

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

TITLE REPORT

To,
STC SPACELINK
a Partnership Firm
AHMEDABAD.



Dear Sir,

Ref: Non-Agricultural land for Multipurpose admeasuring 2980 sq. mts. of Final Plot No.1/1 [Land admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning Scheme No.204 situate, lying and being at Mouje Ambli, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 [Bopal] belonging to **STC SPACELINK, a Partnership Firm through its Administrative Partner Rakeshbhai Rameshchandra Patel.**

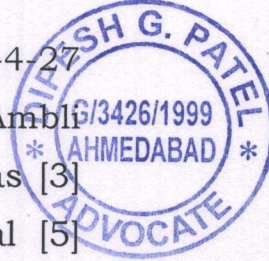
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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 12.8.21 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us and also believing the photo copies of documents furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

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Prior to year 1990 Agricultural land admeasuring Acre-4-27 Guntha i.e. 18919 sq. mts. of Block No.394 of Mouje Ambli belonged to [1] Prahladbhai Bholidas [2] Baldevbhai Bholidas [3] Ramabhai Bholidas [4] Dhuliben wd/o Bholidas Chhaganlal [5] Dahiben wd/o Amrutbhai Bholidas [6] Minor Poonambhai Amrutbhai [7] Minor Rameshbhai Amrutbhai [8] Minor Dashrathbhai Amrutbhai [9] Minor Naginbhai Amrutbhai and [10] Kailasben Amrutbhai.

Thereafter Dhuliben Bholidas died intestate on 3.7.94, hence her name was removed from revenue record and entry to that effect was entered in revenue record by Entry No.2053 dtd.21.7.94 which was certified on 17.9.94.

Thereafter;

[1] Prahladbhai Bholidas during his life time entered the names of his legal heirs [a] Harshadbhai Prahladbhai [b] Bharatbhai Prahladbhai [c] Nareshbhai Prahladbhai

[2] Baldevbhai Bholidas during his life time entered the names of his legal heirs [a] Narendrabhai Baldevbhai [b] Dhirubhai Baldevbhai and [3] Ramabhai Bholidas during his life time entered the names of his legal heirs [a] Kanubhai Ramabhai [b] Ghanshyambhai Ramabhai as co-owners of the said land and other lands.

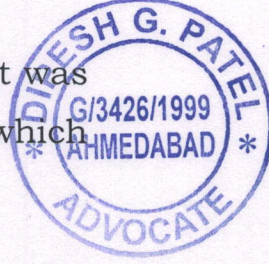
Entry to that effect was entered in revenue record by Entry No.2905 dtd.16.5.03 which was certified on 11.7.03.

Thereafter Baldevbhai Bholidas died intestate on 6.1.04 and his wife Vimlaben Baldevbhai died on 19.11.95 leaving behind their legal heirs i.e. [1] Narendrabhai Baldevbhai [2] Dhirubhai

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Baldevbhai and [3] Bhanumati Baldevbhai. Entry to that effect was entered in revenue record by Entry No.3093 dtd.15.5.04 which was certified on 18.6.04.

Thereafter family distribution of Agricultural land admeasuring Acre-4-27 Guntha i.r. 18919 sq. mts. of Block No.394 took place amongst [1] Narendrabhai Baldevbhai [2] Dhirubhai Baldevbhai [3] Bhanumati Baldevbhai [4] Dahiben wd/o Amrutbhai Bholidas [5] Poonambhai Amrutbhai [6] Rameshbhai Amrutbhai [7] Dashrathbhai Amrutbhai [8] Naginbhai Amrutbhai [9] Kailasben Amrutbhai [10] Ramabhai Bholidas [11] Kanubhai Ramabhai [12] Ghanshyambhai Ramabhai [13] Prahladbhai Bholidas [14] Harshadbhai Prahladbhai [15] Bharatbhai Prahladbhai and [16] Nareshbhai Prahladbhai. As per said family distribution;

[1] Land admeasuring 4649 sq. mts. of Block No.394 paiki came to the share of [a] Narendrabhai Baldevbhai [b] Dhirubhai Baldevbhai and [c] Bhanumati Baldevbhai.

[2] Land admeasuring 4650 sq. mts. of Block No.394 paiki came to the share of [a] Dahiben wd/o Amrutbhai Bholidas [b] Poonambhai Amrutbhai [c] Rameshbhai Amrutbhai [d] Dashrathbhai Amrutbhai [e] Naginbhai Amrutbhai and [f] Kailasben Amrutbhai.

