

TITLE CERTIFICATE WITH SEARCH REPORT

Ref : 8110

To,

Ascent Sky Infracon LLP, a Limited

Liability partnership firm

Ahmedabad.



Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing **Block No. 43** (Old Survey No. 47) admeasuring **10320 sq.mtrs.** merged into **Town Planning Scheme No. 57** (Ognaj-Gota-Jagatpur-Chharodi-Khodiyar-Khoraj) and allotted land bearing **Final Plot No. 105** admeasuring **6191 sq.mtrs.** situated, lying and being at Mouje - Chharodi, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to **Ascent Sky Infracon LLP, a Limited Liability partnership firm** having its Registered office at : D-507, Ganesh Meridian, Opp. Gujarat High Court, S.G.Highway, Sola, Ahmedabad - 380060.

We refer to your instructions to investigate the titles of the captioned land and give opinion thereof by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally, the land bearing Old Survey No. 47 of mouje - Chharodi was owned, occupied and possessed by Bai Sada Wd/o. Jesangji Godadji, prior to the year 1938.

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2. Thereafter, the owner of the said land namely Bai Sada Wd/o. Jesangji Godadji died intestate on 02-01-1938 leaving behind him his legal heir as Nathaji Gagaji was brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 209 dated 13-02-1938, which was certified by the competent authority.
3. That, owner of the said land availed of loan of tagavi from the Government and hence, the charge of tagavi was created in other rights of record of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 374 dated 04-05-1949, which was certified by the competent authority.
4. Thereafter, the owner of the said land namely Nathaji Gagaji died intestate on 21-08-1952 leaving behind him his legal heir as Javanji Chhagaji was brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 430 dated : 02-01-1953, which was certified by the competent authority.
5. Thereafter, owner of the said property namely Javanji Chhagaji Gifted above said property infavour of Ramaji Hathiji and entry to that effect was mutated in the revenue record vide Mutation Entry No. 431 dated : 02-01-1953, which was certified by the competent authority.
6. That, the holder by the said land namely Nathaji Gagaji obtained the loan of Tagavi as reflected in mutation entry No. 374 and said loan could not be repaid and hence the Prant officer,

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Viramgam passed order bearing No. Tagavi (V) 2754 dated 19-06-1962 inter alia directing to resume the said land with the Government and hence the said land was entered as "Government waste land" and entry to that effect was mutated in the revenue record vide Mutation Entry No. 543 dated : 07-07-1962, which was certified by the competent authority.

7. The Provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the land of village Mouje - Chharodi and accordingly the Consolidation Officer-2, Ahmedabad has promulgated the consolidation and accordingly published a consolidation scheme in the Gazette of the Government of Gujarat on page 729 & 730 of Part-1 on dated : 06-04-1961 and as per consolidation, the Old Survey No. 47 admeasuring Acre 2-22 Guntha land was allotted Block No. 43 admeasuring Acre 2-22 Guntha and entry to that effect was mutated in the revenue record by Entry No. 546 dated : 05-08-1963, which was certified by the competent authority on dated 13-12-1963.
8. That, Hon. Collector passed an order bearing No. L.B. / Appeal / No. 138 / 99 to 140 / 99 & 142 / 99, Dated : 10-02-2000 and dismissed the said appeal by allowing the order passed by Hon. Prant Officer, Viramgam Prant, Ahmedabad dated : 19-06-1962 and entry to that effect was mutated in the revenue record by Entry No. 1145 dated : 01-04-2000, which was certified by the competent authority on dated 09-06-2000.
9. That, Hon. District Collector, Ahmedabad passed an order bearing No. L.B. / Appeal No. 24 to 27 / 04, dated : 31-03-2005 and restored the previous order and the proceedings were initiated under the

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provision of Concerned Enactment Act for the purpose of regrant the said land and entry to that effect was mutated in the revenue record by Entry No. 1544 dated : 25-05-2006, which was certified by the competent authority.

10. That, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Daskroi passed order bearing No. RTS / RECORD PROMULGATION / 56 / 08 dated 20-08-2008 for rectification the errors and entry to that effect was mutated in the revenue record by Entry No. 1881 dated : 31-08-2008, which was certified by the competent authority.

11. That, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR/102011/275/L/1 dated 17-03-2012, to different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chharodi Village was covered within the Taluka Boundaries of Ahmedabad City (west) and entry to that effect was mutated in the revenue record by Entry No. 2325 dated : 03-05-2012, which was certified by the competent authority.

12. That, the above said land bearing Block No. 43 admeasuring Acre 2-22 Guntha was standing as, "Government waste land" and the District Collector, Ahmedabad passed order bearing No. CB / JAMIN-2 / SAJAF / REGRANT / CHHARODI-BLOCK NO. 43 / K.8198 / 2016 dated : 20-08-2016 and granted the land bearing the Block No. 43 to Kalaji Ramaji, Chehuji Ramaji & Reshamben

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Ramaji All legal heirs of Late Ramaji Hathiji as restricted tenure land and entry to that effect was mutated in the revenue record by Entry No. 2867 dated : 22-06-2017, which was certified by the competent authority dated : 22-08-2017.

