

Rameshbhai H. Panchal

Advocate & Notary

Mo. 9925007549

E-mail. Panchal.advocate@gmail.com



Date : 15 / 02 / 2021

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

Re: Investigation of title to the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol).

As per Instructions provide to me and all Xerox copy of papers / documents submitted to me, I have gone through all such papers / documents for investigation of immovable property to Non-Agricultural for Multipurpose Use Land (more particularly described in the Schedule hereunder and hereafter referred as "the said property"). I have arranged for necessary search for the last thirty years i.e. (i) vide application No. 2975, dated 10-02-2021 for the year 1990 to 1994, (ii) vide application No. 3137, dated 10-02-2021 for the year 1994 to 2011, (iii) vide application No. 698, dated 11-02-2021 for the year 2011 to 2021, and in which the records of year 1983 to 1986 are destroyed and the records of year 1980 to 1982, 1987, 1988 to 1992 are torn and on the basis of the name as well as documents provided to me I issued this report thereon as under:

1. It appears that on or around the year 1985 the land, situate lying and being at Mouje – Kathvada, bearing Revenue Survey No. 230 was belonged to Sarabhai Maganbhai.

Office :- 10-12, Chetnani Shopping Centre, Opp. Harivallabh Society, Naroda,
Ahmedabad-382330.



2. Thereafter, owner of the said land Sarabhai Maganbhai died on 01-04-1999, intestate and therefore the names of his legal heirs i.e. (1) Govindbhai Sarabhai (2) Kantibhai Sarabhai (3) Shantilal Sarabhai (4) Jyantibhai Sarabhai (5) Sureshbhai Sarabhai (6) Madhuben Sarabhai (7) Kokilaben Sarabhai (8) Vinaben Sarabhai and (9) Revaben wd/o. Sarabhai Maganbhai were entered in the revenue records of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4717 dated 19-04-1999 which was certified by concerned authority.
3. Thereafter, Co-owners of the said land namely (1) Madhuben Sarabhai (2) Kokilaben Sarabhai and (3) Vinaben Sarabhai waived/released their rights, title and interest in the name of other co-owners from the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4718 dated 19-04-1999 which was certified by concerned authority.
4. Thereafter, owners of the said land Govindbhai Sarabhai and others had availed a loan from The Kathvada Seva Sahkari Mandli Ltd. on the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4721 dated 13-05-1999 which was certified by concerned authority.
5. Thereafter the loan availed from Bank of India, Naroda Branch has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4820 dated 16-06-2000 which was certified by concerned authority.
6. Thereafter, Co-owner of the said land Revaben wd/o. Sarabhai Maganbhai died on 20-06-2008; therefore her name was deleted from the revenue record of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 6101 dated 23-09-2008 which was certified by concerned authority.
7. Thereafter, by order of the Deputy Collector, Viramgam Prant, Ahmedabad, vide Order No. ADM/Kathvada/Block Vibhajan/SR No.123/09 dated 04-07-2009, and accordingly owners of the said land Shantilal Sarabhai and others can sold and conveyed the land bearing Survey No. 230 admeasuring about 15816 sq.mts

