directed to deposit the amount of Rs.1,37,57,800/- as premium, which came to be deposited by Pathan SamirKhan Vajirkhan, Zala Raghuvirsinh Dilawarsinh and Yusunbhai

Yusufbhai Shaikh on behalf of (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai by way of Challan No.11 on 16.10.2014 before Mamlatdar Office, Vejalpur and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.14196 dated 21.01.2015.

2.19. Thereafter Imtiyazkhan Bismillahkhan Pathan who has agreed to Purchase the said land in accordance with the Agreement to Sell vide Document No.2274 of 2013 as well as the Power of Attorney holder in accordance with the registered Power of Attorney vide Document No.2275 of 2013, agreed to release his right, title and interest in the said land in favour of Zala Raghuvirsinh Dilawarsinh and agreed to become the Confirming Party in the sale deed of the said land.

2.20. Thereafter (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai (2) Premjibhai Somabhai (3) Kantibhai Somabhai (4) Ganpatbhai Somabhai (5) Dashrathbhai Somabhai executed a registered sale deed in favour of (1) Pathan Samir Khan Vajirkhan (60% Share), (2) Zala Raghuvirsinh Dilawarsinh (20% Share) (3) Yusunbhai Yusufbhai Shaikh (20% Share), wherein Imtiyazkhan Bismillahkhan Pathan was confirming party, by way of registered sale deed vide document no.2325 dated 04.12.2014 before the office of Sub-registrar,

Ahmedabad-13(City) and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.-14211 dated 22.01.2015.

2.21. Thereafter (1)Pathan SamirKhan Vajirkhan, (2) Zala Raghuvirsinh Dilawarsinh (3) Yusunbhai Yusufbhai Shaikh preferred an application for revised NA of the said land for the Commercial purpose before the District Collector, Ahmedabad on 27.01.2015 and the same came to be approved by way of an order No. CB/ADM/T.N.A./TATKAL/S-65/S.R.48/2015dated 10.04.2015and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.14368 dated 20.06.2015.

2.22. Thereafter the legal heirs of (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai W/o Chanabhai i.e. (1/1) Babubhai Chanabhai (1/2) Manekben D/o Chanabhai W/o Pursottambhai (1/3) Rameshbhai Chanabhai (1/4) Jagdishbhai Chanabhai, (2)Premjibhai Somabhai i.e.(2/1) Urvashiben D/o Premjibhai W/o Pareshbahi (2/2) Manishaben D/o Premjibhai W/o Ishwarbhai (2/3)Praveenaben PremjibhaiParmar (2/4) Chetnaben PremjibhaiParmar (2/5) Nikitaben Premjibhai Parmar (2/6) Kiran Premjibhai Parmar, (3)Kantibhai Somabhai i.e. (3/1) JigneshKantibhai Parmar (3/2)Kaminiben D/o Kantibhai Parmar W/o Mukeshbahi (3/3) Jagrutiben Kantibhai Parmar through their Power of Attorney

Mr. Nitinbhai Khumchandbhai Parmar filed an RTS Appeal No.382/2014 before the City Deputy Collector, West Zone Ahmedabad against the Village Form No.6 vide Entry No.14211, which came to be rejected by way of an order dated 27.04.2016 and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.14890 dated 01.08.2015.

2.23. Thereafter the legal heirs of (1) Maniben D/o Shivabhai @ Bulabhai Bhikhabhai W/o Chanabhai i.e. (1/1) Babubhai Chanabhai (1/2) Manekben D/o Chanabhai W/o Putsottambhai (1/3) Rameshbhai Chanabhai (1/4) Jagdishbhai Chanabhai (2) Premjibhai Somabhai i.e. (2/1) Urvashiben D/o Premjibhai W/o Pareshbhai (2/2) Manishaben D/o Premjibhai W/o Ishwarbhai (2/3) Praveenaben Premjibhai Parmar (2/4) Chetnaben Premjibhai Parmar (2/5) Nikitaben Premjibhai Parmar (2/6) Kiran Premjibhai Parmar (3) Kantibhai Somabhai i.e. (3/1) Jignesh Kantibhai Parmar (3/2) Kaminiben D/o Kantibhai Parmar W/o Mukeshbhai (3/3) Jagrutiben Kantibhai Parmar (4) Dashrathbhai Somabhai i.e. (4/1) Hiteshbhai Ganpatbhai Parmar (4/2) Minor Priyankaben Ganpatbhai Parmar (4/3) Minor Sahil Ganpatbhai Parmar (5) Dashrathbhai Somabhai i.e. (5/1) Minor Mistiben Dashrathbhai Parmar executed a registered Kabulat No Lekh in favour of (1) Pathan

