

MUSTUFA B. BANGALI

B.Com.,L.L.B.,Advocate

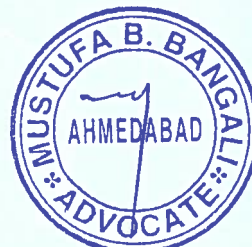
Office : 330, 331, Yash Arian, Swami Vivekanand Chowk, Memnagar, Ahmedabad-52.

TITLE CLEARANCE REPORT

Reg: In the matter of investigation to the title of Non-Agricultural land bearing (1) Survey No.309/1/1 Khata No.1554 admeasuring 910 Sq. Mtrs. and (2) Survey No.309/1/2 Khata No.1554 admeasuring 809 Sq.Mtrs. both survey nos. covered in T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka : Gandhinagar District : Gandhinagar.

OWNER : M/S. SIDDH INFRASTRUCTURE
a partnership firm through its partners
(1) Manubhai Motibhai Parmar
(2) Lalitaben Manubhai Parmar
(3) Dipakkumar Manubhai Rajan
(4) Rasana Manubhai Rajan
(5) Nayana Dipakkumar Rajan

In pursuance to the request of Mr. Manubhai Motibhai Parmar, Partner of M/s. Siddh Infrastructure a partnership firm owner of the Residential Non- Agricultural land bearing (1) Survey No.309/1/1 Khata No.1554 admeasuring 910 Sq. Mtrs. and (2) Survey No.309/1/2 Khata No.1554 admeasuring 809 Sq.Mtrs. both survey nos. covered in T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar District ; Gandhinagar. I have investigated the titles of the above land and my finding are as under :



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1. It appear that the land bearing Survey No.309/1 of Zundal belonged to (i) Makabhai Dharamdas and (ii) Bhagabhai Dharamdas since prior to the year 1932.
2. Thereafter, co-owner of the said land namely Makabhai Dharamdas was died, leaving behind his legal heirs namely Mafatbhai Makabhai a natural guardian of Bai Zaver Makabhai was entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No. 1116 on dtd. 20-01-1933.
3. Thereafter, the co-owner of the said land namely Bhagabhai Dharamdas was died in year 1934, leaving behind his legal heirs namely Ambalal Bhagabhai and hence their name were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide **Mutation Entry No. 1258**, dated: **10-04-1939**.
4. Thereafter, the owners of the said land had entered into the family partition of the land in question together with land of other Survey Numbers and by virtue of said family partition, the land bearing Survey No. 309/1/1 admeasuring (i) Acre 0-09 Gunthas came to the share of Ambalal Bhagabhai and Survey No.309/1/2 admeasuring Acre 0-08 Gunthas came to the share of Minor Mafatbhai Makabhai is a natural gaurdian Bai Zaver Makabhai. Entry to that effect was mutated in the revenue record by **Mutation Entry No. 1261**, dated: 10-04-1939.

HISTORY OF SURVEY NO.309/1/1 OF ZUNDAL

It is evident from the Mutation Entry No.1532 on dtd. January, 1948, name of Shantilal Manorbhai was tenant in the



said land of Survey No.309 as per Tenancy Order No.T.N.C. on dtd. 27-11-1947.

It is seen Mutation Entry No.1642 on dtd. 12-08-1952 said Survey No.309/1/1 and Survey No.309/1/2 was declared Fragment under The Provision of Fragmentation Act.

Thereafter, the co-owner of the said land namely Ambaram Bhagabhai was died on dtd. 15-03-1956, leaving behind his legal heirs namely Minor Ratilal Ambaram a natural gaurdian of Mani widow of Ambaram Bhagabhai was entered in revenue record. Necessary entry was made in revenue record by **Mutation Entry No.2171 on dtd. 2-5-1957.**

Thereafter, said land of Survey No.309/1/1 of Zundal in respect of Hon'ble Trubinal issued Certificate under The Bombany Tenancy Act under section 88(k) on dtd. 21-04-1960 in favour of Land Owner. Thereafter, the said land tenant namely Shantilal Manorbhai was not right of the said land purchase under The Bombany Tenancy Act. Necessary entry was made in revenue record by **Mutation Entry No.2355 on dtd. 25-06-1960.**

Thereafter, Late Shantilal Manorbhai legal heirs namely (1) Jijiben widow of Shantilal Manorbhai (2) Bhikhabhai Shantilal (3) Dashabhai Shantilal (4) Ratilal Shantilal (5) Savitaben Shantilal (6) Chimanbhai Shantilal & (7) Ramanbhai Shantilal as a Tenant of deceased were deleted from the revenue record, as per the tenancy suit No.268/61 of Tenancy Act, on dated 31-12-1962.