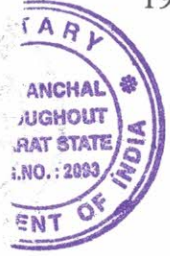


- paiki 7908 sq.mts. to Vijaybhai Ravjibhai Patel by sale deed. Entry to the said effect was made in revenue records vide entry No. 6278 dated 18-07-2009 which was certified by concerned authority.
8. Thereafter, (1) Patel Shantilal Sarabhai (2) Patel Jyantibhai Sarabhai (3) Patel Sureshbhai Sarabhai (4) Govindbhai Sarabhai and (5) Kantibhai Sarabhai had sold and conveyed the said land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. to (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Natvarbhai Ishvarbhai Patel (Owner of 20 %) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 7819 on dated 24-08-2009. Entry to the said effect was made in revenue records vide entry No. 6334 dated 22-09-2009 which was cancelled by concerned authority.
 9. Thereafter, by order of the Deputy Collector, Viramgam Prant, Ahmedabad, vide Order No. ADM/Kathvada/Block Vibhajan/SR No.123/09 dated 04-07-2009 and rectification order dated 18-08-2009, and accordingly permission for the sale of the said land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. and Permission for Block Splitting was granted. Entry to the said effect was made in revenue records vide entry No. 6347 dated 06-10-2009 which was certified by concerned authority.
 10. Thereafter, by order of the Deputy Collector, Viramgam Prant, Ahmedabad, vide Order No. ADM/Kathvada/Block Vibhajan/Sudhara Hukam/SR No.123/09 dated 18-08-2009, and accordingly Permission for Block Splitting for the sale of the said land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. to Vijaybhai Ravjibhai was granted. Entry to the said effect was made in revenue records vide entry No. 6358 dated 16-11-2009 which was certified by concerned authority.
 11. Thereafter, by Letter of the Deputy Collector Engineer, Narmada Canal Project Vibhag-4, Gandhinagar, vide Letter No. Ja.Sam./84/10 dated 17-04-2010 and Award Old Case No. 155/03 and New Case No. 65/05, accordingly The changes were made in revenue records of village form no. 7 and 12 and hakkpatrak no. 6. Entry to the said effect was made in revenue records vide entry No. 6512 dated 10-05-2010 which was certified by concerned authority.
 12. Thereafter, (1) Patel Shantilal Sarabhai (2) Patel Jyantibhai Sarabhai (3) Patel Sureshbhai Sarabhai (4) Govindbhai Sarabhai and (5) Kantibhai Sarabhai had



sold and conveyed the said land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. to (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Natvarbhai Ishvarbhai Patel (Owner of 20 %) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 7819 on dated 24-08-2009. Entry to the said effect was made in revenue records vide entry No. 6574 dated 01-07-2010 which was certified by concerned authority.

13. Thereafter, owners of the said land Govindbhai Sarabhai and others had availed a loan from Central Bank of India, Lasundra Branch on the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8632 dated 11-08-2015 which was certified by concerned authority.
14. Thereafter, as per the Supplementary Letter No. 154 and order of D.I.L.R. Officer, Ahmedabad bearing no. D.S.O./D.R.K/ K.J.P./ S.R. No. 115/14-15 dated 23-09-2015, accordingly Survey/Block No. 230 admeasuring about 15816 sq.mts was allotted (1) Block No. 230/1 admeasuring about 7908 sq.mts, (2) Block No. 230/2 admeasuring about 7479 sq.mts and (3) Block No. 230/3 admeasuring about 429 sq.mts. Entry to the said effect was made in revenue records vide entry No. 8694 dated 13-10-2015 which was certified by concerned authority.
15. Thereafter by order of the Supt. of Land Records Office, Patan vide Order No. dso/resurvey/aakarbandh/kayamkhardo/KATHVADA/2016 dated 08-09-2016, and accordingly the said land was given Re-Survey/Block No. 1249 and entered in the Village Form No. 7 and 12. Entry to the said effect was made in revenue records vide entry No. 8864 dated 08-09-2016 which was certified by concerned authority.
16. Thereafter the loan availed from Central Bank of India, Lasundra Branch has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8892 dated 16-09-2016 which was certified by concerned authority.
17. Thereafter the loan availed from The Kathvada Seva Sahkari Mandli Ltd. has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8893 dated 16-09-2016 which was certified by concerned authority.
18. Thereafter, Co-owner of the said land Natvarbhai Ishvarbhai Patel died on 11-04-2016, intestate and therefore the names of his legal heirs i.e. (1) Manjulaben



