Hetal S. Shah (Advocate)
Enrollment No.G/647/2008

TITLE- REPORT

File No. HSS/TCR/173 Date: 12/05/2018

To,
M/s. KESHAV NARAYAN BUILDCON LLP,
a Limited Liability partnership
707, Harekrushna Complex, Opp. Kothawala
Flats, Pritamnagar, Paldi, Ahmedabad.

Re: - In the matter of investigation of title to the immovable property of Non Agricultural Lands of Final Plot No.115/B having its area admeasuring 1305 sq. mtrs., (allotted in lieu of Block No.837/A admeasuring 2175 sq. mtrs.,) of Draft Town Planning Scheme No.405 (Shilaj-Ambali) situate, lying and being at Mouje Shilaj, Taluka Ghatlodiya & District Ahmedabad and Registration Sub-District at Ahmedabad-9 (Bopal) and belongs to M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership.

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As per your oral instructions along with file and subsequent discussions, I have caused necessary searches to be taken with the Revenue, Sub-Registry records for a period of last about 30 years for above mentioned property through my search clerk and from that, and from the information given to me and believing the same to be true, correct and trustworthy, also believing the documents furnished in the file, to be true and genuine, and also based upon the revenue record along with information given by you and rely-upon that I hereby give my Title Clearance Certificate with Report as follows:-

Tracing of Title:-

1) It is appears from the revenue record as well as documents which is furnished in the file that, Land of Survey No.546 (old Survey No.546/1+2) admeasuring in

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Acre 1-3 Guntha equivalent to 4350 sq. mtrs., belonged to Prahladbhai Jesangbhai prior to the year 1970.

2) Thereafter, against the said land Prahladbhai Jesangbhai had obtained loan from The Gujarat State Co-operative Land Development Bank Ltd., and created charge on the land - refer Mutation entry No.4917 dated 20/09/1970 and said entry was certified by concern revenue authority on 21/09/1971.

3) Thereafter, Prahladbhai Jesangbhai died intestate on 16/10/1970 hence aforesaid lands by way of succession right devolved upon his legal heir viz. (1) Naranbhai Prahladbhai, (2) Parshottambhai Prahladbhai, (3) Savitaben Prahladbhai, (4) Hiraben Prahladbhai, (5) Kailashben Prahladbhai and (6) Bai Shanta wd/o Prahladbhai Jesangbhai and their names were entered into the revenue record - refer Mutation entry No. 4924 dated 29/11/1970 and said entry was certified by concern revenue authority on 21/09/1971.

4) Thereafter in respect of the said land along with other lands, Amalgamation scheme had applicable accordance with the order which was passed by Settlement Commissioner and Land Records regulating Officer Notification No. U.M.S.G/ CON/Ahmedabad 151 dated 15/12/1971 along with Resolution of Revenue Department dated 06/01/1972 which published into Gazette of Government of Gujarat on page No.7, and pursuant to thereof Block No.876 came into existence in lieu of old Survey No.546 - refer Mutation entry No. 5220 dated 30/12/1976 and said entry was certified by concern revenue authority.

5) Thereafter, above referred loan of The Gujarat State Co-operative Land Development Bank Ltd., had repaid and as per the Letter of the Bank bearing Ref. No. ADB/682 dated 08/12/1977 said charge was removed from the revenue record - refer Mutation entry No.5405 dated 12/09/1980 and said entry was certified by concern revenue authority.

6) Thereafter, out of aforesaid co-owners paiki (1) Savitaben Prahladbhai, (2) Hiraben Prahladbhai and (3) Kailashben Prahladbhai had waived their right, title and interest from the said land in favour of their brothers & mother hence their

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names were deleted from the revenue record - refer Mutation entry No.5413 dated 28/11/1980 and said entry was certified by concern revenue authority on 08/01/1981.

7) Thereafter upon the verification of promulgation, Amalgamation scheme had applicable accordance with the order which was passed by Settlement Commissioner, Ahmedabad bearing No. U.M.S.K/CON/Ahmedabad 251 dated 31/03/1984 and pursuant to thereof Block No.837 came into existence in lieu of old Survey No.546 - refer Mutation entry No. 6101 dated 15/04/1987 and said entry was certified by concern revenue authority on 14/09/1987.

