TITLE REPORT

MOUJE : VATVA

Revenue Survey No. 88/1, 83/3

T. P. Scheme No.79, F. P. No.5/3

DINESH B. PATEL
ADVOCATE

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TITLE REPORT

To,

SATYAM BUILDCON

A Partnership Firm

Having its office at – Survey No.88/1 and 83/3,

T. P. Scheme No.79, Opp. Samor Residency,

Near Ghodasar Canal, Vatva, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE to the Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali).

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As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-5 (Narol), (III) Ahmedabad-11 (Aslali) and (IV) Ahmedabad-13 (City) with the available records in respect of all that Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) (Herein after referred as said land) is belonging to the **SATYAM BUILDCON, A Partnership Firm** and my opinion on Title Report as under:

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As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 29th September, 2022, declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-5 (Narol), (III) Ahmedabad-11 (Aslali) and (IV) Ahmedabad-13 (City). I have gone into the roots of title

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commencing for the last more than 30 years from now viz. 1994 to 04.10.2022. The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

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TRACING OF TITLE

From the available records of the said land I found that:

1. It appears that on or around the year 1975-76, the Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring Acre 00-15 Guntha and Revenue Survey/Block No. 83/3 land admeasuring Acre 00-26 Guntha including Pot Kharabo land admeasuring Acre 00-01 Guntha were originally belonged to the Madhaji Meruji.

2. Thereafter, Madhaji Meruji was died on 17.08.1989 intestate and the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Kusakiben Wd/o. Madhaji Meruji, (2) Shantiji Madhaji, (3) Kalaji Madhaji, (4) Shakraji Madhaji, (5) Manilal Madhaji, (6) Marsangji Madhaji and (7) Santokben D/o. Madhaji Meruji and

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the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 10679 dated 22.03.1990 and the said entry was duly confirmed by the concerned authority.

3. Thereafter, Manilal Madhaji was died on 11.09.1990 intestate and the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Soniben Wd/o. Manilal Madhaji, herself and Minor Gitaben Manilal and (2) Kanubhai Manilal and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11053 dated 08.04.1993 and the said entry was duly confirmed by the concerned authority.

4. Thereafter, Shakraji Madhaji was died without any legal heirs on 26.03.1991 intestate and also Manguben Wd/o. Shakraji Madhaji was died without any legal heirs in the era 1992 intestate and therefore, their name were

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removed from the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11054 dated 08.04.1993 and the said entry was duly confirmed by the concerned authority.

5. Thereafter, Santokben Madhaji has released her rights, interest and possession from the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 in favor of her brothers and therefore, her name was removed from the revenue record of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11067 dated 07.05.1993 and the said entry was duly confirmed by the concerned authority.

6. Thereafter, as per the order of the Competent Authority, vide its order no. K / 1 / Vatva / 564 / 3 / 729, dated 30.04.1993, the said land bearing Revenue Survey/Block Nos. 53/2, 52/3, 81/2, 88/1, 62/1, 83/3 and 65 was declared as a Fajal Land and the entry to that

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effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11073 dated 25.05.1993 and the said entry was duly confirmed by the concerned authority.

7. Thereafter, Marsangji Madhaji was died on 16.05.1992 intestate and the said land bearing Revenue Survey/Block No. 88/1 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely Upendrabhai Marsangji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 14299 dated 26.07.2006 and the said entry was duly confirmed by the concerned authority dated 13.10.2006.

8. Thereafter, Shantiji Madhaji was died on 26.03.2001 intestate and the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was

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governed by namely (1) Dahiben Shantiji Thakor, (2) Baijiben Shantiji Thakor, (3) Dineshbhai Shantiji Thakor, (4) Kokilaben Shantiji Thakor, (5) Vikrambhai Shantiji Thakor, (6) Udaji Shantiji Thakor and (7) Hansaben Shantiji Thakor and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 14308 dated 14.08.2006 and the said entry was duly confirmed by the concerned authority dated 13.10.2006.

9. Thereafter, a Computerized Village Form No. 7 and 12 was rectified as per the order of the City Mamlatdar, Dascroi vide its order No. RTS/RECORD PROMULGATION / 31 / 09 dated 06.12.2009 and as per the said order, it is ordered to rectify the measurement admeasuring 2360 square meters in the revenue records of the said land bearing Revenue Survey/Block No. 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 15253 dated 21.02.2009 and the said entry was duly confirmed by the concerned authority dated 25.05.2009.

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10. Thereafter, as per the order of the Competent Officer and Deputy Collector and Urban Land Ceiling Officer, vide its letter no. ULC / VATVA / 564 / 729 / VASHI / 577 / 2009 dated 04.07.2009 was ordered to cancel the Mutation Entry No. 11073 dated 25.05.1993 regarding the Fajal Land from the Village Form No. 7 and 12 of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 as per the ULC Act and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 15456 dated 21.08.2009 and the said entry was duly confirmed by the concerned authority dated 06.10.2009.