- Wd/o. Natvarbhai Ishvarbhai (2) Dhyaneshbhai Natvarbhai and (3) Ajaybhai Natvarbhai were entered in the revenue records of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8925 dated 22-09-2016 which was certified by concerned authority.
19. Thereafter, Co-owners of the said land namely (1) Manjulaben Wd/o. Natvarbhai Ishvarbhai and (2) Dhyaneshbhai Natvarbhai waived/released their rights, title and interest in the name of Patel Ajay Natvarbhai from the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8926 dated 22-09-2016 which was certified by concerned authority.
20. Thereafter, (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Ajaybhai Natvarbhai (Owner of 20 %) had sold and conveyed the said land bearing Survey No. 1249 admeasuring about 3671 sq.mts to (1) Mukeshbhai Babubhai Patel (Dudhat) (owner of 27.50 paisa out of 100 paisa) (2) Bharatbhai Dhirubhai Meshiya (owner of 22.50 paisa out of 100 paisa) (3) Prabhudas Joitaram Chaudhari (owner of 25 paisa out of 100 paisa) and (4) Vikas Pravinbhai Patel (owner of 25 paisa out of 100 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 684 on dated 19-04-2017. Entry to the said effect was made in revenue records vide entry No. 9383 dated 19-04-2017 which was certified by concerned authority.
21. Thereafter, (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Ajaybhai Natvarbhai (Owner of 20 %) had sold and conveyed the said land bearing Survey No. 1249 admeasuring about 2629 sq.mts to (1) Mukeshbhai Babubhai Patel (Dudhat) (owner of 55 paisa out of 100 paisa) and (2) Bharatbhai Dhirubhai Meshiya (owner of 45 paisa out of 100 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 685 on dated 19-04-2017. Entry to the said effect was made in revenue records vide entry No. 9384 dated 19-04-2017 which was certified by concerned authority.
22. Thereafter, as per the rectification letter No. 32 and order of D.I.L.R. Officer, Ahmedabad bearing no. D.S.O./D.R.K/K.J.P./S.R.No.1075/18 dated 12-06-2018, accordingly rectification was made in revenue records of the said land and Survey/Block No. 1249 admeasuring about 8052 sq.mts was rectified by Survey/Block No. 1249 admeasuring about 7908 sq.mts. Entry to the said effect

was made in revenue records vide entry No. 10007 dated 12-06-2018 which was certified by concerned authority.

23. Thereafter, as per the Supplementary Letter No. 40 and order of D.I.L.R. Officer, Ahmedabad bearing no. D.S.O./D.R.K/K.J.P./S.R.No.316/18-19 dated 30-08-2018, accordingly Survey/Block No. 1249 admeasuring about 7908 sq.mts was allotted (1) Block No. 1249/1 admeasuring about 4237 sq.mts in the names of Mukeshbhai Babubhai Patel (Dudhat) and Bharatbhai Dhirubhai Meshiya (2) Block No. 1249/2 admeasuring about 3671 sq.mts in the names of Mukeshbhai Babubhai Patel (Dudhat), Bharatbhai Dhirubhai Meshiya, Prabhudas Joitaram Chaudhari and Vikas Pravinbhai Patel. Entry to the said effect was made in revenue records vide entry No. 10163 dated 31-08-2018 which was certified by concerned authority.
24. Thereafter, Non-Agricultural Permission for Multipurpose Use of the said land bearing Final Plot No. 147/2 admeasuring 2542 sq.mts. of T.P. Scheme No. 117, (allotted in lieu of Block No. 1249/1 admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts.) has been duly sanctioned by the District Collector, Ahmedabad vide its Order No. CB/NA/AHMEDABAD/KATHWADA/1249/1001613/2019 dated 13-05-2019. Entry to the said effect was made in revenue records vide entry No. 10604 dated 12-06-2019 which was certified by concerned authority.
25. Thereafter, Mukeshbhai Babubhai Patel (Dudhat) and Bharatbhai Dhirubhai Meshiya had sold and conveyed the said land bearing Final Plot No. 147/2 admeasuring 2542 sq.mts. of T.P. Scheme No. 117, (allotted in lieu of Block No. 1249/1 admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts.) to Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 13100 on dated 11-07-2019. Entry to the said effect was made in revenue records vide entry No. 10674 dated 17-07-2019 which was cancelled by concerned authority.
26. That I have issued a public notice in Daily Newspaper Namely "Divya Bhaskar" on 07-01-2021, demanding any objection on the said property documents provided to me. I issued this report thereof. But no any objection has been raised