8) Thereafter, out of aforesaid co-owners paiki Naranbhai Prahladbhai died intestate on 22/04/1997 hence his share in aforesaid lands by way of succession right devolved upon his legal heir viz. (1) Lilaben wd/o Naranbhai Prahladbhai, (2) Kokilaben d/o Naranbhai, (3) Harshadbhai Naranbhai, (4) Rajendrakumar Naranbhai and (5) Hitendrakumar Naranbhai and their names were entered into the revenue record - refer Mutation entry No. 7645 dated 23/05/1997 and said entry was certified by concern revenue authority on 10/09/1997.

9) Thereafter, Rajendrabhai Naranbhai Patel had executed an Agreement for Sale in respect of his undivided respective share of the land of Block No.837 admeasuring 435 sq. mtrs., in favour of Ranjitbhai Babarbhai Desai and which indenture was duly registered before the office of Sub Registrar at Ahmedabad-3 (Memnagar) under Sr. No.11787 dated 24/09/2008.

10) Thereafter, as per the order of Mamlatdar, Daskroi bearing No. RTS/Record Promulgation/Shilaj/38 dated 29/09/2008 and as per the intimation of Government and upon the procedure of promulgation of errors of Computerized Village form No. 7/12 and Village form No.6 been rectified and on that basis name of Kokilaben Naranbhai rectified as Kokiben Naranbhai - refer Mutation entry No.10498 dated 14/10/2008 and said entry was certified by concern revenue authority on 10/12/2008.

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11) Thereafter, on demise of aforesaid co-owners paiki Shantaben wd/o Prahladbhai dated 08/04/2004 her name was deleted from the revenue record - refer Mutation entry No.11380 dated 06/05/2011 and said entry was certified by concern revenue authority on 18/08/2011.

12) That, in the Mutation entry No.11380, Budhabhai Pasabhai Prahladbhai was mentioned in lieu of Pasabhai Prahladbhai and therefore in context thereof rectification order had passed by Deputy Mamlatdar (Revenue), Daskroi under bearing No. Shilaj/Sudhara Hukam/2012 dated 13/01/2012 - refer Mutation entry No.11674 dated 18/01/2012 and said entry was certified by concern revenue authority on 28/02/2012.

13) Thereafter, Revenue Department of Gujarat passed its Resolution under bearing No. PFR/102011/275/L/1 dated 17/03/2012 for the arrangement of New Taluka and on basis of reorganization New two Taluka viz. (1) Ahmedabad (East) and (2) Ahmedabad (West) has been established and by virtue of that Mouje Shilaj of Taluka Daskroi has been included into Ahmedabad City (West) - refer mutation entry No. 11767 dated 03/05/2012 which entry was certified by concern revenue authority dated 05/05/2012.

14) Thereafter, above referred Agreement for Sale under Sr. No.11787 dated 24/09/2008 had cancelled by the both parties under cancellation of Agreement for Sale and which indenture was duly registered before the office of Sub Registrar at Ahmedabad-13 (City) under Sr. No.2318 dated 03/12/2014.

15) Thereafter, out of aforesaid co-owners paiki (1) Lilaben wd/o Naranbhai Prahladbhai, (2) Kokiben d/o Naranbhai, (3) Harshadbhai Naranbhai and (4) Hitendrakumar Naranbhai had released their respective rights from the Land of Block No.837 i.e. admeasuring 1740 sq. mtrs., out of admeasuring 2175 sq. mtrs., in favour of Rajendrakumar Naranbhai by executing deed of Release which was duly registered before the office of Sub Registrar at Ahmedabad-13 (City) under Sr. No.1279 dated 17/06/2015 - refer Mutation entry No.12568 dated 20/06/2015 and said entry was certified by concern revenue authority on 26/10/2015.

