

TITLE REPORT

FOR,

RAGHUVeer BUILDCON

BLOCK/SURVEY NO. - 477/A/1
T.P.SCHEME NO. - 72
F.P.NO. - 12/1, SUB PLOT NO.1 & 2
MOJE - HATHIJAN
TALUKA - VATVA
DIST - AHMEDABAD
ADMEASURING ABOUT - SUB PLOT NO.1 ADMEASURING 4344.87 SQ.MTRS.
& SUB PLOT NO.2 ADMEASURING 5186.13 SQ.MTRS.
AGGREGATING TO ADMEASURING 9531 SQ.MTRS.
NON-AGRICULTURAL MULTI PURPOSE LAND

SHETH ASSOCIATES, ADVOCATES

OFF. - FIRST FLOOR 2&3, "VAIKUNTH COMPLEX" NR.RASPAN ARCADE,
NIKOL-NARODA ROAD, NIKOL, AHMEDABAD. TELE-+91 99798 84197.

REPORT ON TITLE

To,
M/s. Raghuvver Buildcon
26, Arpan Bungalows, Nikol-Naroda Road, Nava Naroda, Ahmedabad.



Sub: In the matter of investigation of title of non Agricultural Multipurpose Use land bearing Non Agricultural Use (Multipurpose) land bearing Block No.477/A/1 (land of Old Survey No.152 and 153) and Sub Plot No.1 admeasuring 4344.87 sq. mtrs. and Sub Plot No.2 admeasuring 5186.13 sq. mtrs. aggregating to admeasuring 9531 sq. mtrs. of Final Plot No.12/1 of T.P.S. No.72 of Mouje Hathijan of Vatwa Taluka in the Registration District of Ahmedabad and Sub - District of Ahmedabad-11 (Aslali) belonging M/s. Raghuvver Buildcon.

I have investigated the title to said property which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "Divya Bhaskar" dated 19/10/2022 as also after taking necessary searches of the records being maintained by the Revenue authorities concerned and that of the District Registrar of Ahmedabad-1 (City) Sub Registrar, Ahmedabad-5 (Narol), Ahmedabad-11 (Aslali) and Sub-Registrar, Ahmedabad-13 (City-Kheti), for the last more than 30 years for the said purpose as also on perusal and verification of relevant deeds, documents, orders, permissions, papers and plan, I give my opinion as under :-

(A) BRIEF HISTORY

1. That the prior 1955 land bearing Survey No.152 was belonged to Motiji Sangalji as owner and possessor of the land.
2. That thereafter said land owner Motiji Sangalji had raised a loan on the security of said land bearing Survey No.152 from Vinzol Multipurpose Society and a charge of said society entered in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2084 dated 26/12/1956 duly certified by the revenue authority concerned.
3. That thereafter owner of said land bearing Survey No.152 Motiji Sangalji died on 22/02/1957 without making any will leaving behind his legal heir as per Hindu law and next to his kins namely Bai Jivi Wd/o. Motiji Sangalji, and her name was entered as owners of the land in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2087 dated 30/02/1957 duly certified by the revenue authority concerned.
4. That the land bearing Survey No.152 was purchased by Mohbatsang Bhojaji in auction held as per order of Special Recovery Officer of Mahalkari Co.Op. Housing society Ltd. bearing No. SRO -II 226,



Which was approved by Prant Officer, Vinzol vide its order No.Recovery W 519 dated 28/02/1961 and since then Mohbatsang Bhojaji was holding the said land as owner and possessor thereof as New Tenure Basis. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2168 dated 11/04/1961 duly certified by the revenue authority concerned.

That thereafter the oral partition was made between the Mohbatsang Bhojaji in respect of said land with other lands and as such the said land bearing survey no.152 ACRE-3- GUNTHA-27 came into the share of Kalusinh Bhojaji and his name was entered as owner of the said land in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2535 dated 23/01/1969 duly certified by the revenue authority concerned.