Thereafter, Ratilal Ambaram sold and trasferred the land of Survey No.309/1/1 of Zundal to Hitesh Raimalbhai Desai by way



of registered sale deed.Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.12272 on dtd. 15-10-2011. On the basis of the said sale deed, name of Hiteh Raimalbhai Desai entered in revenue record by Mutation Entry No.6804 on dtd. 15-10-2011 and same entry was duly certified by revenue authority on dtd. 04-01-2012. Thereby, Hitesh Raimalbhai Desai became the owner and occupier of the said land.

Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Zundal and accordingly land of Block/Survey No. 309/1/1 admeasuring 910 sq. Mtrs. was merged into Draft Town Planning scheme No. 234 and allotted Final Plot No.124 adm. 1032 Sq.Mtrs. paiki 546 Sq.Mtrs. and "Form-F" was issued in accordance with the provision of Rules -21 and 35 enacted under the provisions of the Gujarat Town Planning and Urban Development Act. 1976.

Thereafter, owner of the said land namley Hitesh Raimalbhai Desai sold and transferred the land of Survey No.309/1/1 adm. 910 Sq.Mtrs., T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. Paiki 546 Sq.Mtrs. of Zundal to Kailashben Kanubhai Patel by way of registered sale deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.200 on dtd. 3-1-2019. On the basis of the said sale deed, name of Kailashben Kanubhai Patel entered in revenue record by Mutation Entry No.9047 on dtd. 3-1-2019 and same entry was duly certified by revenue authority on dtd. 5-3-2019. Thereby, Kailashben Kanubhai Patel became the owner and occupier of the said land.

The land of Survey No.309/1/1 adm. 910 Sq.Mtrs., T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. Paiki 546 Sq.Mtrs. of Zundal was converted into non-Agricultural land and Multi purpose (Bahuhetuk) use N.A. Permission was granted The District Collector, Gandhinagr on dtd. 02-01-2020 as per Order No.39/06/03/057/2020. Necessary Entry was made in revenue record by Mutation Entry No.9550 on dtd.02-01-2020.

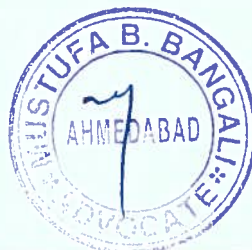
HISTORY OF SURVEY NO.309/1/2 OF ZUNDAL

The land of Survey No.309/1/2 of Zundal was under the ownership of Mafatbhai Makabhai.

Thereafter, Mafatbhai Makabhai was died on dtd. 5-2-1964, leaving behind his legal heirs namely Zaberben widow of Mafatbhai Makabahi was entered in revenue record. Entry to that effect was made in revenue record by Mutation Entry No.2774 on dtd. 29-04-1964.

Thereafter, Shantilal Manorbhai as a tenant of the said land, but under the order passed by Tenancy Act, Sec. 32(G) on dtd. 20-07-1963, thereby, tenant Shantilal Manorbhai was deleted from the revenue record. Entry to that effect was made in revenue record by Mutation Entry No.2829 on dtd. 7-4-1965.

Thereafter, Zaverben widow of Mafatbhai Makabhai was sold and covneyed the said land of Survey No.309/1/2 of Zundal to Mukeshbhai Bhikhabhai Patel by way of registered Sale Deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.19795 on dtd. 23-11-2010. On the basis of the said sale deed, name of Mukeshbhai Bhikhabhai Patel



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entered in revenue record by Mutation Entry No.6489 on dtd. 23-11-2010 and same entry was duly certified by revenue authority on dtd. 04-04-2011. Thereby, Mukeshbhai Bhikhabhai Patel became the owner and occupier of the said land.

