Chetan Shah & Associates
Advocates
CSA
218, Gold Souk Complex, B/h Sapphire Complex, Opp. Body Line, C. G. Road, Ahmedabad 380 006 Phone : 079-66312256

Ref. No.: CSAA/JDP/3765/2023 Date: 03/05/2023

To,
J. P. MANEK INFRASTRUCTURE PVT. LTD.
Ahmedabad.

Re : IN THE MATTER OF INVESTIGATION OF TITLE of Non-Agriculture land bearing Final Plot No. 1/1, 2, 3/1 admeasuring 1710 sq.mtrs. of Town Planning Scheme No. 79 (Revenue Survey Nos. 20,21,22,23) situate, lying and being at Mouje: Vatva, Taluka Vatva, Registration Sub-District Ahmedabad-11 (Aslali) and District: Ahmedabad belongingP to J. P. MANEK INFRASTRUCTURE PVT. LTD.

CHETAN SHAH AND ASSOCIATES Apurva P. Shah (B.Com. LLB.) Advocate G/1019/2009 AHMEDABAD

In pursuance of your instructions to investigate/verify the titles of aforesaid land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Thirty years through our search clerk. We have taken root of title for last about Thirty years and verified the documents, papers, writings and records submitted by the owners of the said land 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 land and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

Survey No. 20:

1. Originally, the land in question i.e. the land of Survey No. 20 were independently owned, occupied and possessed by Ratilal Devjibhai, prior to the year 1970.

2. It appears from the records that the said land has been declared as the Fragment Land and the charge of The Vatva Group Seva Sahakari Mandali Limited was standing on the said land.

3. Thereafter, the owner of the said land has obtained loan from The Vatva Multipurpose Society and accordingly the charge of the said society has been created in the other rights of the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 7377 on 25-5-1972, which was certified by competent authority.

4. Thereafter, the owner of the said land has obtained loan of Rs.10,000/- from Bank Of India, Vatva Branch and accordingly the charge of the said bank has been created in the other rights of the revenue records and entry to that effect was

CHETAN SHAH AND ASSOCIATES Apurva P. Shah (B.Com. LLB.) Advocate G/1019/2009 AHMEDABAD mutated in the revenue record by Mutation Entry No. 9248 on 16-11-1979, which was certified by competent authority.

Subsequently, the said loan of Bank of India was repaid and accordingly the charge of the said bank has been cleared from the other rights of the revenue records and entry to that effect. was mutated in the revenue record by Mutation Entry No. 9596 on 19-11-1981, which was certified by competent authority.

5. Thereafter, the owner of the said land Ratilal Devjibhai died intestate on 2-4-1988 leaving behind him his legal heirs as 1) Kamlaben Wd/o. Late Ratilal Devjibhai 2) Mahendrakumar Ratilal Patel 3) Ghanshyam Ratilal Patel 4) Kanchanben Ratilal Patel and 5) Hasuben Ratilal Patel and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 10321 on 22-4-1988, which was certified by competent authority.

6. Thereafter, the co-owner of the said land of Survey No. 20 namely 1) Kanchanben Ratilal and 2) Hasuben Ratilal have waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of other co-owners of the said land and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record by Mutation Entry No. 10322 on 22-4-1988, which was certified by competent authority.

7. Thereafter, the owners of the said land has repaid the said loan of The Vatva Group Seva Sahakari Mandali Limited and accordingly the charge of the said society has been cleared from the other rights of the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 11043 on 16-2-1993, which was certified by competent authority.

8. Thereafter, the owners of the said land namely 1) Kamlaben Wdlo. Late Ratilal Devjibhai 2) Mahendrakumar Ratilal Patel 3) Ghanshyam Ratilal Patel through their constituted attorney Kamlaben Motaram have sold and conveyed the land of Survey No. 20 admeasuring 1416 sq.mtrs. to Kanubhai Khushalbhai by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 1310 dated 1-7-2004 and entry to that effect was mutated in the revenue record by Mutation Entry No. 14006 on 1-7-2004, which was certified by competent authority.

9. Thereafter, the Mamlatdar, Dascroi vide his Order No. RTS/Record Promulgation/31/09 dated 6-12-2009 has passed an order to rectify the errors during the promulgation of the records and entry to that effect was mutated in the revenue record by Mutation Entry No. 15251 dated 21-2-2009 which was certified by the competent authority.