6. That prior to 1950 agricultural use land bearing Survey No.153 A-1-20 G was held by Bhojaji Sursangji as owner of the said land and the same was also mutated in his name as owner and possessor of the land in the revenue records.
7. That thereafter as area of said land was less than standard area, the previously said land declared as "Piece" (Tukda) land under the law of Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1320 dated 04/05/1951 duly certified by the revenue authority concerned.
8. That thereafter said land owner Bhojaji Sursangji had distributed the said land bearing Survey No.153 and other between his sons and the said land was came into the share of Kalusinh Bhojaji and his name was entered as owner of the said land in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2534 dated 23/01/1969 duly certified by the revenue authority concerned.
9. That prior to 1950 agricultural use land bearing Survey No.154/2 A-1-1G and Survey No.157/2 A-2-35- G was held by Sursangji Rajaji as owner of the said land and the same was also mutated in his name as owner and possessor of the land in the revenue records.
10. That thereafter said land owner Sursangji Rajaji had distributed the said land bearing Survey No.154/2 and 157/2 and other between his sons and grandsons and the said land was came.



into the share of Kalusinh Bhojaji and his name was entered as owner of the said land in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2536 dated 23/01/1969 duly certified by the revenue authority concerned.

That on basis of Gazette published in respect of Land Consolidation Scheme approved by Settlement Commissioner and Director of Land Records, the entire lands situated within the Village Limits of Hathijan was amalgamated and accordingly the said lands bearing Survey No.152, 153, 154/2 and 157/2+3 were amalgamated and given New Block No.477 and area of said land fixed to the extent of 36826 sq. mtrs.. The entry to that effect was entered in the mutation entry book under serial No.3166 dated 02/01/1984 and duly certified by the revenue authority concerned and the same was mutated in the name of Kalusingh Bhojaji.

12. That thereafter owner of said land bearing Block No.477 Kalusingh Bhojaji died on 03/02/1987 without making any will leaving behind his legal heir as per Hindu law and next to her kins namely (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Minor Khumansingh Kalusingh (4) Minor Shobhaben Kalusingh and (5) Minor Bahadursingh Kalusingh, and their names were entered as owners of the land in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3323 dated 07/05/1987 duly certified by the revenue authority concerned.
13. That thereafter as per the Order of Mamlatdar, dascroi vide No.Jamin/Conv.Tax/Vashi-3774 dated 07/02/1987 followed by Circular of Government of Gujarat dated 05/02/1986, the limit of Ahmedabad Municipal Corporation was extended and all lands of Village Hathijan was also covered under Ahmedabad Municipal Corporation Limited, a land conversion tax for the use of said land other than agricultural purpose has been imposed. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3338 dated 02/11/1987 duly certified by the revenue authority concerned.
14. That thereafter said land owner had repaid the entire loan previously raised on the said land to Hathijan Seva Sahakari Mandali and charge of said mandali was deleted from the revenue records as per Certificate dated 05/10/1993. Issued by District Registrar, Co.Op. Societies (rural). The entry to that effect was entered in the revenue records of mutation entry book under serial No.3549 dated 05/10/1993 duly certified by the revenue authority concerned.



15. That thereafter (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Minor Bahadursingh Kalusingh, became the mature and as such name of word Minor and name of Gurdian was removed from the revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4995 dated 02/02/2011 duly certified by the revenue authority concerned.

That thereafter as per the resolution passed by Revenue Department bearing No. PFR/102011/275/L/1 dated 17/03/2012 all the village of Taluka City and Dascroi was consolidated and divided into two new taluka namely (1) Ahmedabad (East) and (2) Ahmedabad (West) and said Hathijan village covered under new taluka Ahmedabad (East) The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No.5291 dated 03/05/2012 duly certified by the concerned revenue authority.

17. That it is not out of place to mentioned here that (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had agreed to sale the said land bearing Block No.477 admeasuring 36828 sq. mtrs. to Bhalabhai Bharabhai Bharwad and Agreement to Sale inrespect thereof was duly entered into by and between them on 05/07/2001 duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on same day under Serial No.1515. (which was cancelled by registered cancellation deed in the year 2016)
18. Further it is also not out of place to mentioned here that said land owners (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had executed a Power of Attorney inrespect of said land infavour of Nanubhai Bharabhai Bharwad on 05/07/2001 before Notary Public.
 ,Further the said Power of Attorney was cancelled by Nanubhai Bharabhai Bharwad on 25/09/2017 by executing Deed of Cancellation of Power of Attorney before Notary Public.
19. That thereafter Nanubhai Bharabhai Bharwad as power of attorney Holder of (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had sold and conveyed the part of the said land bearing Block No.477 admeasuring 15884 sq. mtrs. (Old Survey No.154/2 and 157/2+3 paiki) to Vallabhbhai Prahaladbhai Patel and Subhashbhai Prahaladbhai Patel vide sale deed dated 27/03/2008 duly registered with sub-registrar, Ahmedabad-5 (Narol) under Serial No.3304. The entry to that effect was also entered in the

revenue records of mutation entry book viz. under serial No.5390 dated 12/12/2012 duly certified by the concerned revenue authority.