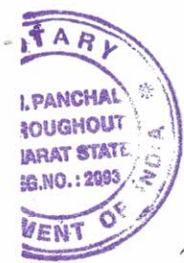
- by any one till today and on the basis of the said public notice I had issue this title clearance certificate.
27. On today the said property is owned and possessed by Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa).
28. Further I have studied the documents and investigated in Sub-Registrar Office and Revenue Records and during my search / investigation, I have not found any kind of charge, hen burden or encumbrance upon the said property.

Scheduled Referred to above

All that piece and parcel of immovable property i.e. the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol).

AS PER MY OPINION

The title of immovable property bearing the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol) owned and possessed by Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa) is free from any charge or encumbrance and free from reasonable doubts subject to :



1. Usual Declaration on title is being made on oath by Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa) and also confirming the aforesaid facts and circumstances.
2. Fulfillment of the terms and conditions laid down in N. A. Order.
3. Fulfillment of the provision of relevant prevailing laws.

AT AHMEDABAD DATED THIS 15th OF FEBRUARY, 2021.




Rameshbhai H. Panchal
Advocate & Notary
RAMESH H. PANCHAL
ADVOCATE & NOTARY
Office : Chetanani Shopping Center
Opp. Harivallabn Soc., Jr. Food Point
Restaurant, Naroda, Ahmedabad

Note of caution and disclaimer:-

- (1) That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- (3) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (4) That you have not produced any documents i.e. pedhinamu/death certificate/sale deeds/partition deeds/ power of attorney/ hakk release documents etc. so I had issued this opinion only to you by relying upon the mutation entries issued by concerned authority appointed by State Government.
- (5) That I had not informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquire for the same so if any suit, litigation if pending before any judicial court quasi judicial authorities, tribunals etc. then this title is subject to final outcome of pending suits litigations etc.
- (6) I had issued this opinion only to you and no other shall rely on this without my written permission.

Rameshbhai H. Panchal



ADVOCATE & NOTARY

(GOVERNMENT OF INDIA)

OFFICE : 10,11,12, Chetanani Shopping Center, First Floor, Nr. Food Point Restaurant
Opp. Harivallbh Society, Naroda, AHMEDABAD. ☎ : 22818897 Mobile : 9925007549

Ref. No.

Date :

To,

Ashapura Developers a Partnership

Firm through its authorized partners

(1) Patel Sanketkumar Rajnikantbhai

(2) Zinkal Hemendrakumar Patel

(3) Patel Pratik Ghanshyambhai

Ahmedabad.

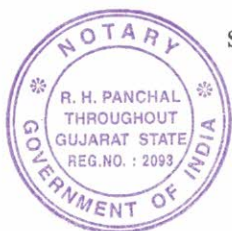


Re: Investigation of title to the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol) belonging to Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa).