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16) That, said Release Deed under Sr. No.1279 dated 17/06/2015 had confirmed by (1) Legal heir of Harshadbhai Naranbhai Patel viz. (a) Nitaben Harshadbhai Patel, (b) Krunal Harshadbhai Patel, (2) Legal heir of Hitendra Naranbhai Patel viz. (a) Mahiben Hitendrabhai Patel, (b) Minor Zeel Hitendrabhai Patel through her/his Karta Hitendrabhai Naranbhai Patel and Mahiben Hitendrabhai Patel, (c) Minor Rudra Hitendrabhai Patel through his Karta Hitendrabhai Naranbhai Patel and Mahiben Hitendrabhai Patel vide their Consent Declaration (Confirmation) which was duly registered before the office of Sub Registrar at Ahmedabad-13 (City) under Sr. No.1289 dated 17/06/2015.

17) Thereafter, as per the Letter of D.I.L.R, Ahmedabad bearing Ref. No. DSO/DRK/KJP/SR No.316/15-16 dated 28/12/2015 and as per Puravni Patrak No.131, Hissa Reformation had done in respect of the land of Block No.837 admeasuring 4350 sq. mtrs., and pursuant to thereof, (1) Land of Block No.837/A admeasuring 2175 sq. mtrs., came in the occupancy of Pasabhai Prahladbhai Patel and (2) Land of Block No.837/B admeasuring 2175 sq. mtrs., came in the occupancy of Rajendrabhai Naranbhai Patel - refer Mutation entry No.12767 dated 31/12/2015 and said entry was certified by concern revenue authority on 06/02/2016.

18) Thereafter, names of (1) Subhadraben Pasabhai Patel, (2) Mahendrabhai Pasabhai Patel, (3) Arvindbhai Pasabhai Patel and (4) Jagrutiben Pasabhai Patel were entered as co-owners in the land of Block No.837/A along with the name of Pasabhai Prahladbhai Patel - refer Mutation entry No.12861 dated 28/03/2016 and said entry was disallowed by concern revenue authority on 06/06/2016.

19) Thereafter, being aggrieved by the order of Circle Officer Thaltej, Ahmedabad dated 06/06/2016 in respect of Mutation entry No.12861, Pasabhai Prahladbhai Patel being disputant had filed an appeal before the Court of City Deputy Collector (West), Ahmedabad and in which, his appeal had allowed by the Deputy Collector (West), Ahmedabad and overruled the order of Circle Officer Thaltej, Ahmedabad dated 06/06/2016 in respect of Mutation entry No.12861, vide his order dated 21/08/2017 and based upon that, Mutation entry No.12861

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was certified - refer Mutation entry No.13354 dated 29/08/2017 and said entry was certified by concern revenue authority on 09/10/2017.

20) Meanwhile on implementation of Draft Town Planning Scheme No.405 (Shilaj-Ambali), entire Land of Block No.837 admeasuring 4350 sq. mtrs., had allotted Final Plot No.115 and its area admeasuring 2610 sq. mtrs., which please noted.

21) Thereafter, in respect of aforesaid Land of Block No.837, N.A Use Permission (Residential Purpose admeasuring 2140 sq. mtrs., and Commercial Purpose admeasuring 470 sq. mtrs.,) was issued by District Collector, Ahmedabad vide his order bearing No. CB/CTS-2/NA/Shilaj/S.No./Block No.837/A, 837/B/S.R-2010/16 dated 17/02/2018 along with conditions stated therein - refer Mutation entry No.13599 dated 20/04/2018 and said entry propose to be certified by concern revenue authority.

22) Thereafter, upon the effect of Block Bifurcation and implementation of Draft Town Planning Scheme No.405 (Shilaj-Ambali), Land of Block No.837/A admeasuring 2175 sq. mtrs., had allotted Final Plot No.115/B admeasuring 1305 sq. mtrs., which noted please.

23) Thereafter, aforesaid co-owners i.e. (1) Pasabhai Prahladbhai Patel, (2) Subhdraben Pasabhai Patel, (3) Mahendrabhai Pasabhai Patel, (4) Arvindbhai Pasabhai Patel and (5) Jagrutiben Pasabhai Patel had sold and conveyed Non Agricultural Lands of Final Plot No.115/B having its area admeasuring 1305 sq. mtrs., (allotted in lieu of Block No.837/A admeasuring 2175 sq. mtrs.,) of Draft Town Planning Scheme No.405 (Shilaj-Ambali) in favour of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-9 (Bopal) under Sr. No.4310 dated 19/04/2018 - refer Mutation entry No.13612 dated 01/05/2018 and said entry propose to be certified by concern revenue authority.

