

SHREE GANESHAY NAMH



Title - NIKOL

Block/Surve No -107/7

NIRAV.K.HIRPARA (ADVOCATE)

OM ASSOCIATES
150,MARUTI PLAZA
KRISHNANGAR,AHMEDABAD

MO. 90335 77880.

NIRAV K. HIRPARA (ADVOCATE)

412/2305, Gujarat Housing Board, Bapunagar, Ahmedabad.

Office: 150, Maruti Plaza, Nr. Prakash High School, Krushnanagar, Ahmedabad.

Mo.: 9824052919

To,

Om Corporation, a partnership firm,

Regi. Office- Nikol, Ahmedabad.

Sub: In the matter of investigation of title of Non-Agricultural land (as per village form no. 7 & 12) bearing Block/Survey No.107/7 included T.P. Scheme no. 119(Nikol) and given Final Plot no.28/7 admeasuring about 1153 sq. mtrs. situated, lying and being at Mouje - Nikol, Taluka - Asarwa, Dist - Ahmedabad in the state of Gujarat belonging to Om Corporation, a partnership firm...

This is to inform you that we have investigated the title of above mention land From the available search of the revenue records being maintained by the Talati mouje Nikol for last about thirty years from the records maintained by Sub registrar Ahmedabad-12(Nikol) till 29-07-2022, Ahmedabad-7 (Odhav) till 30-07-2022; Ahmedabad-13(City Taluka Kheti) till 29-07-2022 for the last about 30 years and certain papers, deeds, documents, permission, papers, order etc. relating thereto produced before us by you and we have found that...

(A) BRIEF HISTORY OF BLOCK/SURVEY NO.107/7

1. Land bearing Block/Survey no.107/7 prior belonging to Kuberdas Hargovandas Modi from 1959, an entry to that effect was made in mutation register at serial no.20 on 23-05-1959.



2. Thereafter Ranchhodji Adaji entered as a Jathu/Tenanat in land bearing Surevy no.107/7, an entry to that effect

was made in mutation register at serial no.230 on 29-05-1959.

3. Thereafter said land was sold by Kuberdas Hardovinddas to Tenant Ranchhodji Adaji under section-32/G of tenancy act as per order bearing no.351/Nikol, dated 16-03-1961, an entry to that effect was made in mutation register at serial no.351 on 08-04-1961.
4. Thereafter said land bearing Survey no.107/7 acquired to industrial Zone with order bearing no. L.N.D. dated 26-12-1966 by City Mamlatdar, Ahmedabad, an entry to that effect was made in mutation register at serial no.851 on 05-01-1967.
5. Thereafter in land bearing Block/Survey no.107/7 Additional Mamlatdar issued Certificate under section 32 -K of tenancy act dated 24-12-1996, an entry to that effect was made in mutation register at serial no.856 on 20-02-1967.
6. That as per the order bearing No. CDCON dated 17-06-1977 by City Deputy Collector, Ahmedabad, and land bearing Survey No.107/7 was declared as fragment land under section-4 of The Provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947, an entry to that effect was made in mutation register at serial no.1556 on 26-09-1977.
7. Thereafter owner of land bearing Survey no.107/7 Ranchhodji Adaji was died without making any will, therefore his name was deleted and the names of (1) Viraji Ranchhodji, (2) Gopalji Ranchhodji and (3) Gangabai Ranchhodji were entered as his legal heirs as per Hindu law vide mutation entry no.1849 on 22-12-1982.