11. Thereafter, vide order of the Revenue Department, Government, Ahmedabad bearing No. PFR / 102011 / 275 / L / 1 dated 17.03.2012, the Record of the said land i.e. all Survey Numbers of Mouje Vatva was transferred from the City Taluka to Ahmedabad City East Taluka, Ahmedabad and the entry to that effect was also entered in the revenue records of mutation

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entry book viz. Village Form No. 6 under Mutation Entry No. 17312 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

12. Thereafter, owners of the said land have availed a Loan from the Vatva Group Seva Sahakari Mandali Ltd. on the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 in question at the relevant time and Thereafter, the said loan was repaid in full with interest thereon and the said total Land in question, which was released from the charge of the Vatva Group Seva Sahakari Mandali Ltd. and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17632 dated 03.12.2012 and the said entry was duly confirmed by the concerned authority dated 05.02.2013.

13. Thereafter, Kusakiben Wd/o. Madhaji Meruji was died intestate and her legal heirs name was already exists in the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and therefore, her name was removed from the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3

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and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17662 dated 31.12.2012 and the said entry was duly cancelled by the concerned authority dated 27.02.2013 with remarks that the Notice of 135-D was not received.

14. Thereafter, Minor Gitaben Manilal has attained the age of majority, so her name was entered as a Gitaben Manilal in the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17677 dated 11.01.2013 and the said entry was duly confirmed by the concerned authority dated 06.03.2013.

15. Thereafter, Kalaji Madhaji Thakor was died on 31.08.1998 intestate and also his son namely Somaji Kalaji was died on 11.05.1999 intestate and also his son namely Dasharathji Kalaji was died unmarried on 01.11.2000 intestate and Jadiben Alias Sajanben Kalaji was died on 29.04.1995 intestate and the said land

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bearing Revenue Survey/Block Nos. 88/1 and 83/3 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Ambaben Wd/o. Kalaji Madhaji, herself and Guardian of the Minor Sapnaben Somaji, (2) Sitaben Kalaji, (3) Maheshbhai Bhikhaji and (4) Laxmiben Somaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17686 dated 25.01.2013 and the said entry was duly confirmed by the concerned authority dated 14.03.2013.

16. Thereafter, Kalaji Madhaji Thakor was died on 31.08.1998 intestate and also his son namely Somaji Kalaji was died on 11.05.1999 intestate and also his son namely Dasharathji Kalaji was died unmarried on 01.11.2000 intestate and Jadiben Alias Sajanben D/o. Kalaji and W/o. Bhikhaji was died on 29.04.1995 intestate and the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 came to be owned and possessed by their only legal heirs and next of kins

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according to the Hindu Law under which they were governed by namely (1) Ambaben Wd/o. Kalaji Madhaji, (2) Sapnaben Somaji, (2) Sitaben Kalaji, (3) Maheshbhai Bhikhaji and (4) Laxmiben Wd/o. Somaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17815 dated 02.04.2013 and the said entry was duly cancelled by the concerned authority dated 30.05.2013 with remarks that the Latest Genealogy was not submitted.

17. Thereafter, Laxmiben Wd/o. Somaji Kalaji was died on 25.11.2007 intestate and her legal heirs name was already exists in the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and therefore, her name was removed from the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17855 dated 18.04.2013 and the said entry was duly confirmed by the concerned authority dated 04.06.2013.

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18. Thereafter, Kusakiben Wd/o. Madhaji Meruji was died on 22.07.1994 intestate and her legal heirs name was already exists in the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and therefore, her name was removed from the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17856 dated 18.04.2013 and the said entry was duly confirmed by the concerned authority dated 04.06.2013.

19. Thereafter, Kusakiben Wd/o. Madhaji Meruji was died on 22.07.1994 intestate and her legal heirs name was already exists in the revenue records of the said land bearing Revenue Survey/Block Nos. 88/1 and 83/3 and therefore, her name was removed from the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18037 dated 16.07.2013 and the said entry was duly confirmed by the concerned authority dated 06.09.2013.