Thereafter, Mukeshbhai Bhikhabhai Patel sold and transferred the land of Survey No.309/1/2 of Zundal to Dharamshibhai Gamanbhai Rabari by way of registered sale deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.12273 on dtd. 15-10-2011. On the basis of the said sale deed, name of Dharamshibhai Gamanbhai Rabari entered in revenue record by Mutation Entry No.6805 on dtd. 15-10-2011 and same entry was duly certified by revenue authority on dtd. 04-01-2012. Thereby, Dharamshibhai Gamanbhai Rabari became the owner and occupier of the said land.

Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Zundal and accordingly land of Block/Survey No. 309/1/2 admeasuring 809 sq. Mtrs. was merged into Draft Town Planning scheme No. 234 and allotted Final Plot No.124 adm. 1032 Sq.Mtrs. paiki 486 Sq.Mtrs. and "Form-F" was issued in accordance with the provision of Rules -21 and 35 enacted under the provisions of the Gujarat Town Planning and Urban Development Act. 1976.

Thereafter, owner of the said land namley Dharamshibhai Gamanbhai Rabari sold and transferred the land of Survey No.309/1/2 adm. 809 Sq.Mtrs., T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. Paiki 486 Sq.Mtrs. of Zundal to



Kailashben Kanubhai Patel by way of registered sale deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.206 on dtd. 3-1-2019. On the basis of the said sale deed, name of KAILASHBEN KANUBHAI PATEL entered in revenue record by Mutation Entry No.9048 on dtd. 3-1-2019 and same entry was duly certified by revenue authority on dtd. 5-3-2019. Thereby, KAILASHBEN KANUBHAI PATEL became the owner and occupier of the said land.

The land of Survey No.309/1/2 adm. 809 Sq.Mtrs., T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. Paiki 486 Sq.Mtrs. of Zundal was converted into non-Agricultural land and Multi purpose (Bahuhetuk) use N.A. Permission was granted The District Collector, Gandhinagr on dtd. 02-01-2020 as per Order No.9/06/03/057/2020. Necessary Entry was made in revenue record by Mutation Entry No.9549 on dtd.02-01-2020 and same entry was duly certified by revenue authority on dtd. 13-02-2020.

Thereafter, KAILASHBEN KANUBHAI PATEL sold and transferred the Non-Agricultural land bearing (1) Survey No. 309/1/1 Khata No.1554 admeasuring 910 Sq. Mtrs. and (2) Survey No.309/1/2 Khata No.1554 admeasuring 809 Sq.Mtrs. both survey nos. covered in T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar District ; Gandhinagar to **M/S. SIDDH INFRASTRUCTURE AS A PARTNERSHIP FIRM** by way of registered Sale Deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr. No.**7352 on dtd.17-02-2020** On the basis of the said sale deed, names of M/s. Siddh Infrastructure a partnership firm entered in revenue record Mutation Entry No.9694 on dtd. 19-03-2020 and same entry



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was duly certified by Revenue Authority on dtd..15-06-2020. Thereby, M/s. Siddh Infrastructure a partnership firm became owners and occupier of the said land of Survey No.309/1/1 and Survey No.309/1/2 of Zundal.

5. As a part of investigation of the titles, I issued Public Notice in a daily news paper GUJARAT SAMACHAR on dtd.29-11-2020 and I have not received any objection and/or claim in manner to any person response thereto.
6. I have verified the relevant papers and documents produced to me. I have taken search of available sub-registry record (Search Receipt No.2020048059620 on dtd.08-12-2020) as well as available revenue record and I found no charge, lien and/or encumbrance over the said piece of N.A.land.
7. Looking to the transactions which took place, verification of revenue record available with the Sub-Registrar record and verification of relevant papers and documents produced to me, I am of the opinion that the right and title of the said land are clear and marketable and free from reasonable doubt and I accordingly certify the title of the said N.A. land as clear and marketable.

DESCRIPTION OF THE PROPERTY

ALL THAT piece or parcel of immovable property being Residential Non-Agricultural land bearing (1) Survey No.309/1/1 Khata No.1554 admeasuring 910 Sq. Mtrs. and (2) Survey No. 309/1/2 Khata No.1554 admeasuring 809 Sq.Mtrs. both survey nos. covered in T.P.Scheme No.234, Final Plot No.124 adm. 1032 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar District; Gandhinagar.