8. Thereafter owner of land bearing Survey no.107/7 Viraji Ranchhodji was died on 27-11-1994 without making any will, therefore his name was deleted and the names of (1) Santokben Wd./o Viraji Ranchhodji, (2) Champaben Wd./o Viraji Ranchhodji and (3) Bhanuji Viraji Thakor were entered as his legal heirs as per Hindu law vide mutation entry no.2557 on 16-05-1996.
9. Thereafter owner of land bearing Survey no.107/7 Gopalji Ranchhodji Thakor was died without making any will, therefore his name was deleted and the names of (1) Ambalal Gopalji Thakor, (2) Rajeshkumar Kalaji Gopalji, (3) Jitendrakumar Kalaji Gopalji, (4) Gitaben Kalaji Gopalji and (5) Kokilaben Wd. /o Kalaji Gopalji were entered as his legal heirs as per Hindu law vide mutation entry no.2597 on 17-07-1996.
10. Thereafter owner of land bearing Survey no.107/7 Ambalal Gopalji was died on 10-05-1997 without making any will, therefore his name was deleted and the names of (1) Punjaji Ambalal, (2) Ashokbhai Ambalal, (3) Kumiben ambalal, (4) Gulabben Ambalal and (5) Vajuben Wd./o Ambalal Gopalji were entered as his legal heirs as per Hindu law vide mutation entry no.2758 on 20-06-1997.
11. Thereafter owner of land bearing Survey no.107/7 Santokben Wd. /o Viraji Ranchhodji was died on 01-07-1998, therefore her name was deleted from revenue record, and an entry to that effect was made in mutation register at serial no.2850 on 29-10-1998.
12. Thereafter in land bearing Block/Survey no.107/7 Reg. Will was made by Viraji Ranchhodji Thakor on 17-12-1993 and Will of Civil Court dated 05-01-1994 to Ashokkumar Ambalal, an entry to that effect was made in



mutation register at serial no.4345 on 19-12-2006, this entry was cancelled by concern authority.

13. Thereafter as per order bearing no. RTS/SUDHARO/KSHATYADI/SRNO.-1085/08, dated 22-09-2008 by City Mamlatdar, Ahmedabad in matters of to solve the mistake in written records land bearing Survey/Block no.107/7 which was rectified, an entry to that effect was made in mutation register at serial no.5436 on 27-09-2008.
14. Thereafter as per order bearing no. RTS/SUDHARA HUKAM/KSHATYADI/SRNO.-2339/08, dated 30-09-2008 in matters of to solve the mistake in written records land bearing Survey/Block no.107/7 which was rectified, an entry to that effect was made in mutation register at serial no.5483 on 04-11-2008.
15. Thereafter Ahmedabad City Taluka (East) and Ahmedabad City Taluka (West) were reorganized and accordingly Nikol village was included in City Taluka East, an entry to that effect was made in mutation register at serial no. 8281 on 03-05-2012.
16. Thereafter owner of land bearing Survey no.107/7 Gangaba D/O Ranchhodji and W/o Nanaji Gobarji was died on 05-05-1991 without making any will, therefore her name was deleted and the names of (1) Ramaji Nananji (died on 11-01-1997), (2) Maniben W/o Ramaji Nanaji (died on 12-04-2007), (3) Bhikhaji Ramaji (died on 08-10-2007), (4) Javanji Nanaji, (5) Udaji Nanaji, (6) Khodaji Ramaji, (7) Chandaben Ramaji, (8) Sajjanben Ramaji, (9) Shardaben Ramaji, (10) Sushilaben Wd./o Bhikhaji Ramaji, (11) Nishaben Bhikhaji and (12) Manishji Bhikhaji were entered as her legal heirs as per



Hindu law vide mutation entry no.9828 on 28-03-2014, this entry was cancelled by concern authority.

17. Thereafter agreement to sale made by (1) Rajendrakumar Kalaji Thakor, (2) Jitendrakumar Kalaji Thakor and (3) Gitaben Kalaji Thakor to (1) Kapilbhai Ghanshyambhai Patel, (2) Jatinbhai Mansukhbhai Patel, (3) Hirenbhai Chandubhai Patel, (4) Vasudev Chandubhai Patel and (5) Mehul Laljibhai Bambhroliya by Agreement to sale no.2056 dated 18-10-2014, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

Thereafter said Agreement to sale was cancelled by both party by Cancellation Deed No.1626 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

18. Thereafter agreement to sale made by (1) Champaben Wd./o Viraji Ranchhodji Thakor and (2) Manuji Viraji Thakor by himself and Karta and Manager of Undivided Family to (1) Kapilbhai Ghanshyambhai Patel, (2) Jatinbhai Mansukhbhai Patel, (3) Hirenbhai Chandubhai Patel, (4) Vasudev Chandubhai Patel and (5) Mehul Laljibhai Bambhroliya by Agreement to sale no.2057 dated 18-10-2014, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

Thereafter said Agreement to sale was cancelled by both party by Cancellation Deed No.1627 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

19. Thereafter owner of land bearing Survey no.107/7 Kokilaben Wd. /o Kalaji Gopaljiwas died on 13-06-2010, therefor her name was deleted from revenue record, an



entry to that effect was made in mutation register at serial no.10237 on 20-10-2014.