It is not out of place to mentioned here that said land owners (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, executed a Confirmation Deed on 10/07/2012 before notary public and confirmed the registered sale deed No.3304 dated 27/03/2008 infavour of Vallabhbhai Prahaladbhai Patel and Subhashbhai Prahaladbhai Patel.



That there after the said land covered under the Town Planning Scheme No.72 and divided into three part given Primary/Original New Final Plot No.12/1 and 12/2 in lieu of Block No.477.

Further it is not out of place to mentioned here that after that the said land Block No.477 was divided in to two Parts bearing Block No.477/A and 477/B. and there after Block No.477/A was also divided into two parts bearing No.477/A/1 and 477/A/2. And at the time of finalization of said Town Planning scheme No.72 said land bearing Block No.477/A/1 given new Final Plot No.12/1 and area thereof has been fixed to the extent of 9531 sq. mtrs. and revised "F" has been prepared.

Further Opinion inrespect of said land bearing Survey No.477/A/1 and Final Plot No.12/1 has been given by Town Planning Officer, Ahmedabad Town Planning Scheme Unit-3, Ahmedabad vide it's letter dated 09/10/2020 bearing No..T.P.S.. No.72(Hathijan-Vinzol)/Case No.12/3006 .

21. That thereafter said land owners (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had executed a Power of Attorney in respect of land bearing Block No.477 paiki 20942 sq. mtrs. (land of Survey No.152 and 153) on 22/03/2010 infavour of Vallabhbhai Prahaladbhai Patel and duly registered with the Sub-Registrar, Ahmedabad-5 (narol) under Serial No.2975.
22. That thereafter one Vallabhbhai Prahaladbhai Patel and Subhashbhai Prahaladbhai Patel had agreed to sale the land bearing Block No.477 admeasuring 15884 sq. mtrs. (Old Survey No.154/2 and 157/2+3 paiki) and also bearing Final Plot No.12/1 of T.P.S. No.72 admeasuring 12565 sq. mtrs. to Manishkumar Natwarlal Patel and Jashubhai Bansilal Oad on the terms and conditions mentioned in Registered Agreement to Sale dated 02/11/2015 registered with Sub-Registrar, Ahmedabad-13 (city-Kheti) under Serial No.2293. (Which was cancelled)

23. It is not out of place to mentioned here that a Cancellation of Agreement to Sale executed by Bhalabhai Bharabhai Bharwad on 11/04/2016 infavourof Kamlaben Wd/o. Kalusingh Bhojaji and others and duly registered with the Sub-Registrar, Ahmedabad-13 (City- Kheti) under Serial No.883 for cancellation of registered Agreement to sale bearing Registration No.1515/2001.

24. It is not out of place to mentioned here that a Cancellation of Agreement to Sale executed by Manishkumar Natwarlal Patel and Jashubhai Bansilal Oad on 11/04/2016 infavourof Kamlaben Wd/o. Kalusingh Bhojaji and others and duly registered with the Sub-Registrar, Ahmedabad-13 (City- Kheti) under Serial No.884 for Cancelation of registered Agreement to sale bearing Registration No.2293/2015.



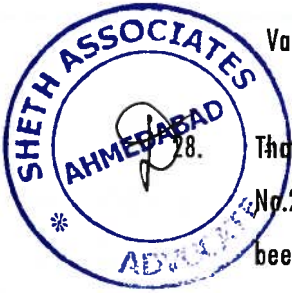
That thereafter District Collector, Ahmedabad vide it's order No.CB/Jamin-3/N.S. Premium Hathijan/S. No.477/ S.R.20/2017 dated 16/10/2017 had converted the part of said land admeasuring 20942 sq. mtrs. in to old tenure land for agricultural purpose and free from the restriction of New tenure land on the terms and conditions mentioned in it's order.. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No.6243 dated 17/10/2017 duly certified by the concerned revenue authority.