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20. Thereafter, (1) Upendrabhai Marsangji Thakor, (2) Kanubhai Manilal, (3) Hansaben Shantiji, (4) Dahiben Shantiji, (5) Dineshbhai Shantiji, (6) Kokilaben Shantiji, (7) Baijiben Shantiji, (8) Vikrambhai Shantiji, (9) Maheshbhai Bhikhaji, (10) Soniben Wd/o. Manilal Madhaji, (11) Gitaben Manilal, (12) Minor Sapnaben Somaji, represented through her guardian namely Ambaben Wd/o. Kalaji, (13) Sitaben Kalaji, (14) Ambaben Wd/o. Kalaji Madhaji and (15) Udaji Shantiji have sold and conveyed the said land bearing Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters out of which Jarayat land admeasuring 2529 square meters and Pot Kharaba land admeasuring 101 square meters to the (1) Hareshbhai Ravjibhai Vasani (25% Shareholder), (2) Bharatbhai Raghavbhai Hirpara (25% Shareholder), (3) Madhubhai Popatbhai Vasani (15% Shareholder), (4) Maheshbhai Bhagvanbhai Hirpara (15% Shareholder), (5) Nayanaben Bharatbhai Hirpara (10% Shareholder) and (6) Kanubhai Raghavbhai Hirpara (10% Shareholder), by way of Registered Deed of Conveyance, which was duly

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registered with the office of Sub Registrar, Ahmedabad, under serial no. 1732 dated 25.07.2013 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18054 dated 25.07.2013 and the said entry was duly confirmed by the concerned authority dated 06.09.2013.

21. Thereafter, (1) Upendrabhai Marsangji Thakor, (2) Kanubhai Manilal, (3) Hansaben Shantiji, (4) Dahiben Shantiji, (5) Dineshbhai Shantiji, (6) Kokilaben Shantiji, (7) Baijiben Shantiji, (8) Vikrambhai Shantiji, (9) Maheshbhai Bhikhaji, (10) Soniben Wd/o. Manilal Madhaji, (11) Gitaben Manilal, (12) Minor Sapnaben Somaji, represented through her guardian namely Ambaben Wd/o. Kalaji, (13) Sitaben Kalaji, (14) Ambaben Wd/o. Kalaji Madhaji and (15) Udaji Shantiji have sold and conveyed the Said Land bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters to the (1) Hareshbhai Ravjibhai Vasani (25% Shareholder), (2) Bharatbhai Raghavbhai Hirpara

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(25% Shareholder), (3) Madhubhai Popatbhai Vasani (15% Shareholder), (4) Maheshbhai Bhagvanbhai Hirpara (15% Shareholder), (5) Nayanaben Bharatbhai Hirpara (10% Shareholder) and (6) Kanubhai Raghavbhai Hirpara (10% Shareholder), by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 1733 dated 25.07.2013 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18055 dated 25.07.2013 and the said entry was duly confirmed by the concerned authority dated 06.09.2013.

22. Thereafter, Kalaji Madhaji Thakor was died on 31.08.1998 intestate and also his son namely Somaji Kalaji Thakor was died on 11.05.1999 intestate and also his son namely Dasharathji Kalaji Thakor was died unmarried on 01.11.2000 intestate and Jadiben Alias Sajanben Kalaji Thakor was died on 29.04.1995 intestate and the said land bearing Revenue

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Survey/Block No. 83/3 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Ambaben Wd/o. Kalaji Madhaji, herself and Guardian of the Minor Sapnaben Somaji, (2) Sitaben Kalaji, (3) Maheshbhai Bhikhaji and (4) Laxmiben Somaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18122 dated 26.08.2013 and the said entry was duly confirmed by the concerned authority dated 20.11.2013.

23. Thereafter, as per the order of the City Mamlatdar, Vatva, vide its order no. City / Vatva / Jamin / Vatva / Su.Hu. / S.R.16 / 2019 dated 16.05.2019, the entered correct effect of the Mutation Entry No. 18054 in the revenue records of the said land bearing Revenue Survey/Block No. 83/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 20869 dated 04.06.2019 and the said entry was duly confirmed by the concerned authority dated 11.07.2019.

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24. Thereafter, the said land bearing (1) Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 910 square meters and (2) Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 1578 square meters were given in lieu thereof, as per Re-Distribution and Valuation Statement (FORM-"F") issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

25. Thereafter, the said land bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 910 square meters was converted into Non Agricultural Use Land as per the order of the District Collector, Ahmedabad vide its order No. 849 / 07 / 16 / 034 / 2019 dated 19.08.2019 and the entry to that effect was also entered in the revenue records of mutation entry book

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viz. Village Form No. 6 under Mutation Entry No. 21016 dated 19.08.2019 and the said entry was duly confirmed by the concerned authority dated 20.09.2019.

26. Thereafter, the said land bearing Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 1578 square meters was converted into Non Agricultural Use Land as per the order of the District Collector, Ahmedabad vide its order No. 2092 / 07 / 16 / 034 / 2019 dated 13.11.2019 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 21143 dated 13.11.2019 and the said entry was duly confirmed by the concerned authority dated 17.12.2019.