20. Thereafter strength of order bearing no. RTS/APPEAL/CASE NO.163/2014 dated 21-12-2015 by City deputy Collector(East), Ahmedabad, an entry to that effect was made in mutation register at serial no.11142 on 17-02-2016.

21. Thereafter strength of order bearing no.RTS/APPEAL/CASE NO.130/2016 dated 27-10-2016 by City deputy Collector(East), Ahmedabad, an entry to that effect was made in mutation register at serial no.11662 on 28-10-2016.

22. Thereafter in land bearing Block/Survey no.107/7 (1) Chandaben Ramaji w/o Viramji, (2) Sajjanben alias Lalitaben Ramaji w/o Ramaji and (3) Shardaben alias Jashiben Ramaji w/o Radhuji Release their Rights in favour of Khodaji Ramaji by Release deed no.1530 dated 12-09-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti), an entry to that effect was made in mutation register at serial no.12278 on 19-09-2017.

23. Thereafter agreement to sale made by (1) Champaben Wd./o Viraji Ranchhodji Thakor, (2) Manuji Viraji Thakor, (3) Rajendrakumar Kalaji, (4) Jitendrakumar Kalaji, (5) Gitaben Kalaji and w/o Ghabhaji, (6) Khodaji Ramaji and (7) Manish Bhikhaji to (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai and (3) Koladiya Rameshbhai Bhimjibhai by Agreement to sale no.1628 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).



24. Thereafter Reg. Power of attorney made by (1) Champaben Wd./o Viraji Ranchhodji Thakor, (2) Manuji Viraji Thakor, (3) Rajendrakumar Kalaji, (4) Jitendrakumar Kalaji, (5) Gitaben Kalaji and w/o Ghabhaji, (6) Khodaji Ramaji and (7) Manish Bhikhaji to (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai and (3) Koladiya Rameshbhai Bhimjibhai by Reg. Power of attorney no.1629 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).
25. Thereafter Reg. Declaration made by (1) Urmilaben w/o Manuji Viraji Thakor, (2) Urmilaben w/o Manuji Viraji Thakor Gurdians of Minor Jyotsna, Piyush and Jiya by Declaration no.1630 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).
26. Thereafter Reg. Declaration made by (1) Gitaben Kalaji Thakor w/o Gabhaji, (2) Aavind Gabhaji Thakor and (3) Vikram Gabhaji Thakor by Declaration no.1631 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).
27. Thereafter in land bearing Block/Survey no.107/7 (1) Sushilaben Wd./o Bhikhaji Ramaji and (2) Nishaben Bhikhaji w/o Vinodji Release their Rights in favour of Manishji Bhikhaji by Release deed no.1533 dated 12-09-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti), an entry to that effect was made in mutation register at serial no.12281 on 19-09-2017..
28. Thereafter Declaration made by (1) Jadiben w/o Jitendrakumar Kalaji Thakor, (2) Ranjan Jitendrabhai



Thakor, (3) Vipul Jitendrabhai Thakor and (4) Jadiben Guardians of Minor Puja and Haresh by Reg. Declaration No. 1632 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

29. Thereafter Declaration made by (1) Vinaben w/o Rajendrakumar Kalaji Thakor, (2) Cheharsinh Rajendrakumar Thakor, (3) Sailesh Rajendrakumar Thakor and (4) Umesh Rajendrakumar Thakor by Reg. Declaration No. 1633 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

30. Thereafter Declaration made by (1) Sangitaben w/o Manish Bhikhaji and (2) Sangitaben Guardians of Minor Savan and Harsh by Reg. Declaration No. 1634 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

31. Thereafter Declaration made by (1) Bharatiben w/o Khodaji Ramaji, (2) Ashish Khodaji, (3) Kokilaben Khodaji and w/o Bharatji, (4) Sajjanben Ashish and (5) Sajjanben Guardians of Minor Ananad and Umang by Reg. Declaration No. 1635 dated 03-10-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