13. That the plaintiff namely Ramaji Hathiji and others had submitted withdrawn pursis and hence the Hon. Secretary, Revenue Department (dispute), Ahmedabad passed an order on 13-07-2017 under case No. MAVIVI / JAMAN / AMAD / 27 / 2005 disposed of the said appeal and closed said case and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2876 dated 18-08-2017, which was certified by the competent authority on 26-10-2017.
14. That the, Bachuji Sardarji & others submitted Revision application before Hon. Secretary, Revenue Department (dispute), Ahmedabad and hence, Hon. Secretary, Revenue Department (dispute), Ahmedabad passed an order on 05-08-2017 under case No. MAVIVI / JAMAN / AMAD / 14 / 2004 to Revision application for dispute has been denied & continue order of Hon. District Collector, Ahmedabad passed on 10-02-2000 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2883 dated 15-09-2017, which was certified by the competent authority on 08-11-2017.
15. Thereafter, owner of the land decided to sale above said land bearing Block No. 43 admeasuring 10320 sq.mtrs. Paiki 3440 sq.mtrs. of Mouje - Chharodi to Vijaybhai Keshavlal Prajapati and also executed agreement to sale in favour of him. Which was registered with Sub-Registrar of Ahmedabad - 8 (Sola) on



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19-10-1993 under Registration No. 22846. Which was cancelled thereafter by Vijaybhai Keshavlal Prajapati and Declaration of Cancellation of agreement to sale was executed by Vijaybhai Keshavlal Prajapati. Which was registered with Sub-Registrar of Ahmedabad - 8 (Sola) on 27-07-2022 under Registration No. 17217.

16. Thereafter, the co-owner of the said land namely Kalaji Ramaji had died intestate on 06-10-2018 and his daughter namely Suryaben Kalaji W/o. Ratanji had died intestate on 09-04-2009 leaving behind them their legal heirs as Ichhaben Wd/o. Kalaji Ramaji, Lilaben Kalaji, Bhagwanji Kalaji, Sajjanben Kalaji, Khodaji Ratanji, Hiralben Ratanji & Vinaben Kalaji were brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3095 dated 04-02-2019, which was certified by the competent authority dated 03-04-2019.
17. Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 57 (Ognaj-Gota-Jagatpur-Chharodi-Khodiya-Khoraj) and land bearing Block No. 43 (Old Survey No. 47) was given Final Plot No. 105 and its area is fixed to the extent of 6191 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
18. Thereafter, the premium of the restricted tenure land bearing Block No. 43 of Mouje - Chharodi was fixed at Rs.1,32,48,740/-, which has been paid by Chehuji Ramaji Darbar etc and hence

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the District Collector, Ahmedabad has passed an Order No. 3210 / 07 / 17 / 049 / 2021 dated 25-11-2021 and released the restrictions of new tenure from the said land subject to the terms and conditions stipulated in the said order and entry to that effect was mutated in the revenue records vide Mutation Entry No. 3399 dated 25-11-2021, which was certified by the competent authority on 04-01-2022.

19. Thereafter The Owner of said land namely Chehuji Ramaji Darbar etc had submitted an online application dated 28-09-2021 to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector, Ahmedabad passed order bearing No. 3270 / 07 / 17 / 049 / 2021 dated : 29-11-2021 and granted non-agricultural use permission to the said land for multipurpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE - 1879 AND THE PROVISIONS OF RULES - 100, 101 OF THE GUJARAT LAND REVENUE RULES - 1972 and entry to that effect was entered in the revenue record vide mutation entry No. 3400 dated 29-11-2021 which was certified by competent authority on 04-01-2022.

20. Thereafter, the owners of the said land namely Chehuji Ramaji Darbar, Reshamben alias Rameshben D/o. Ramaji Hathiji Darbar W/o. Ghanshyamji Rana, Ichhaben Wd/o. Kalaji Ramaji Darbar, Lilaben D/o. Kalaji Ramaji Darbar W/o. Pravinsinh Chavda, Bhagwanji Kalaji Darbar, Sajjanben D/o. Kalaji Ramaji Darbar, W/o. Bharatsinh Chavda through her power of attorney holder Rameshben D/o. Ramaji Hathiji Darbar W/o. Ghanshyamji Rana, Vinaben D/o. Kalaji Ramaji Darbar W/o. Harshadsinh Zala, late



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Suryaben D/o. Kalaji Ramaji Darbar W/o. Ratanji Chavda's legal heirs - Hiralben Ratanji Chavda & Khodaji Ratanji Chavda had sold and conveyed the said land bearing Block No. 43 (Old Survey No. 47) admeasuring 10320 sq.mtrs. merged in Town Planning Scheme No. 57 & allotted land bearing Final Plot No. 105 admeasuring 6191 sq.mtrs. of Mouje - Chharodi to Ascent Sky Infracon LLP, a Limited Liability partnership firm by sale deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 8 (Sola) under Serial No. 24249 dated : 23-12-2021 and Raghubhai Zalabhai Bharwad, Sureshbhai Baldevbhai Patel & Jayprakashbhai Karshanbhai Patel have joined as confirming party and confirmed the aforesaid sale deed and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3427, dated : 24-12-2021, which was certified by the competent authority on 07-04-2022.