27. Thereafter, (1) Hareshbhai Ravjibhai Vasani (25% Shareholder), (2) Bharatbhai Raghavbhai Hirpara (25% Shareholder), (3) Madhubhai Popatbhai Vasani (15% Shareholder), (4) Maheshbhai Bhagvanbhai Hirpara (15% Shareholder), (5) Nayanaben Bharatbhai Hirpara (10% Shareholder) and (6) Kanubhai Raghavbhai

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Hirpara (10% Shareholder) have sold and conveyed the Non Agricultural Use Land bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 910 square meters to the Darshil Infra, A Partnership Firm through its authorized partner namely Shetalkumar Mavajibhai Patel, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 16012 dated 12.12.2019 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 21188 dated 23.12.2019 and the said entry was duly confirmed by the concerned authority dated 10.02.2020.

28. Thereafter, (1) Hareshbhai Ravjibhai Vasani (25% Shareholder), (2) Bharatbhai Raghavbhai Hirpara (25% Shareholder), (3) Madhubhai Popatbhai Vasani (15% Shareholder), (4) Maheshbhai Bhagvanbhai Hirpara (15% Shareholder), (5) Nayanaben Bharatbhai Hirpara (10% Shareholder) and (6) Kanubhai Raghavbhai

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Hirpara (10% Shareholder) have sold and conveyed the Non Agricultural Use Land bearing Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5 Paiki land admeasuring 1578 square meters to the Darshil Infra, A Partnership Firm through its authorized partner namely Shetalkumar Mavajibhai Patel, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 16009 dated 13.12.2019 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 21190 dated 23.12.2019 and the said entry was duly confirmed by the concerned authority dated 10.02.2020.

29. Thereafter, the said land bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3

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land admeasuring 2488 square meters were given in lieu thereof, as per Re-Distribution and Valuation Statement (FORM-"F") issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

30. Thereafter, Darshil Infra, A Partnership Firm through its authorized partner namely Shetalkumar Mavajibhai Patel has sold and conveyed the Non Agricultural Use Land bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters to **SATYAM BUILDCON, A Partnership Firm**, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 12072 dated 29.06.2022 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 22687 dated 02.08.2022 and Santokben

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D/o. Madhaji Meraji and Wd/o. Becharbhai Aataji as a Applicant has filed a appeal bearing No. R.T.S. / Vatva / Takarari Case No. 166 / 2022 in the Court of Mamlatdar, Vatva, Ahmedabad and She has objected to cancel the Mutation Entry No. 22687 dated 02.08.2022 for recording the aforesaid Sale Transaction and on that basis the Mamlatdar, Vatva, Ahmedabad Court was passed an order dated 21.10.2022 to reject the said appeal of the applicant and also ordered to confirm the Mutation Entry No. 22687 dated 02.08.2022 and the said entry was duly confirmed by the concerned authority dated 02.11.2022.

31. Thus, **SATYAM BUILDCON, A Partnership Firm** is the absolute owner and possessor of the Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final

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Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali).

32. Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01.04.1999 and hence no permission there under or in any other Act or rule is required to be obtained.

33. It has been observed by us that, land under investigation had already been converted into non-agricultural land in accordance with provisions of Section 65 of the Land Revenue Code and it is well settle legal position laid down by Hon'ble High Court of Gujarat in the case of Vijaychand Manekchand Sheth V. State of Gujarat 2006 (2) GLR 1567 that the laws related to agricultural land are not applied to non-agricultural land, Moreover the government of Gujarat issued circular dated 03.01.1968 and circular dated 03.02.2005 and instructed that Section 63 and Section 84 (C) of the Tenancy Act, 1948 are not applicable to non–agricultural land.

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From the available revenue records, I found that **SATYAM BUILDCON, A Partnership Firm** has become an absolute owner and possession holder of the above referred Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.

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SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold the Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) is belonging to the **SATYAM BUILDCON, A Partnership Firm** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

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3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.

4. Provision of the Gujarat Tenancy and Agricultural Land Act, 1948.

5. Provision of the Gujarat Land Revenue Rules – 1972 and Provision of the Gujarat Land Revenue Code - 1879.

6. Provision of The Gujarat Town Planning and Urban Development Act with Rules.

7. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.

8. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and / or legal necessity.

9. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Non Agricultural Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 88/1 land admeasuring 1518 square meters and Revenue Survey/Block No. 83/3 land admeasuring 2630 square meters collectively total land admeasuring 4148 square meters, which was comprised into Town Planning Scheme No. 79 and allotted Final Plot No. 5/3 land admeasuring 2488 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and bounded as per the Revenue Records.

DATED THIS 11TH NOVEMBER OF 2022, AHMEDABAD

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

DINESH B. PATEL

ADVOCATE