32. Thereafter agreement to sale made by Javanji Nanaji to (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai and (3) Koladiya Rameshbhai Bhimjibhai by Agreement to sale no.1839 dated 09-11-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

33. Thereafter Power of Attorney made by Javanji Nanaji to (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai and (3) Koladiya Rameshbhai Bhimjibhai by



Power of Attorney no.1840 dated 09-11-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

34. Thereafter Declaration made by (1) Baldevji Javanji, (2) Kokilaben Baldevji, (3) Satish Baldevji and (4) Baldevji Guardians of Minor Ajay and Pinal by Declaration no.1841 dated 09-11-2017, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

35. Thereafter owner of land bearing Survey no.107/7 Udaji Nanaji was died on 08-02-2019 without making any will, therefore his name was deleted and the names of (1) Paliben Udaji Thakor (wife), (2) Kuvarben Udaji Thakor, (3) Jashvantji Udaji Thakor, (4) Ahaben Udaji Thakor and (5) Nandaben Udaji Thakor were entered as her legal heirs as per Hindu law vide mutation entry no.13508 on 13-03-2019.

36. Thereafter agreement to sale made by legal heirs of Udaji Nanaji (1) Paliben Udaji Thakor (wife), (2) Kuvarben Udaji Thakor, (3) Jashvantji Udaji Thakor, (4) Ahaben Udaji Thakor and (5) Nandaben Udaji Thakor to (1) Patel Rameshbhai Bachubhai (20% shares), (2) Gelabhai Ukabhai (40% shares) and (3) Koladiya Rameshbhai Bhimjibhai (40% shares) by Agreement to sale no.609 dated 29-03-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

Thereafter said Agreement to sale was cancelled by both party by Cancellation Deed

No.879 dated 02-05-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

37. Thereafter Reg. Power of Attorney made by legal heirs of Udaji Nanaji (1) Paliben Udaji Thakor (wife), (2)



Kuvarben Udaji Thakor, (3) Jashvantji Udaji Thakor, (4) Ahaben Udaji Thakor and (5) Nandaben Udaji Thakor to (1) Patel Rameshbhai Bachubhai (20% shares), (2) Gelabhai Ukabhai (40% shares) and (3) Koladiya Rameshbhai Bhimjibhai (40% shares) by Power of Attorney no.610 dated 29-03-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

38. Thereafter Reg. Declaration made by Ashaben Udaji and w/o Maheshji guardians of Minor Ananad mahesh by Declaration no.611 dated 29-03-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

39. Thereafter Reg. Declaration made by Legal heirs of Kuvarben Udaji w/o Shankarji (1) Thakor Niraj Shankarji, (2) Thakor Jigar Shankarji and (3) Janakben Shankarji by Declaration no.612 dated 29-03-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

40. Thereafter Reg. Declaration made by Legal heirs of Nandaben Udaji w/o Jiluji Minor Roshni Jilaji by Declaration no.613 dated 29-03-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

41. Thereafter owner of land bearing Survey no.107/7 Javanji Nanaji was died on 08-01-2019 without making any will, therefore his name was deleted and the names of (1) Joitiben Javanji Thakor (died on 15-12-1996), (2) Baldevji Javanji Thakor and (3) Kantaben Javanji Thakor were entered as her legal heirs as per Hindu law vide mutation entry no.13583 on 16-04-2019.



42. Thereafter cancellation deed was made by both parties (1) Paliben Udaji Thakor, (2) Kuvarben Udaji Thakor w/o Shankarji, (3) Jashvanti Udaji Thakor,(4) Ashaben Udaji Thakor w/o Maheshji, (5) Nandaben Udaji Thakor w/o Jilaji, (6) Baldevji Javanji Thakor, (7) Kantaben Javanji Thakor, (8) Khodaji Ramaji and (9) Manish Bhikhaji and (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai and (3) Koladiya Rameshbhai Bhimjibhai by cancellation Deed no. 880 dated 02-05-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

43. Thereafter in land bearing Block/Survey no.107/7 (1) Paliben Udaji Thakor, (2) Kuvarben Udaji Thakor w/o Shankarji, (3) Jashvanti Udaji Thakor,(4) Ashaben Udaji Thakor w/o Maheshji, (5) Nandaben Udaji Thakor w/o Jilaji, (6) Baldevji Javanji Thakor, (7) Kantaben Javanji Thakor, (8) Khodaji Ramaji and (9) Manish Bhikhaji were Release their Rights in favour of Manuji Viraji Thakor by Release deed no.881 dated 02-05-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti), an entry to that effect was made in mutation register at serial no.13632 on 08-05-2019.