21. That above said Chehuji Ramaji Darbar, Reshamben alias Rameshben D/o. Ramaji Hathiji Darbar W/o. Ghanshyamji Rana, Ichhaben Wd/o. Kalaji Ramaji Darbar, Lilaben D/o. Kalaji Ramaji Darbar W/o. Pravinsinh Chavda, Bhagwanji Kalaji Darbar, Sajjanben D/o. Kalaji Ramaji Darbar, W/o. Bharatsinh Chavda through her power of attorney holder Rameshben D/o. Ramaji Hathiji Darbar W/o. Ghanshyamji Rana, Vinaben D/o. Kalaji Ramaji Darbar W/o. Harshadsinh Zala, late Suryaben D/o. Kalaji Ramaji Darbar W/o. Ratanji Chavda's legal heirs - Hiralben Ratanji Chavda & Khodaji Ratanji Chavda, Raghubhai Zalabhai Bharwad, Sureshbhai Baldevbhai Patel & Jayprakashbhai Karshanbhai Patel executed an Indemnity Bond in favour of Ascent Sky Infracon LLP, a Limited Liability partnership firm in furtherance of the sale deed executed between them and registered at Serial No.

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24249 on 23-12-2021 in respect of the land bearing Block No. 43 admeasuring 10320 sq.mtrs. The said indemnity Bond is registered at Serial No. 24255 on 15-12-2021.

22. That, the Shantaben Chehraj Darbar, Jaswantsinh Chehraj Darbar, Hansaben D/o. Chehraj Ramaji Darbar W/o. Maheshji Chavda, Bhanuben Bhagaji Darbar, Bhavnaben D/o. Bhagaji Kalaji Darbar W/o. Virpalsinh, Tejalben D/o. Bhagaji Kalaji Darbar W/o. Kalpeshji, Vishalsinh Bhagwansinh Vaghela, Paras Bhagwansinh Vaghela had executed of Deed of Confirmation in favour of Ascent Sky Infracon LLP, a Limited Liability partnership firm registered with the Office of the Sub –Registrar of Assurance at Ahmedabad- 8 (Sola) under Sr. No. 24284 dated 23-12-2021 whereby Sale Deed No. 24249 dated 23-12-2021 was confirmed.
23. That, the Sajjanben D/o. Kalaji Ramaji W/o. Bharatsinh Chavda had executed of Deed of Confirmation in favour of Ascent Sky Infracon LLP, a Limited Liability partnership firm registered with the Office of the Sub –Registrar of Assurance at Ahmedabad- 8 (Sola) under Sr. No. 9904 dated 04-05-2022 whereby Sale Deed No. 24249 dated 23-12-2021 was confirmed.
24. As a part of investigation of title, we have published a public notice appeared in the daily newspaper “Gujarat Samachar” dated 23-04-2022 for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have received an objection stating that Vijay Keshavlal Prajapati had agreed to purchase said land. However it was withdrawn by him by executing cancellation deed. Which was registered with Sub-Registrar of Ahmedabad - 8 (Sola) on 27-07-2022 under Registration No. 17217.

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In view of what is stated above from that and from the information given to us that except what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said property during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **Ascent Sky Infracon LLP, a Limited Liability partnership firm** shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by **Ascent Sky Infracon LLP, a Limited Liability partnership firm** & Revised Non-Agriculture Use Permission being obtained and Remarkas of this Report on title being observed.
2. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

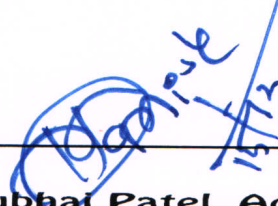
ALL THAT piece or parcel of immovable property being non-agriculture land bearing **Block No. 43** (Old Survey No. 47) admeasuring **10320 sq.mtrs.** merged into **Town Planning Scheme No. 57** (Ognaj-Gota-Jagatpur-Chharodi-Khodiya-Khoraj) and allotted land bearing **Final Plot**

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No. 105 admeasuring **6191 sq.mtrs.** situated, lying and being at Mouje
- Chharodi, Taluka - Ghatlodia in the Registration District of Ahmedabad
and Sub-District of Ahmedabad-8 (Sola).

Date : December 15, 2022.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.

Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.