Four boundary of Final Plot No.124 are as under

East : Land of Final Plot No.129
West : Land of Final Plot No.127
North : Land of Final Plot No.129
South : Road

Date: 11-02-2021

Place: Ahmedabad



M. B. BANGALI

Advocate



Note of caution and disclaimer:-

ENROLLMENT NO.
G-874/2002

- ❖ *This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.*
- ❖ *Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.*

MUSTUFA B. BANGALI

B.Com.,L.L.B.,Advocate

Office : 330, 331, Yash Arian, Swami Vivekanand Chowk, Memnagar, Ahmedabad-52.

TITLE CLEARANCE REPORT

Reg: In the matter of investigation to the title of Non-Agricultural land bearing Survey No.310/5 Khata No.1603 admeasuring 4654 Sq. Mtrs. T.P.Scheme No.234, Final Plot No.129 adm. 2853 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar District ; Gandhinagar.

OWNER : M/S. SIDDH INFRASTRUCTURE
a partnership firm through its partners
(1) Manubhai Motibhai Parmar
(2) Lalitaben Manubhai Parmar
(3) Dipakkumar Manubhai Rajan
(4) Rasana Manubhai Rajan
(5) Nayana Dipakkumar Rajan

In pursuance to the request of Mr. Manubhai Motibhai Parmar, Partner of M/s. Siddh Infrastructure a partnership firm owner of the Residential Non- Agricultural land bearing Survey No.310/5 Khata No.1603 admeasuring 4654 Sq. Mtrs. T.P.Scheme No.234, Final Plot No.129 adm. 2853 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar, District; Gandhinagar. I have investigated the titles of the above land and my finding are as under :

1. That the land of Survey No.310/1/2 of Zundal was under the originally ownership of Shantilal Manorbhai in the year 1941.



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2. Thereafter, Shantilal Manorbhai availed a loan of Rs.500/- from Becharbhai Motibhai on dtd. 06-06-1942 of the said land. Entry to that effect was made in revenue record by Mutation Entry No.1339 on dtd.22-07-1942.

3. It is seen Mutation Entry No.1532, said Shantabhai Manorbhai entered in revenue record as a Tenant passed the Order of Taluka Authority under Sec. 3(A) of Tenancy Act., bearing vide Order No.T.N.C. on dtd. 27-11-1947.

4. It is seen Mutation Entry No.1642 on dtd. 01-01-1951, said land of Survey No.310/1/2 of Zundal was Fragment under Fragmentation Act.

Thereafter, said Fragment was deleted from the revenue record as a Government Rules. Entry to that effect was made in revenue record by Mutation Entry No.2214 on dtd. 19-08-1959.

5. Thereafter, Becharbhai Motibhai as tenent of the said land of Survey No.310/1/2 of Zundal. Thereby, The Mamlatdar and ALT passed in a order vide Order No.110/73 on dtd. 22-10-1973 and said name of Becharbhai Motibhai was deleted as a tenant from the revenue record. Entry to that effect was made in revenue record by Mutation Entry No.3226 on dtd. 22-09-1973 and same entry was duly certified by revenue authority.

6. That the Becharbhai Motibhai a holding the land of Survey No.310/1/2 of Zundal as a right of Mortgagee. Thereby, Late Shantibhai Manorbhai legal heirs repaid the loan amount to Becharbhai Motibhai, hence, Becharbhai Motibhai had released



charge of mortgage of the said land. Entry to that effect was made in revenue record by Mutation Entry No.3408.

7. Thereafter, Becharbhai Motibhai was died in the year 1977, leaving behind his legal heirs namely (1) Abmalal Becharbhai (2) Ishwarbhai Becharbhai (3) Dahyabhai Becharbhai (4) Trikambhai Becharbhai and (5) Narshinhbhai Becharbhai were entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No.4746 on dtd. 19-5-2002 and same entry was duly certified by revenue authority on dtd. 31-7-2002

8. Thereafter, Shantilal Manorbhai availed a loan from Becharbhai Motibhai on the said land. Thereby, Late Shantilal Manorbhai legal heirs had repaid a loan to Late Becharbhai Motibhai as a legal heirs Ambalal Becharbhai and others. Thereby, after repaid a loan thereby Late Becharbhai Motibhai as a legal heirs Ambalal Becharbhai and others executed a Reconveyance Deed in favour of Late Shantilal Manorbhai legal heirs. Said Reconveyance Deed registered with the Sub-Registrar, Gandhinagar at Sr.No.681 on dtd. 11-06-1993. Entry to that effect was made in revenue record by Mutation Entry No.4747 on dtd. 21-05-2002 and same entry was duly certified by revenue authority on dtd. 21-7-2002.