44. Thereafter Declaration made by legal heirs of Kantaben Javanji Thakor (1) Kishankumar Ambalal and (2) Ashokkumar Ambalal by Declaration no.963 dated 09-05-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

45. Thereafter agreement to sale made by Manuji Viraji Thakor to (1) Patel Rameshbhai Bachubhai (10% shares), (2) Gelabhai Ukabhai (45% shares) and (3) Koladiya Rameshbhai Bhimjibhai (45% shares) by Agreement to



sale no.2356 dated 22-10-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

46. Thereafter Reg. Power of Attorney made by Manuji Viraji Thakor to (1) Patel Rameshbhai Bachubhai (10% shares), (2) Gelabhai Ukabhai (45% shares) and (3) Koladiya Rameshbhai Bhimjibhai (45% shares) by Power of Attorney no.2357 dated 22-10-2019, which was registered before Sub Registrar Ahmedabad-13(City Taluka kheti).

47. Thereafter strength of order bearing no.1148/07/14/004/2020 dated 20-05-2020 by District Collector, Ahmedabad said land was converting from new tenure to old tenure land; an entry to that effect was made in mutation register at serial no.14398 on 20-05-2020.

48. Thereafter land bearing Block/Survey No.107/7 admeasuring about 1922 sq.mtrs. paiki admeasuring about 1153 sq.mtrs. land convert into Non Agricultural vide order bearing no.1192/07/14/004/2020 dated 26-05-2020 from District Collector, Ahmedabad under Section-65 of Land Aqusatition Act, an entry to that effect was made in mutation register at serial no.14399 on 26-05-2020.

49. Thereafter the land bearing Survey/Block no.107/7 admeasuring about 1922 sq.mtrs. paiki admeasuring about 320.330 sq.mtrs. included T.P. Scheme no.119 and given Final Plot no.28/7 admeasuring 1153 sq. mtrs. Paiki admeasuring about 192.166 sq.mtrs. non agricultural-Multipurpose land was sold and conveyed by (1) Punjaji Ambalal, (2) Galalben alias Gulabben Ambalal and w/o Jenaji, (3) Vijuben Wd./o Ambalal Gopalaji and (4)



Kumiben alias Hamibeb Ambalal and w/o Dashrathji Thakor to (1) Patel Rameshbhai Bachubhai,(2) Gelabhai Ukabhai and (3) Rameshbhai Bhimjibhai Koladiya with Registered Sale Deed no.10666 on 11-09-2020, which was registered at Sub registrar office Ahmedabad-12 (Nikol), an entry to that effect was made in mutation register at serial no.14639 on 14-09-2020.

50. Thereafter the land bearing Survey/Block no.107/7 admeasuring about 1922 sq.mtrs. paiki admeasuring about 1667 sq.mtrs. included T.P. Scheme no.119 and given Final Plot no.28/7 admeasuring 1153 sq. mtrs. Paiki admeasuring about 960.834 sq.mtrs. non agricultural-Multipurpose land was sold and conveyed by Patel Rameshbhai Bachubhai, Gelabhai Ukabhai and Rameshbhai Bhimjibhai Koladiya power of attorney holder of (1) Manuji Viraji, (2) Champaben Wd./o Viraji Ranchhodji, (3) Rajendrakumar Kalaji, (4) Jitendrakumar Kalaji and (5) Gitaben Kalaji w/o. Gabhaji Thakor to (1) Patel Rameshbhai Bachubhai,(2) Gelabhai Ukabhai and (3) Rameshbhai Bhimjibhai Koladiya with Registered Sale Deed no.10670 on 11-09-2020, which was registered at Sub registrar office Ahmedabad-12 (Nikol), an entry to that effect was made in mutation register at serial no.14640 on 14-09-2020.