[3] Land admeasuring 4966 sq. mts. of Block No.394 paiki came to the share of [a] Ramabhai Bholidas [b] Kanubhai Ramabhai [c] Ghanshyambhai Ramabhai.

[4] Land admeasuring 4654 sq. mts. of Block No.394 paiki came to the share of [a] Prahladbhai Bholidas [b] Harshadbhai

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Prahladbhai [c] Bharatbhai Prahladbhai and [d] Nareshbhai Prahladbhai.

Thereafter Deputy Collector, Viramgam Prant, Ahmedabad granted division of Block by his order No.Jamin/Block Vibhajan/C-8530/S.R.112/06 dated 29.11.06. Entry to that effect was entered in revenue record by Entry No.3599 dated 18.12.06 which was certified on 17.2.07.

Thereafter as per order No.K.J.P. Durasti Patrak No.33 dtd.1.12.06 of D.I.L.R., Ahmedabad;

[1] Land admeasuring 4649 sq. mts. of Block No.394 A came to the share of [a] Narendrabhai Baldevbhai [b] Dhirubhai Baldevbhai and [c] Bhanumati Baldevbhai.

[2] Land admeasuring 4650 sq. mts. of Block No.394 B came to the share of [a] Dahiben wd/o Amrutbhai Bholidas [b] Poonambhai Amrutbhai [c] Rameshbhai Amrutbhai [d] Dashrathbhai Amrutbhai [e] Naginbhai Amrutbhai and [f] Kailasben Amrutbhai.

[3] Land admeasuring 4966 sq. mts. of Block No.394 K came to the share of [a] Ramabhai Bholidas [b] Kanubhai Ramabhai [c] Ghanshyambhai Ramabhai.

[4] Land admeasuring 4654 sq. mts. of Block No.394 D came to the share of [a] Prahladbhai Bholidas [b] Harshadbhai Prahladbhai [c] Bharatbhai Prahladbhai and [d] Nareshbhai Prahladbhai.

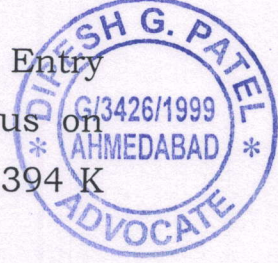


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Entry to that effect was entered in revenue record by Entry No.3605 dtd.22.11.06 which was certified on 17.2.07. Thus on division of Block and Durasti new 7/12 Form of Block No.394 K admeasuring 4966 sq. mts. came in to existence.



Thereafter Revenue Dept. issued Resolution No.PFR/102011/275/L/1 dated 17.3.12 through which "City" and "Dascroi" Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad City-East" and "Ahmedabad City-West" were constituted. Accordingly Village of Ambli of Dascroi Taluka was included in Taluka of Ahmedabad-City-West and accordingly Village Form No.7/12 was amended. Entry to that effect was entered in revenue record by entry No.4604 dated 3.5.12, which was certified on 5.5.12.

Thereafter Rambhai Bholidas Patel during his life time entered the names of his legal heirs in land of Block No.394 K i.e. [1] Shantaben Ramabhai Patel [Wife] [2] Kanubhai Ramabhai Patel [Son] [3] Ghanshyambhai Ramabhai Patel [Son] [4] Meenaben Ramabhai Patel [Daughter]. Entry to that effect was entered in revenue record by entry No.5727 dated 5.9.17 which was certified on 22.12.17.

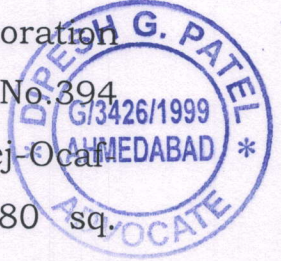
On implementation of Town Planning Scheme land admeasuring 8994 sq. mts. of said Block No.394 paiki was included in Town Planning Scheme No.204 [Sarkhej-Ocaf-Makarba-Vejalpur-Ambli] and allotted land admeasuring 5396 sq. mts. of Final Plot No.1. Thereafter amendment order was passed as per letter No.Nryo/No.204/S.O.M.Ve.Aan/Case No.1/1/1534 dtd.1.5.19 of Chief City

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Planner, City Planning Dept., Ahmedabad Municipal Corporation stating that land admeasuring 4966 sq. mts. of said Block No. 394 K is included in Town Planning Scheme No.204 [Sarkhej-Ocal Makarba-Vejalpur-Ambli] and allotted land admeasuring 2980 sq. mts. of Final Plot No.1/1 and remaining land admeasuring 1986 sq. mts. is deducted in Town Planning.