9. Thereafter, (1) Bhikhabhai Shantilal Patel (2) Ramanbhai Shantilal Patel (3) Chamanbhai Shantilal Patel (4) Kamlaben D/o. Shantilal Manorbhai (5) Chanchalben D/o. Shantilal Manorbhai (6) Shantaben Bhikhabhai Patel (7) Mahesbhai Bhikhabhai Patel (8) Ushaben Bhikhabhai Patel were entered in revenue record as a legal heirs of Shantibhai Manorbhai.



10. Thereafter, (1) Bhikhabhai Shantilal Patel (2) Ramanbhai Shantilal Patel (3) Chamanbhai Shantilal Patel (4) Kamlaben D/o. Shantilal Manorbhai (5) Chanchalben D/o. Shantilal Manorbhai (6) Shantaben Bhikhabhai Patel (7) Mahesbhai Bhikhabhai Patel (8) Ushaben Bhikhabhai sold and transferred said land of Survey No.310/1/2 adm.4755 Sq.Mtrs undivided paiki 3801 Sq.Mtrs. to (1) Mukeshbhai Bhikhabhai and (2) Keshabhai Shantilal Patel by way of registered Sale Deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr.No.6700 on dtd. 8-4-2010. On the basis of the said sale deed, names of (1) Mukeshbhai Bhikhabhai and (2) Keshabhai Shantilal Patel was entered in revenue record by Mutation Entry No.6393 on dtd. 30-08-2010 and same entry was duly certified by revenue authority on dtd. 16-11-2010. Thereby, (1) Mukeshbhai Bhikhabhai and (2) Keshabhai Shantilal Patel became the owners and occupiers of the said 3801 Sq.Mtrs. land.

11. Thereafter, co-owner of the said land namely (1) Bhikhabhai Shantilal Patel (2) Ramanbhai Shantilal Patel (3) Chamanbhai Shantilal Patel (4) Kamlaben D/o. Shantilal Manorbhai (5) Chanchalben D/o. Shantilal Manorbhai (6) Shantaben Bhikhabhai Patel (7) Mahesbhai Bhikhabhai Patel (8) Ushaben Bhikhabhai thier rights, interest waived/released in favour of (1) Mukeshbhai Bhikhabhai Patel and (2) Keshbhai Shantibhai Patel. Necessary entry was made in revenue record by Mutation Entry No.6541 on dtd.27-12-2010 and same entry was duly certified by revenue authority on dtd. 26-04-2011.

12. Thereafter, co-owner of the said land namely Ratilal Shantilal Patel his rights, interest waived/released in favour of (1) Mukeshbhai Bhikhabhai Patel and (2) Keshbhai Shantibhai Patel.



Necessary entry was made in revenue record by Mutation Entry No.6684 on dtd.10-05-2011 and same entry was duly certified by revenue authority on dtd. 22-07-2011.

13. Thereafter, co-owner of the said land namely Jijiben widow of Shantilal Manorbhai was died on dtd. 02-05-1998, her name was deleted from the revenue record. Necessary entry was made in revenue record by Mutation Entry No.6685 on dtd.10-05-2011 and same entry was duly certified by revenue authority on dtd. 22-07-2011.

14. Thereafter, District Inspector of Lands Records, Gandhinagar issued Dursthi Pratak No.13, Hissa Mapani Form No.4 of Survey No.310/1/1 adm. 3486 Sq.Mtrs. and Survey No.310/1/2 adm. 4755 Sq.Mtrs. of Zundal. Thereby, after Durasthi Survey No.310/1 adm.3486 Sq.Mtrs. (As per D.S.O. record Survey No.310/1/1 has given new Survey No.310/1) and Survey No.310/1/2 adm. 4755 Sq.Mtrs. (As per D.S.O. record Survey No.310/1/2 has given new Survey No.310/5) has given New Survey No.310/5 adm. 4654 Sq.Mtrs. Necessary entry was made in revenue record by Dursthi Mutation Entry No.8096 on dtd. 04-05-2016 and same entry was duly certified by revenue authority on dtd. 09-06-2016.