51. Thereafter Correction deed was made by both parties (1) Paliben Udaji Thakor, (2) Kuvarben Udaji Thakor w/o Shankarji, (3) Jashvanti Udaji Thakor,(4) Ashaben Udaji Thakor w/o Maheshji, (5) Nandaben Udaji Thakor w/o Jilaji, (6) Baldevji Javanji Thakor, (7) Kantaben Javanji Thakor, (8) Khodaji Ramaji and (9) Manish Bhikhaji and (1) Patel Rameshbhai Bachubhai, (2) Gelabhai Ukabhai



and (3) Koladiya Rameshbhai Bhimjibhai by correction Deed no. 1177 dated 16-09-2020, which was registered before Sub Registrar Ahmedabad-13(City Taluka Kheti).

52. Thereafter the land bearing Survey/Block no.107/7 admeasuring about 1922 sq.mtrs. paiki admeasuring about 1667 sq.mtrs. included T.P. Scheme no.119 and given Final Plot no.28/7 admeasuring 1153 sq. mtrs. Non agricultural-Multipurpose land was sold and conveyed by (1) Patel Rameshbhai Bachubhai,(2) Gelabhai Ukabhai and (3) Rameshbhai Bhimjibhai Koladiya to Om Buildcon, a partnership firm with Registered Sale Deed no.12977 on 14-10-2020, which was registered at Sub registrar office Ahmedabad-12 (Nikol), an entry to that effect was made in mutation register at serial no.14723 on 05-11-2020.

53. Thereafter strength of order bearing no.RTS/APPEAL/CASE NO.154/2020 dated 27-04-2021 by City deputy Collector(East), Ahmedabad, an entry to that effect was made in mutation register at serial no.15146 on 09-06-2021.

54. Thereafter as per letter by Ahmedabad Municipal Corporation Nayab Nagar Vikas Authority (East Zone) dated 04-03-2021 land bearing Block/Survey no. 107/7 paiki admeasuring about 769.00 sq.mtrs. land deducted to and names of AMC entred in Other Rights of revenue record, an entry to that effect was made in mutation register at serial no.15186 on 16-06-2021.

55. Thereafter the land bearing Survey/Block no.107/7 admeasuring about 1922 sq.mtrs. paiki admeasuring about 1667 sq.mtrs. included T.P. Scheme no.119 and given Final Plot no.28/7 admeasuring 1153 sq. mtrs. non



agricultural-Multipurpose land was sold and conveyed by Om Buildcon, a partnership firm through its authorised partner Haresh Parshottambhai Mandani to Om Corporation, a partnership firm with Registered Sale Deed no.18458 on 25-07-2022, which was registered at Sub registrar office Ahmedabad-12 (Nikol), an entry to that effect was made in mutation register at serial no.16319 on 28-07-2022.

B) That during the course of investigation of title to the said land in question we had issued a public notice in the Gujarati daily newspaper "Divya Bhaskar" Ahmedabad edition on 28-07-2022 in the name of to "Om Corporation, a partnership firm" inviting objections if any from the Public in large for issuing out title Clearance Certificate and in response to the said public notice, we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

C) That on the basis of all above facts and furnished papers and declaration made on oath meaning it trustworthy we hereby opine that the title of the said land belongs to " **Om Corporation, a partnership firm** " and the same is clear, marketable and free from any encumbrances subject to...



- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning act, stamp act, registration act or any other act, rule / notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (4) Variation, If any, in T.P. Scheme No. : 119(Nikol).

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of of Non-Agricultural land (as per village form no. 7 & 12) bearing Block/Survey No.107/7 included T.P. Scheme, no.119(Nikol) and given Final Plot no:28/7 admeasuring about 1153 sq. mtrs. situated, lying and being at Mouje - Nikol, Taluka - Asarwa, Dist - Ahmedabad in the state of Gujarat.

AT AHMEDABAD DATED THIS 08TH DAY OF Aug 2022.

For,



Nirav K Hirpara.
NIRAV K HIRPARA
(Advocate)
(Enrollment No. G
2078/2009)

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 are 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) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F. in past or heritage property sold.
- (5) This report is based only on the search of revenue records, record of Sub-registrar and the documents and information provided by the concern party.
- (6) We have issued this report to only our clients "Om Corporation, a partnership firm" no other shall rely on this without our written permission.