Chetan Shah & Associates
Advocates
CSA
3, Gold Souk Complex, B/h Sapphire Complex, Opp. Body Line, C. G. Road, Ahmedabad 380 006 Phone : 079-66312256

Survey No. 21:

1. Originally, the land in question i.e. the land of Survey No. 21 was independently owned, occupied and possessed by Jayantilal Dahyabhai, prior to the year 1970.

2. It appears from the records that the charge of The Vatva Multi Purpose Society and The Vatva Group Seva Sahakari Mandali Limited is standing on the said land.

3. Thereafter, the said loan of The Vatva Group Seva Sahakari Mandali Limited has been repaid and accordingly the charge of the said society was released from the other rights of the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 9165 on 5-2-1979, which was certified by competent authority.

4. Thereafter, the owner of the said land Jayantilal Dahyabhai died intestate on 31-10-2000 leaving behind him his legal heirs as 1) Jitendrabhai Jayantilal 2) Jayendrabhal Jayantilal 3) Janakbhal Jayantilal 4) Indiraben Jayantilal and 5) Ronukabon Jayantilal and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 11951 on 4-11-2000, which was certified by competent authority.

5. Thereafter, the co-owner of the said land of Survey No. 21 namely Indiraben Jayantilal and Renukaben Jayantilal have waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of other co-owners of the said land and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record by Mutation Entry No. 11952 on 4-11-2000, which was certified by competent authority.

6. Thereafter, the owners of the said land namely 1) Jitendrabhai Jayantilal 2) Jayendrabhai Jayantilal and 3) Janakbhai Jayantilal through their constituted attorney Rameshbhai Chunilal have sold and conveyed the said land of Survey No. 21 admeasuring 1821 sq.mtrs. to Kanubhai Khushalbhai by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 1308 dated 1-7-2004 and entry to that effect was mutated in the revenue record by Mutation Entry No. 14007 on 1-7-2004, which was certified by competent authority.

Survey No. 22:

1. Originally, the land in question i.e. the land of Survey No. 22 were independently owned, occupied and possessed by Ramabhai Maganbhal, prior to the year 1967.

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(B.Com. LLB.)
Advocate
G/1019/2009
AHMEDABAD

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(B.Com. LL.B.)
Advocate
G/1043/2009
AHMEDABAD

2. It appears from the records that the charge of The Vatva Multi Purpose Society and The Vatva group Seva Sahakari Mandali is standing on the said land.

3. Thereafter, the owner of the said land Ramabhai Maganbhai has sold and conveyed the said land of Survey No. 22 admeasuring 1720 sq.mtrs. to Manilal Girdharbhai by sale deed registered in the office of the Sub-Registrar of Ahmedabad on dated 8-2-1967 and entry to that effect was mutated in the revenue record by Mutation Entry No. 6923 on 1-3-1970, which was certified by competent authority subject to consolidation with Survey No. 23.

4. It appears from the records that the charge of The Vatva Group Seva Sahakari Mandall Limited is standing on the said land. Subsequently, the said loan of The Vatva Group Seva Sahakari Mandali Limited has been repaid and accordingly the charge of the said society was released from the other rights of the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 10288 on 19-12-1987, which was certified by competent authority.

5. Thereafter, the owner of the said land Manibhai Girdharbhai died intestate on 25-11-2003 and his wife Chanchalben Wdio. Manibhal Girdharbhai was predeceased on 11-2-1996, his son Chandubhai Manibhai Girdharbhai also predeceased on 7-8-1997 and his grandson Umeshbhai Chandubhai also died intestate on 1-9-2008 leaving behind them their legal heirs as (1) Balkrishna Manibhai, (2) Narendra Manibhal, (3) Kantaben Manibitai, (4) Savitaben Manibhai, (5) Premilaben Manibhai, (6) Hansaben Wd/o. Chandubhai Manibhai, (7) Bipinbhai Chandubhai, (8) Dinaben Chandubhai, (9) Alpaben Chandubhal, (10) Jagrutiben Wd/o. Umeshbhal Chandubhai and (11) Jagrutiben Umeshbhai as self and natural guardian of Minor Kaivalya Umeshbhai and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 13056 on 11-12-2003, which was certified by competent authority.

6. However, (1) Kantaben Manibhai, (2) Savitaben Manibhai, (3) Premilaben Manibhal, (4) Dinaben Chandubhai and (5) Alpaben Chandubhai have released all their right, title, interest, share in favor of other co-owners of the said land and accordingly their names were deleted from the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 13057 on 11-12-2003, which was certified by competent authority.