Thereafter on reconstitution of Talukas new Talukas came in to existence on dated 18.3.15 and accordingly Village Ambli is included in Taluka of Ghatlodiya.

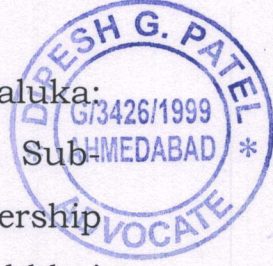
Thereafter District Collector, Ahmedabad under Section-65 of Land Revenue Code granted N.A. Permission for Multipurpose Use to the land admeasuring 2980 sq. mts. of Final Plot No.1 Paiki [Land admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning Scheme No.204 by his order No.CB/Land-1/NA/SR-647/2018.FMPS No.312333 dated 23.8.18. Entry to that effect was entered in revenue record by Entry No.5974 dtd.14.9.18 which was certified on 19.11.18.

Thereafter [1] Rambhai Bholidas Patel [2] Shantaben Ramabhai Patel [3] Kanubhai alias Kanaiyalal Ramabhai Patel [4] Ghanshyambhai Ramabhai Patel and [5] Minaben d/o Ramabhai Patel and w/o Shaileshbhai Patel alias Minaxiben Ramabhai Patel, all male members as Self and Karta and Manager of their respective HUFs sold and conveyed Non-Agricultural land for Multipurpose admeasuring 2980 sq. mts. of Final Plot No.1 Paiki [Land admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning

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Scheme No.204 situate, lying and being at Mouje Ambli, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 [Bopal] to STC SPACELINK, a Partnership Firm through its Administrative Partner Rakeshbhai Rameshchandra Patel by Sale Deed registered under serial No.10459 dated 4.8.21. Entry to that effect was entered in revenue record by Entry No.6530 dated 9.8.21 which is pending for certification.

Thereafter [1] Rambhai Bholidas Patel [2] Shantaben Ramabhai Patel [3] Kanubhai alias Kanaiyalal Ramabhai Patel [4] Ghanshyambhai Ramabhai Patel and [5] Minaben d/o Ramabhai Patel and w/o Shaileshbhai Patel alias Minaxiben Ramabhai Patel, all male members as Self and Karta and Manager of their HUFs executed Power of Attorney under 45-C for Non-Agricultural land for Multipurpose admeasuring 2980 sq. mts. of Final Plot No.1 Paiki [Land admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning Scheme No.204 situate, lying and being at Mouje Ambli, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 [Bopal] in favour of STC SPACELINK, a Partnership Firm through its Administrative Partner Rakeshbhai Rameshchandra Patel which is registered under serial No.10460 dated 4.8.21.

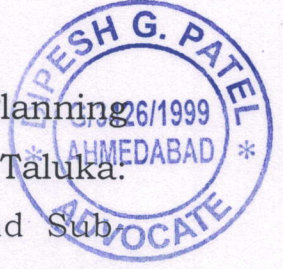
Public Notice in daily newspaper inviting objections against the said land is not published.

Thus the said Non-Agricultural land for Multipurpose admeasuring 2980 sq. mts. of Final Plot No.1/1 [Land

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admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning Scheme No.204 situate, lying and being at Mouje Ambli, Taluka. Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-9 [Bopal] is independently owned, occupied and possessed by **STC SPACELINK, a Partnership Firm through its Administrative Partner Rakeshbhai Rameshchandra Patel** in the revenue records and all other government and semi-government records.

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

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the title of the said land are clear and marketable and said land have not been given in security nor created any charge thereon, and the said land is neither a subject matter of any pending proceedings and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the

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below mentioned note we give this opinion report and opine that the titles of the said Non-Agricultural land for Multipurpose admeasuring 2980 sq. mts. of Final Plot No.1/1 [Land admeasuring 4966 sq.mts. of Block No. 394 K] of Town Planning Scheme No.204 situate, lying and being at Mouje Ambli, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 [Bopal] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record.
2. Fulfillment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Entry No.6530 dated 9.8.21 being certified in revenue record.
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 16TH DAY OF AUGUST 2021

Place : Ahmedabad.



Dipesh G. Patel

Advocate

NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous. We request you to verify that there is no acquisition/ reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.