SamirKhan Vajirkhan, (2) Zala Raghuvirsinh Dilawarsinh (3) Yusunbhai Yusufbhai Shaikh by way of registered document vide document no.2349 dated 19.10.2016 before the office of Sub-registrar, Ahmedabad-13(City).

2.24. Thereafter the said land total admeasuring about 6001 Sq.mtr came to be included in the Town Planning Scheme No. 84/A and allotted final Plot No.79 admeasuring about 4438 Sq.mtr by way of an order no. City/ Mam.Vejalpur /EST/ Sudhara Hukam/ Makarba/ S.R. No.61/2006 dated 09.09.2016 and remaining land about 1563 Sq.mtr came to be acquired by the Ahmedabad Municipal Corporation, and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.15091 dated 08.11.2016.

2.25. Thereafter Zala Raghuvirsinh Dilawarsinh sold his share of 20% land i.e. 887.6 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Yusunbhai Yusufbhai Shaikh by way of registered sale deed vide Document No.2065 dated 22.03.2017 before the office of Sub-registrar, Paldi-4 Ahmedabad and accordingly to that effect an entry came to be passed in the Village Form No.6 vide Entry No.15336 dated 21.12.2017.

2.26. Thereafter Yusunbhai Yusufbhai Shaikh out of his 40% share in the said land i.e. 1775.2 Sq.mtr sold his share of 20% land i.e. 887.6

Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Ayubkhan Dolatkhan Pathan by way of registered sale deed vide document no.4707 dated 12.06.2017 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.15425 dated 04.01.2018.

2.27. Further it appears that Entry No.15425 came to be challenged by Zala Raghuvirsinh Dilawarsinh by way of RTS Appeal No. 50 of 2017 against which an settlement took place between Zala Raghuvirsinh Dilawarsinh and Ayubkhan Dolatkhan Pathan, subsequently a Kabulat No Lekh came to be executed by Zala Raghuvirsinh Dilawarsinh in favour of Ayubkhan Dolatkhan Pathan vide Document No.88 before the Sub-Registrar, Ahmedabad-4(Paldi) on 02.01.2018 and on the basis of the above mentioned Kabulat No Lekh the RTS Appeal No. 50 of 2017 came to be withdrawn.

2.28. Thereafter an Memorandum of Understanding came to be executed between Yusunbhai Yusufbhai Shaikh and Ayubkhan Dolatkhan Pathan before the Notary Shri. K.B. Vaghela at Serial No.44/04/2017 on 22.03.2017 which came to be cancelled by way of cancellation of memorandum of understanding deed which came to be executed between Yusunbhai Yusufbhai Shaikh and Ayubkhan

Dolatkhan Pathan before the Notary Shri. M.I. Shaikh at Serial No. 5230/A2 on 15.08.2017.

2.29. Thereafter Yusunbhai Yusufbhai Shaikh sold his share of 20% land i.e. 887.6 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of (1)Pathan SamirKhan Vajirkhan (10% Share i.e. 443.8 Sq.mtr), (2) MahmedSohel Abdulvahid Kuddushi (5% Share i.e. 221.9 Sq.mtr) (3) Atikurehman Abdulkadarbhai VohraKuddushi (5% Share i.e. 221.9 Sq.mtr) wherein Ayubkhan Dolatkhan Pathan was confirming party by way of registered sale deed vide Document No.7183 dated 19.08.2017 before the office of Sub-registrar, Paldi-4 Ahmedabad and accordingly to that effect an entry came to be passed in the Village Form No.6 vide Entry No.15496 dated 05.01.2018.

2.30. Thereafter Ayubkhan Dolatkhan Pathan sold his share of 20% land i.e. 887.6 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Janab Rozyanabanu Nasimakhterby way of registered sale deed vide Document No.2397 dated 26.02.2018 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.15713 dated 03.04.2018.