As per Instructions provide to me and all Xerox copy of papers / documents submitted to me, I have gone through all such papers / documents for investigation of immovable property to Non-Agricultural for Multipurpose Use Land (more particularly described in the Schedule hereunder and hereafter referred as "the said property"). I have arranged for necessary search for the last thirty years i.e. (i) vide application No. 2975, dated 10-02-2021 for the year 1990 to 1994, (ii) vide application No. 3137, dated 10-02-2021 for the year 1994 to

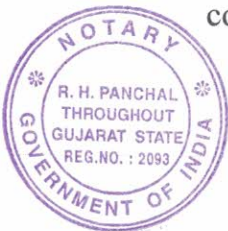
2011, (iii) vide application No. 698, dated 11-02-2021 for the year 2011 to 2021, and in which the records of year 1983 to 1986 are destroyed and the records of year 1980 to 1982, 1987, 1988 to 1992 are torn and on the basis of the name as well as documents provided to me I issued this report thereon as under:

1. It appears that on or around the year 1985 the land, situate lying and being at Mouje – Kathvada, bearing Revenue Survey No. 230 was belonged to Sarabhai Maganbhai.
2. Thereafter, owner of the said land Sarabhai Maganbhai died on 01-04-1999, intestate and therefore the names of his legal heirs i.e. (1) Govindbhai Sarabhai (2) Kantibhai Sarabhai (3) Shantilal Sarabhai (4) Jyantibhai Sarabhai (5) Sureshbhai Sarabhai (6) Madhuben Sarabhai (7) Kokilaben Sarabhai (8) Vinaben Sarabhai and (9) Revaben wd/o. Sarabhai Maganbhai were entered in the revenue records of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4717 dated 19-04-1999 which was certified by concerned authority.
3. Thereafter, Co-owners of the said land namely (1) Madhuben Sarabhai (2) Kokilaben Sarabhai and (3) Vinaben Sarabhai waived/released their rights, title and interest in the name of other co-owners from the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4718 dated 19-04-1999 which was certified by concerned authority.
4. Thereafter, owners of the said land Govindbhai Sarabhai and others had availed a loan from The Kathvada Seva Sahkari Mandli Ltd. on the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4721 dated 13-05-1999 which was certified by concerned authority.
5. Thereafter the loan availed from Bank of India, Naroda Branch has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 4820 dated 16-06-2000 which was certified by concerned authority.
6. Thereafter, Co-owner of the said land Revaben wd/o. Sarabhai Maganbhai died on 20-06-2008; therefore her name was deleted from the revenue record of the said land along with other lands. Entry to the said effect was made in revenue



records vide entry No. 6101 dated 23-09-2008 which was certified by concerned authority.