15. Thereafter, (1) Mukeshbhai Bhikhabhai Patel and (2) Keshabhai Shantilal Patel sold and covneyed the land of Survey No.310/5 adm. 4654 Sq.Mtrs. of Zundal to Hardik Harshadbhai Patel by way of registered sale deed. Said Sale Deed which registered with the Sub-Registrar, Gandhinagar at Sr.No.14350 on dtd. 17-07-2018. On the basis of the said sale deed, name of Hardik Harshadbhai Patel entered in revenue record by Mutation Entry No.8870 on dtd. 17-07-2018 and same entry was duly certified by



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revenue authority on dtd. 12-10-2018. Thereby, HARDIK HARSHADBHAI PATEL became the owner and occupier of the said land of Survey No.310/5 of Zundal.

16 Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Zundal and accordingly land of Block/ Survey No. 310/5 admeasuring 4654 sq. Mtrs. was merged into Draft Town Planning scheme No. 234 and allotted Final Plot No.129 adm. 2853 Sq.Mtrs.

17 The land of Survey No.310/5 adm.4654 Sq.Mtrs., T.P.Scheme No.234, Final Plot No.129 adm. 2853 Sq.Mtrs. of Zundal was converted into non-Agricultural land and Residential use N.A. Permission was granted The District Collector, Gandhinagr on dtd.16-10-2018 as per Order No.CB/Jamin/Bi.khe./S.R./91/17/ Vashi. 36497 to 36510/2018. Necessary Entry was made in revenue record by Mutation Entry No.8989 on dtd.03-11-2018 and same entry was duly certified by revenue authority on dtd. 15-12-2018.

18 Thereafter, HARDIK HARSHADBHAI PATEL sold and transferred the Non-Agricultural land bearing Survey No.310/5 Khata No.1603 admeasuring 4654 Sq. Mtrs. T.P.Scheme No.234, Final Plot No.129 adm. 2853 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar District ; Gandhinagar to **M/S. SIDDH INFRASTRUCTURE AS A PARTNERSHIP FIRM** by way of registered Sale Deed. Said Sale Deed which was registered with the Sub-Registrar, Gandhinagar at Sr. No24105 on dtd.13-11-2020 On the basis of the said sale deed, names of M/s. Siddh Infrastructure a partnership firm entered in revenue record Mutation Entry No.9983 on dtd.24-11-2020 and same entry was



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duly certified by Revenue Authority on dtd..05-01-2021. Thereby, M/s. Siddh Infrastructure a partnership firm became owners and occupier of the said land of Survey No.310/5 of Zundal.

19. As a part of investigation of the titles, I issued Public Notice in a daily news paper GUJARAT SAMACHAR on dtd.29-11-2020 and I have not received any objection and/or claim in manner to any person response thereto.

20. I have verified the relevant papers and documents produced to me. I have taken search of available sub-registry record (Search Receipt No.2020048059632 on dtd. 08-12-2020) as well as available revenue record and I found no charge, lien and/or encumbrance over the said piece of N.A.land.

21. Looking to the transactions which took place, verification of revenue record available with the Sub-Registrar record and verification of relevant papers and documents produced to me, I am of the opinion that the right and title of the said land are clear and marketable and free from reasonable doubt and I accordingly certify the title of the said N.A. land as clear and marketable.

DESCRIPTION OF THE PROPERTY

ALL THAT piece or parcel of immovable property being Residential Non-Agricultural land bearing Survey No.310/5 Khata No.1603 admeasuring 4654 Sq. Mtrs. T.P.Scheme No.234, Final Plot No.129 adm. 2853 Sq.Mtrs. situate, lying and being at Mouje ZUNDAL, Taluka; Gandhinagar, District; Gandhinagar.



Four boundary of Final Plot No.129 are as under:

East : Land of Final Plot No.37
West : Land of Final Plot No.127
North : Land of Survey No.310/5 paiki
South : T.P. Road

Date: 11-02-2021

Place: Ahmedabad



M. B. BANGALI

Advocate



Note of caution and disclaimer:-

ENROLLMENT NO. G-874/2002

❖ *This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.*

❖ *Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.*