26. That thereafter (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had sold and conveyed the part of the said land bearing Block No.477 admeasuring 36826 sq. mtrs. paiki 20942 sq. mtrs. (Old Survey No.152+153) paiki 5058 sq. mtrs. land which covered under T.P.S. No.72 and given Final Plot No.12/2/1 admeasuring 3034 sq. mtrs. to Vallabhbhai Prahaladbhai Patel, A deed of conveyance was duly executed by (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, through their Power of Attorney Holder Vallabhbhai Patel on 17/10/2017 in favour of Vallabhbhai Prahaladbhai Patel and duly registered with sub-registrar, Ahmedabad-5 (Narol) under Serial No.1762 . The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No.6244 dated 17/10/2017 duly certified by the concerned revenue authority.

27. That thereafter (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, had sold and conveyed the part of the said land bearing Block No.477 admeasuring 36826 sq. mtrs. paiki 20942 sq. mtrs. (Old Survey No.152+153) paiki 15884 sq. mtrs. land which covered under T.P.S. No.72 and given Final Plot

No.12/1 admeasuring 9531 sq. mtrs. to Manojbhai Himmatbhai Dobariya, a deed of conveyance was executed by (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, through their Power of Attorney Holder Vallabhbhai Patel on 17/10/2017 with the confirmation of Vallabhbhai Patel in favour of Manojbhai Himmatbhai Dobariya and duly registered with sub-registrar, Ahmedabad-5 (Narol) under Serial No.1763. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No.6245 dated 17/10/2017 duly certified by the concerned revenue authority.

It is not out of place to mentioned here that said land owners (1) Kamlaben Wd/o. Kalusingh Bhojaji, (2) Lilaben Kalusingh, (3) Khumansingh Kalusingh (4) Shobhaben Kalusingh and (5) Bahadursingh Kalusingh, executed a Confirmation Deed on 08/02/2018 infavour of Manojbhai Himmatbhai dobariya duly registered with the Sub-Registrar, Ahmedabad-13 (city-Kheti) under Serial No.298 and confirmed the registered sale deed No.1763 dated 17/10/2017 executed by their power of Attorney Holder Vallabhbhai Prahaladbhai Patel infavour of Manojbhai Himmatbhai Dobariya.



That thereafter as per Order of District Inspector of Land Records, Ahmedabad bearing No..DSO/S.R. No.230/15-16 dated 17/10/2017 and as per KJP Durasti patrak No.69 land of said Block No.477 has been divided into two parts bearing (1) Block No.477/A admeasuring 20942 sq. mtrs. was mutated in the name of Kamlaben Wd/o. Kalusinh Bhojaji and others and (2) 477/B admeasuring 15884 sq. mtrs. was mutated in the name of Bhanubhai Shambhubhai Patel and others. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6253 dated 03/11/2017 duly certified by the concerned revenue authority.

29. That thereafter as per Order of District Inspector of Land Records, Ahmedabad bearing No..DSO/PRK/S.R. No.386/15-16 dated 10/01/2018 and as per KJP Durasti patrak No.69 land of said Block No.477-A has been divided into two parts bearing (1) Block No.477/A/1 admeasuring 15884 sq. mtrs. was mutated in the name of Manojbhai Himmatbhai Dobariya and (2) 477/A/2 admeasuring 5058 sq. mtrs. was mutated in the name of Vallabhbhai Prahaladbhai Patel. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6278 dated 16/01/2018 duly certified by the concerned revenue authority.

30. That thereafter as per Order or Collector, Ahmedabad bearing No.CB/Jamin-3/N.S/Premium/ Hathijan/ S.No./BL.No.477/SR-20/2017 dated 12/03/2018, premium amount of said land was reduce from 40% to

25%. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6351 dated 12/06/2018 duly certified by the concerned revenue authority.

31. That thereafter as per order of Collector, Ahmedabad bearing No. CB/Jamin-3/N.S/Premium/ Hathijan/ S.No./BL.No.477/A/SR-296/2017 dated 31/03/2018, on payment of premium amount by land owner Manojbhai Himmatbhai Dobariya the said land bearing Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq. mtrs. has been declared free from restriction and conditions of New Tenure Land for Non Agricultural Use on the conditions mentioned in the said order. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6371 dated 12/07/2018 duly certified by the concerned revenue authority.