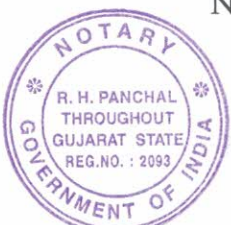
7. Thereafter, by order of the Deputy Collector, Viramgam Prant, Ahmedabad, vide Order No. ADM/Kathvada/Block Vibhajan/SR No.123/09 dated 04-07-2009, and accordingly owners of the said land Shantilal Sarabhai and others can sold and conveyed the land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. to Vijaybhai Ravjibhai Patel by sale deed. Entry to the said effect was made in revenue records vide entry No. 6278 dated 18-07-2009 which was certified by concerned authority.
8. Thereafter, (1) Patel Shantilal Sarabhai (2) Patel Jyantibhai Sarabhai (3) Patel Sureshbhai Sarabhai (4) Govindbhai Sarabhai and (5) Kantibhai Sarabhai had sold and conveyed the said land bearing Survey No. 230 admeasuring about 15816 sq.mts paiki 7908 sq.mts. to (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Natvarbhai Ishvarbhai Patel (Owner of 20 %) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 7819 on dated 24-08-2009. Entry to the said effect was made in revenue records vide entry No. 6334 dated 22-09-2009 which was cancelled by concerned authority.
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11. Thereafter, by Letter of the Deputy Collector Engineer, Narmada Canal Project Vibhag-4, Gandhinagar, vide Letter No. Ja.Sam./84/10 dated 17-04-2010 and Award Old Case No. 155/03 and New Case No. 65/05, accordingly The changes were made in revenue records of village form no. 7 and 12 and hakkpatrak no. 6. Entry to the said effect was made in revenue records vide entry No. 6512 dated 10-05-2010 which was certified by concerned authority.
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16. Thereafter the loan availed from Central Bank of India, Lasundra Branch has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8892 dated 16-09-2016 which was certified by concerned authority.
17. Thereafter the loan availed from The Kathvada Seva Sahkari Mandli Ltd. has been repaid and therefore charge noted earlier has been removed of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8893 dated 16-09-2016 which was certified by concerned authority.
18. Thereafter, Co-owner of the said land Natvarbhai Ishvarbhai Patel died on 11-04-2016, intestate and therefore the names of his legal heirs i.e. (1) Manjulaben Wd/o. Natvarbhai Ishvarbhai (2) Dhyaneshbhai Natvarbhai and (3) Ajaybhai Natvarbhai were entered in the revenue records of the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8925 dated 22-09-2016 which was certified by concerned authority.
19. Thereafter, Co-owners of the said land namely (1) Manjulaben Wd/o. Natvarbhai Ishvarbhai and (2) Dhyaneshbhai Natvarbhai waived/released their rights, title and interest in the name of Patel Ajay Natvarbhai from the said land along with other lands. Entry to the said effect was made in revenue records vide entry No. 8926 dated 22-09-2016 which was certified by concerned authority.
20. Thereafter, (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Ajaybhai Natvarbhai (Owner of 20 %) had sold and conveyed the said land bearing Survey No. 1249 admeasuring about 3671 sq.mts to (1) Mukeshbhai Babubhai Patel (Dudhat) (owner of 27.50 paisa out of 100 paisa) (2) Bharatbhai Dhirubhai Meshiya (owner of 22.50 paisa out of 100 paisa) (3) Prabhudas Joitaram Chaudhari (owner of 25 paisa out of 100 paisa) and (4) Vikas Pravinbhai Patel (owner of 25 paisa out of 100 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 684 on dated 19-04-2017. Entry to the said effect was made in revenue records vide entry No. 9383 dated 19-04-2017 which was certified by concerned authority.
21. Thereafter, (1) Vijaybhai Ravjibhai Patel (owner of 80 %) and (2) Ajaybhai Natvarbhai (Owner of 20 %) had sold and conveyed the said land bearing Survey No. 1249 admeasuring about 2629 sq.mts to (1) Mukeshbhai Babubhai Patel



- (Dudhat) (owner of 55 paisa out of 100 paisa) and (2) Bharatbhai Dhirubhai Meshiya (owner of 45 paisa out of 100 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 685 on dated 19-04-2017. Entry to the said effect was made in revenue records vide entry No. 9384 dated 19-04-2017 which was certified by concerned authority.
22. Thereafter, as per the rectification letter No. 32 and order of D.I.L.R. Officer, Ahmedabad bearing no. D.S.O./D.R.K/K.J.P./S.R.No.1075/18 dated 12-06-2018, accordingly rectification was made in revenue records of the said land and Survey/Block No. 1249 admeasuring about 8052 sq.mts was rectified by Survey/Block No. 1249 admeasuring about 7908 sq.mts. Entry to the said effect was made in revenue records vide entry No. 10007 dated 12-06-2018 which was certified by concerned authority.
23. Thereafter, as per the Supplementary Letter No. 40 and order of D.I.L.R. Officer, Ahmedabad bearing no. D.S.O./D.R.K/K.J.P./S.R.No.316/18-19 dated 30-08-2018, accordingly Survey/Block No. 1249 admeasuring about 7908 sq.mts was allotted (1) Block No. 1249/1 admeasuring about 4237 sq.mts in the names of Mukeshbhai Babubhai Patel (Dudhat) and Bharatbhai Dhirubhai Meshiya (2) Block No. 1249/2 admeasuring about 3671 sq.mts in the names of Mukeshbhai Babubhai Patel (Dudhat), Bharatbhai Dhirubhai Meshiya, Prabhudas Joitaram Chaudhari and Vikas Pravinbhai Patel. Entry to the said effect was made in revenue records vide entry No. 10163 dated 31-08-2018 which was certified by concerned authority.
24. Thereafter, Non-Agricultural Permission for Multipurpose Use of the said land bearing Final Plot No. 147/2 admeasuring 2542 sq.mts. of T.P. Scheme No. 117, (allotted in lieu of Block No. 1249/1 admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts.) has been duly sanctioned by the District Collector, Ahmedabad vide its Order No. CB/NA/AHMEDABAD/KATHWADA/1249/1001613/2019 dated 13-05-2019. Entry to the said effect was made in revenue records vide entry No. 10604 dated 12-06-2019 which was certified by concerned authority.
25. Thereafter, Mukeshbhai Babubhai Patel (Dudhat) and Bharatbhai Dhirubhai Meshiya had sold and conveyed the said land bearing Final Plot No. 147/2