7. Thereafter, the owners of the said land namely (1) Balkrishna Manibhai, (2) Narendra Manibhai, (3) Hansaben Wd/o. Chandubhai Manibhai, (4) Bipinbhai Chandubhai, (5) Jagrutiben Wd/o. Umeshbhai Chandubhai herself and as a Natural Guardian of Minor Kaivalya Umeshbhai, all through

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their constituted attorney Prakashbhai Chunilal Gehlot have sold and conveyed the said land of Survey No.22 admeasuring 1720 sq.mtrs. and land of Survey No. 23 admeasuring 1518 sq.mtrs. to Kanubhai Khushalbhal by sale doed registered in the office of the Sub-Registrar of Ahmedabad-5 (Narol) under Serial No. 1309 dated 1-7-2004 and entry to that effect was mutated in the revenue record by Mutation Entry No. 14005 on 1-7-2004, which was certified by competent authority.

Survey No. 23:

1. Originally, the land in question Le. the land of Survey No. 23 were independently owned, occupied and possessed by Manibhai Girdharbhal, prior to the year 1970.

2. It appears from the records that the said land has been declared as the fragment land and the charge of Tagavi and the charge of The Vatva Group Seva Sahakari Mandali Limited is standing on the said land.

3. However, the loan taken from the The Vatva Group Sova Sahakari Mandali Limited has been fully repaid and hence charge of the said Society was released from the other rights of revenue record and entry to that effect was mutated in the revenue record by Mutation Entry No. 10288 on 19-12-1987, which was certified by competent authority.

4. Thereafter, the owner of the said land Manibhai Girdharbhai died intestate on 25-11-2003 and his wife Chanchalben Wdlo. Manibhai Girdharbhai was predeceased on 11-2-1996, his son Chandubhai Manibhai Girdharbhai also predeceased on 7-8-1997 and his grandson Umeshbhai Chandubhai also died intestate on 1-9-2008 leaving behind them their legal heirs as (1) Balkrishna Manibhai, (2) Narendra Manibhal, (3) Kantaben Manibhai, (4) Savitaben Manibhai, (5) Premilaben Manibhai, (6) Hansaben Wdlo. Chandubhai Manibhai, (7) Bipinbhai Chandubhai, (8) Dinaben Chandubhai, (9) Alpaben Chandubhai, (10) Jagrutiben Wd/o. Umeshbhai Chandubhai and (11) Jagrutiben Umeshbhai as self and natural guardian of Minor Kaivalya Umeshbhai and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 13056 on 11-12-2003, which was certified by competent authority.

5. However, (1) Kantaben Manibuai, (2) Savitaben Manibhai, (3) Premilaben Manibhai, (4) Dinaben Chandubhai and (5) Alpaben Chandubhai have released all their right, title, interest, share in favor of other co-owners of the said land and accordingly their names were deleted from the revenue records and entry to that effect was mutated in the revenue record by Mutation Entry No. 13057 on 11-12-2003, which was certified by competent authority.

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6. Thereafter, the owners of the said land namely (1) Balkrishna Manibhai, (2) Narendra Manibhai, (3) Hansaben Wd/o. Chandubhai Manibhai, (4) Bipinbhai Chandubhai, (5) Jagrutiben Wd/o. Umeshbhai Chandubhai herself and as a Natural Guardian of Minor Kaivalya Umeshbhai, all through their constituted attorney Prakashbhai Chunilal Gehlot have sold and conveyed the said land of Survey No.22 admeasuring 1720 sq.mtrs, and land of Survey No. 23 admeasuring 1518 sq.mtrs. to Kanubhai Khushalbhai by sale deed registered in the office of the Sub-Registrar of Ahmedabad-5 (Narol) under Serial No. 1309 dated 1-7-2004 and entry to that effect was mutated in the revenue record by Mutation Entry No. 14005 on 1-7-2004, which was certified by competent authority subject to consolidation with Survey No. 22.

Common History

1. Thereafter, the provisions of Town Planning Scheme was made applicable to the lands of said village and accordingly the land of Survey No. 20, 21, 22 and 23 was merged given T. P. Scheme No. 79 (Draft) and the land of Survey No. 20 admeasuring 1416 sq.mtrs. allotted Final Plot No. 1/1 and the area was fixed to the extent of 850 sq.mtrs. and Survey No. 21 admeasuring 1821 sq.mtrs. allotted Final Plot No. 2 and the area was fixed to the extent of 1093 sq.mtrs. and Survey No. 22+23 admeasuring 32:18 sq.mtrs. allotted Final Plot No. 3/1 and the area was fixed to the extent of 1943 sq.mtrs.