That thereafter Order of Collector bearing No.CB/Navi Sharat/S.R./296/2017/Sudhara Hukam/C-18239/17 dated 09/07/2018, rectification in showing block number of land was done as per Appendix-A in respect of previous order dated 31/03/2018 and ordered to rectified and read the land bearing Block No.477/A/1 in lieu of 477/A. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6374 dated 12/07/2018 duly certified by the concerned revenue authority.

33. That thereafter permission for Non Agricultural Multipurpose use of said land bearing Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq. mtrs. has been granted by District Collector, Ahmedabad vide it's Order No.CB/N.S./TATKAL/N.A./S.R.506/2018 dated 21/08/2018. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 6403 dated 01/09/2018 duly certified by the concerned revenue authority.
34. That thereafter owner of said land bearing Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq. mtrs. Manojbhai Himmatbhai Dobariya has divided in to two parts bearing Sub Plot No.1 admeasuring 4344.87 sq. mtrs. and Sub Plot No.2 admeasuring 5186.13 sq.mtrs. as per permission approved by Ahmedabad Municipal Corporation dated 17/08/2022.
35. That there after Manojbhai Himmatbhai Dobariya has sold and conveyed the multipurpose agricultural use land (1) bearing Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq. mtrs. paiki Private Sub Plot No.1 admeasuring 4344.87 sq. mtrs. sold and conveyed to M/s. Raghuvver Buildcon, a Partnership firm of Ahmedabad vide Registered deed of conveyance dated 06/09/2022 duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) under Serial No.16026. and (2) bearing

Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq. mtrs. paiki Private Sub Plot No.2 admeasuring 5186.13 sq. mtrs. sold and conveyed to M/s. Raghuvver Buildcon, a Partnership firm of Ahmedabad vide Registered deed of conveyance dated 06/09/2022 duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) under Serial No.16028. The entry to that effect was also entered in the revenue records of mutation entry book viz. under serial No. 7366 dated 09/09/2022 duly certified by the concerned revenue authority.



And since then M/s. Raghuvver Buildcon a Partnership firm holding the said Non Agricultural Use (Multipurpose) land bearing bearing Block No.477/A/1 and Final Plot No.12/1 of T.P.S. No.72 admeasuring 9531 sq.mtrs. of Mouje Hathijan of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) as absolute owner and possessor thereof.

- (B) That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati Daily News Paper "Divya Bhaskar" on 19/10/2022 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice I 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 By Declaration-Cum-Indemnity made On Oath by said land owner M/s. Raghuvver Build con through its authorised Partners (1) Korat Navdeepbhai Dineshbhai and (2) Sakariya Jagdishbhai Balubhai have inter-alia declared therein that the said Non Agricultural Use (Multipurpose) land bearing bearing Block No.477/A/1 and Sub Plot No.1 admeasuring 4344.87 sq. mtrs. and Sub Plot No.2 admeasuring 5186.13 sq. mtrs. aggregating to admeasuring 9531 sq. mtrs. of Final Plot No.12/1 of T.P.S. No.72 of Mouje Hathijan of Vatwa Taluka is firms property and no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged, assigned, leased or dealt with in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
- (D) Thus after taking available revenue and registration record for last 30 years of Sub-Registrar, Ahmedabad-1 (City), Ahmedabad-5 (Narol), Ahmedabad-11 (Aslali) and Ahmedabad -13 (City Agr.) and from that and from of Declaration/affidavit filed before me and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to me to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said during the period for which the record is not available which would make the title defective.



Thus I am of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to...

- (1) Fulfillment of all the terms and conditions of N.A. Order
- (2) 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.
- (3) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land in any concerned case.
- (4) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (5) Variation, If any, in T.P. Scheme No. : 72

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non Agricultural (Multipurpose) use land bearing Block No.477/A/1 (land of Old Survey No.152 and 153) and Sub Plot No.1 admeasuring 4344.87 sq. mtrs. and Sub Plot No.2 admeasuring 5186.13 sq. mtrs. aggregating to admeasuring 9531 sq. mtrs. of Final Plot No.12/1 of T.P.S. No.72 of Mouje Hathijan of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).

DATED THIS 30TH DAY OF NOVEMBER 2022.



For, Sheth Associates, Advocates



Dhaval S. Sheth (Advocate)
(ENROLLMENT NO.- G/3131/2006)

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 heritance property sold.
- (5) This certificate 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 certificate to only our client M/s.Raghuveer Buildcon no other shall rely on this without our written permission.