- 2.31. Thereafter Pathan SamirKhan Vajirkhan out of his 70% share in the said land i.e. 3106.6 Sq.mtr sold his share of 5% land i.e. 221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Imran Ismailbhai Talatby way of registered sale deed vide Document No.3797 dated 26.03.2018 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.16300 dated 26.07.2019.
- 2.32. Thereafter Pathan SamirKhan Vajirkhan out of his 65% share in the said land i.e. 2884.7 Sq.mtr sold his share of 5% land i.e. 221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Ayubbbhai Karimbhai Shaikhby way of registered sale deed vide Document No.3796 dated 26.03.2018 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No.16332 dated 05.08.2019.
- 2.33. Thereafter Imtiyazbhai Bismillahkhan Pathan preferred an application before the City Deputy Collector (Paschim), Ahmedabad vide RTS/ Appeal/ Case No.66 of 2018 along with RTS/Appeal / Case No.67 of 2018 against the Village Form No.6 vide Entry No.15336 which came to be rejected by the City Deputy Collector

2.34. Thereafter Janan Rozyanabanu Nasimakhtersold his share of 20% land i.e. 887.6 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Pathan Samirkhan Vajirkhan by way of registered sale deed vide Document No.8028 dated 22.06.2021 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No. 17314 dated 09.08.2021.

2.35. Thereafter MahmedSohel Abdulvahid Kuddushi sold his share of 5% land i.e. 221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) as well as Atikurehman Abdulkadarbhai Vohra Kuddushi also sold his share of 5% land i.e. 221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Pathan SamirKhan Vajirkhan by way of registered sale deed vide Document No.8031 dated 22.06.2021before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No. 17315 dated 09.08.2021.

2.36. Thereafter Imran Ismailbhai Talat sold his share of 5% land i.e.

221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of Pathan SamirKhan Vajirkhan by way of registered sale deed vide document no.8033 dated 22.06.2021 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No. 17316 dated 09.08.2021.

2.37. Thereafter Ayubbbhai Karimbhai Shaikh sold his share of 5% land i.e. 221.9 Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of M/s. AK Mithaiwala Infra LLPby way of registered sale deed vide document no.12439 dated 23.09.2021 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No. 17472 dated 08.11.2021.

2.38. Thereafter Pathan SamirKhan Vajirkhan sold his share of 95% land i.e. 4216.1Sq.mtr (out of total land admeasuring about 4438 Sq.mtr) from the said land in favour of M/s. AK Mithaiwala Infra LLPby way of registered sale deed vide document no.12440 dated 23.09.2021 before the office of Sub-registrar, Paldi-4 Ahmedabad and to that effect an entry came to be passed in the Village Form No.6 vide Entry No. 17473 dated 08.11.2021.

3. That on 11.11.2021 I have issued a public notice in Sandesh Newspaper, Ahmedabad Edition calling upon public at large to submit any objections, if at all, in respect of issuance of the title clearance certificate along with cogent evidence within a period of 7 days. Despite the said public notice, till date I have not received any representation and/or objection from any person concerned for grant of the present title clearance certificate.
4. From the aforesaid analysis it appears that the NA land bearing SurveyNo.86, having Final Plot No.79 admeasuring about 4438 Sq. Mtr has been duly purchased by M/s. AK Mithaiwala Infra LLP by way two different Sale Deeds as discussed above.

III. SCRUTINY OF RECORD IN OFFICE OF SUB-REGISTRAR.

5. I have carried out search in the Office of Sub-Registrar of Assurances, Paldi-4 Ahmedabad, vide application No.22127,18288 and 3909 dated 22.11.2021 for a period of 30 years and the information does not contradict the conclusion made below.

IV. CONCLUSION

6. That upon the thorough scrutiny of the documents available it appears that the Said Lands bearing SurveyNo.86, having Final Plot No.79 admeasuring about 4438 Sq. Mtr is under the legal ownership of M/s. AK

MITHAIWALA INFRA LLP on the strength of the registered Sale Deedsas discussed above. Accordingly it can be concluded that M/s. AK MITHAIWALA INFRA LLP HAVE VALID, LEGAL, CLEAR AND MARKETABLE TITLE OF THE SAID LAND.

Date: 24.11.2021.
Ahmedabad

FOR, QURESH & ASSOCIATES

Quresh & Associates
Advocates PROPRIETOR