admeasuring 2542 sq.mts. of T.P. Scheme No. 117, (allotted in lieu of Block No. 1249/1 admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts.) to Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, Under Serial No. 13100 on dated 11-07-2019. Entry to the said effect was made in revenue records vide entry No. 10674 dated 17-07-2019 which was cancelled by concerned authority.

26. That I have issued a public notice in Daily Newspaper Namely "Divya Bhaskar" on 07-01-2021, demanding any objection on the said property documents provided to me. I issued this report thereof. But no any objection has been raised by any one till today and on the basis of the said public notice I had issue this title clearance certificate.
27. On today the said property is owned and possessed by Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa).
28. Further I have studied the documents and investigated in Sub-Registrar Office and Revenue Records and during my search / investigation, I have not found any kind of charge, hen burden or encumbrance upon the said property.

Scheduled Referred to above

All that piece and parcel of immovable property i.e. the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol).



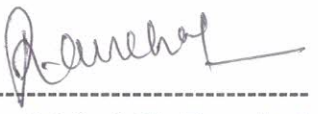
AS PER MY OPINION

The title of immovable property bearing the Non-Agricultural for Multipurpose Use Land bearing Block No. 1249/1 (Old Survey No. 230/1), admeasuring about He-Are-Sq.Mts. 0-42-37 i.e. 4237 sq.mts., having account No. 1733 and Akar Rs. 2.50 Paisa, which was comprised in T.P. Scheme No. 117 and allotted Final Plot No. 147/2 admeasuring 2542 sq.mts., situate at Mouje - Kathvada, Taluka - Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol) owned and possessed by Ashapura Developers a Partnership Firm through its authorized partners (1) Patel Sanketkumar Rajnikantbhai (2) Zinkal Hemendrakumar Patel (partner of 60 paisa) and (3) Patel Pratik Ghanshyambhai (partner of 40 paisa) shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to :

1. Usual Declaration-cum-indemnity on title is being made on oath by Owner/s and also confirming the aforesaid facts and circumstances.
2. Fulfillment of the terms and conditions laid down in N. A. Order.
3. Fulfillment of the provision of relevant prevailing laws.

AT AHMEDABAD DATED THIS 15th OF FEBRUARY, 2021.

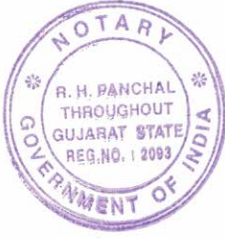




Rameshbhai H. Panchal
(Advocate & Notary)
Sanad No. G/489/1982

Note of caution and disclaimer:-

- (1) That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.



- (3) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (4) That I have verified documents, papers, writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owner/s of the said property and facts mentioned therein believing the same to be true and on basis of the same and on basis of the mutation entries and revenue records I had issued this report thereof.
- (5) That I had not informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquire for the same so if any suit, litigation if pending before any judicial court quasi judicial authorities, tribunals etc. then this title is subject to final outcome of pending suits litigations etc.
- (6) I had issued this opinion only to you and no other shall rely on this without my written permission.