2. Thereafter, the owner of the said land Kanubhai Khushalbhai has agreed to convey the said non-agricultural land bearing Final Plot No. 2 admeasuring 4492 sq.mtrs. to Nixal Properties Private Limited and entered into Agreement for Sale.

3. Thereafter, the owner of the said land Kanubhal Khushalbhai has sold and conveyed the said non-agricultural land bearing Final Plot Nos. 1/1, 2, 3/1 containing by total admeasurements to 3886 sq.mtrs. of Draft Town Planning Scheme No. 79 (Revenus Survey Nos. 20, 21, 22 and 23) to J. P. Manek Infrastructure Pvt. Ltd. by sale deed registered in the office of the Sub-Registrar of Ahmedabad-5 (Narol) under Serial No. 2455 dated 23-2-2011 and said Nixal Properties Private Limited has joined as confirming party and confirmed the said sale deed and entry to that effect was mutated in the revenue record by Mutation Entry No. 16615 on 4-5-2011, which was certified by competent authority on 25-7-2011.

4. Thereafter, the District Collector, Ahmedabad has granted non-agriculture use permission for the residential purpose of the land of Final Plot Nos. 1/1, 2, 3/1 containing by total admeasurements to 3886 sq.mtrs. of Town Planning Scheme No. 79 (Revenue Survey Nos. 20, 21, 22 and 23) situate, lying and being at Mouje: Vatva, Taluka: Dascroi, Registration Sub-District Ahmedabad-5 (Narol) and District: Ahmedabad vide their Order No. LAND-2/NA/SR-1133/2010 dated 8-2-2011 and

entry to that effect was mutated in the revenue record by Mutation Entry No. 16835 on 17-8-2011, which was certified by competent authority.

5. Thereafter, upon the reconstitution of Ahmedabad City Taluka and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1 dated 17-3-2012, Ahmedabad Taluka is divided into two Taluka as Ahmedabad (East) and Ahmedabad (West) and accordingly Vatva Village was covered within the Taluka Boundaries of Ahmedabad City (East) and entry to that effect was mutated in the revenue record by Mutation Entry No. 17312 dated 3-5-2012 which was certified by the competent authority.

6. Thereafter, the owner of the said land have floated the scheme known as "DEV MANEK RESIDENCY" on the said land consisting of various blocks as per approved plans.

7. Thereafter, the owner of the said scheme have initially done the construction of Block Nos. A,B,C,D and E on the land admeasuring about 1710 Sq.Mtrs. and have sold the various flats to different members and have also obtained B.U Permission for that.

8. Now, the owner is going to construct Block F on the said land as per Commencement Letter issued by Ahmedabad Municipal Corporation bearing Rajachitthi No. 07585/171222/A6784/R0/M1 dated 10-3-2023.

9. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents, statements etc. produced/submitted by the owner/s and relied on the facts mentioned therein believing the same to be true.

10. We have been informed by the owner/s of the said land that except the above stated facts, the said land has not been given in security. Neither they nor any of their heirs, administrators, successors and assigns or any prior owners or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said land is not subject matter of any pending proceedings and that any order, decree, attachment or any order of any court or authority is not operating against the said land adversely affecting the title. The said land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal of the deeds and documents submitted/furnished by the owner/s of the captioned land. It appears that the titles of the captioned

CHETAN SHAH AND ASSOCIATES
Apurva Shah
(B.Com. LLB.)
Advocate
G/1 2009
AHMEDABAD

land shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

(I) Usual Declaration-cum-Indemnity on title being made by owner/s and also confirming the aforesaid facts and circumstances.

(II) Fulfillment terms and conditions laid down N.A order.

(III) Fulfillment of the provision of relevant prevailing laws.

(IV) Search of complete registration record is not available due to tearing of pages of Books available for inspection.

Yours faithfully,
For Chetan Shah and Associates

Apurva P. Shah
ADVOCATE

CHETAN SHAH AND ASSOCIATES
Apurva P. Shah
(B.Com. LLB.)
Advocate
G/1119/2009
AHMEDABAD