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24) That, in respect of aforesaid Sale Deed No.4310 dated 21/04/2018, (1) Nishaben w/o Mahendrabhai Patel as a self and as natural guardian of Minors (a) Jalpan &

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(b) Khelan and (2)) Ashmitaben w/o Arvindbhai Patel as a self and as natural guardian of Minors (a) Krish & (b) Khushi had executed Confirmation Deed in favour of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership which was duly registered before the office of Sub Registrar at Ahmedabad-9 (Bopal) under Sr. No.4313 dated 19/04/2018.

25) That, as a part of investigation of Titles, I have published Public Notice for the said land in local daily newspaper **"DIVYA BHASKAR"** dated 24/04/2018 inviting any claims demand or objection upon aforesaid land, and in reply to said public notice, I have not received any claim or objection thereof till today.

26) Further I have been informed by you under your declaration cum Indemnity dated 02/05/2018 that, there is no suit, Litigation, Injunction, Pending in respect of said land as also has not created any charge, Lien or mortgage in respect of said land and the said land is completely free from all encumbrances.

I have taken searches from the Sub Registrar Office at Ahmedabad-1 (City), Ahmedabad-13 (City), Ahmedabad-3 (Memnagar) and Ahmedabad-9 (Bopal) records, which are perused herewith and no registered charge/lien/mortgage is found in respect of aforesaid land.

In view of what is stated above and information, papers, documents, etc. perused in Xerox/original before me and believing same to be true, genuine and reliable, I am of the opinion that, TITLES in respect of the immovable property of Non Agricultural Lands of Final Plot No.115/B having its area admeasuring 1305 sq. mtrs., (allotted in lieu of Block No.837/A admeasuring 2175 sq. mtrs.,) of Draft Town Planning Scheme No.405 (Shilaj-Ambali) situate, lying and being at Mouje Shilaj, Taluka Ghatlodiya & District Ahmedabad and Registration Sub-District at Ahmedabad-9 (Bopal) is clear, marketable and free from all encumbrances beyond reasonable doubts and subject to.......

1. Mutation entries No.13599 and 13612 to be certified by concern revenue authority.
2. Fulfillment of the Conditions which mentioned into Non Agricultural Use Permission.

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3. Provisions of The Gujarat Town Planning and Development Act, 1976 and use as per Zone of A.U.D.A and plans of construction being sanctioned by A.U.D.A and provisions of Draft Town Planning Scheme No. 405 (Shilaj-Ambali)

4. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

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Hetal S. Shah
(Advocate)

Disclaimers:-

1. I have at instruction of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership conducted a due diligence relating to his ownership right to the said land for the purpose of issuing my title certificate. It is expressly clarified that this title certificate & report is restricted only to the ownership rights of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership to the said land and does not address any other issue.

2. This Certificate & report is based upon the copies of the documents as provided to me by M/s. SHANTI INFRACON, a partnership firm. Wherever required I have received instructions and information in relation to preparation of this updated Title Certificate & report from M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership.

3. In connection with this Title Certificate & report it may be noted that:

   a. The accuracy of the Title Certificate & report necessarily depends on the documents as furnished to me and the information provided to me during the course of our discussion, being true, complete and accurate. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

   b. For the purpose of updating the Title Certificate & report I have conducted searches at the Office of the concerned Sub Registrar. However, Searches at the Office of the Sub Registrar were subject to availability of the records and also to records being torn and mutilated. I therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records of on account of records being torn and mutilated.

   c. To the extent that, this Title Report contains or refers to reports, representation, Memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the content of such report, memoranda, lists, information, opinions or advice.

   d. The accuracy of the report is to be ascertained with regard to past 30 years for which I have carried out our search in the revenue records. Any reference prior to the period of 30 years only for reference to related the flow of title and I disclaim any responsibility in this regard.

   e. This Title Certificate has been prepared in accordance with and is subject to the laws of India.

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