



BHARATBHAI K. SUTHAR

(Advocate)

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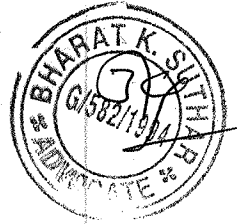
To,

Satsang Buildcon, A Partnership Firm

7, Gunatit Park, Ghatlodiya, Ahmedabad.

Ref. : IN THE MATTER OF INVESTIGATION OF title report on non agricultural land bearing **(a) Plot No. 72** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities, **(b) Plot No. 73** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & **(c) Plot No. 74** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as “**DEV - 94**” situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) belonging to **Satsang Buildcon, A Partnership Firm.**

We refer to your instructions to investigate the titles of the captioned property and give opinion thereof by taking necessary searches from the revenue and Sub-Registry records for a period of last about thirteen years. We have caused necessary searches to be



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taken accordingly through our search clerk and also taken the root of title commencing from last about thirteen years from now. Our report on title and opinion thereof is as stated hereafter for his / her / their personal use. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally, the said land of Block No. 189 of Mouje - Ghuma was occupied and possessed by Savjibhai Haribhai and Kantaben Savjibhai, in the year 1995.

⇒ That the above said land were of new and restricted tenure, However, as per two orders passed in Tenancy Revision Case by Deputy Collector (Land Reform and Appeal), dated : 09-02-1995 & 07-04-1995, the tenant was held to be as permanent Tenant and in pursuance thereof the restrictions of New and Restricted Tenure were not applicable and entry to that effect were mutated in the revenue record of the said land vide Mutation Entry No. 5330 dated 10-02-1995 & Mutation Entry No. 5379 dated 16-04-1995, which were certified by the competent authority.

⇒ Thereafter, two separate Appeals were preferred against the said orders of Deputy Collector and by an order of Revenue Tribunal, dated : 28-09-2007 & 21-02-2007, it was held that the land are of new and restricted Tenure, However, since there are intervening transactions taken place, it is directed to regularize the transactions already taken place. Therefore, it was required to pay requisite premium to the Government and the land had been





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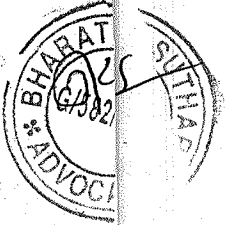
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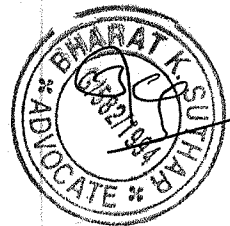
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required to be converted from New Tenure to Old Tenure and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7757 dated 26-10-2007, which was certified by the competent authority.

⇒ Thereafter, the owners of the said land have filed an application for the conversion of the new tenure land into old tenure for agriculture purpose and to pay the premium of the non-agriculture use and hence the Hon'ble Deputy Collector, Viramgam Prant, Ahmedabad has released the restriction of new tenure land vide his Order No. JAMIN / GHUMA / PR.SA.PR. / S.R-111 / 08 dated 24-04-2009 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8223 dated : 06-05-2009, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Savjibhai Haribhai and Kantaben Savjibhai have sold and conveyed the said agricultural land bearing Block No. 189 admeasuring 14772 sq.mtrs. of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 10188 dated 31-03-2008. In said deed of sale Pankaj Ramanbhai Patel and Sarvil Pankajbhai Patel remain there presence as confirming party and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8224 dated 06-05-2009, which was certified by the competent authority.





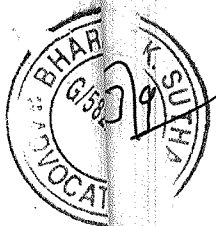
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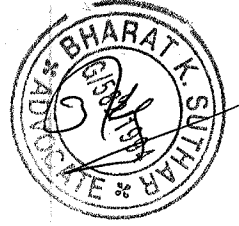
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- ⇒ Thereafter an application to partitionised entire land of Block No. 189 was made by owners of land by virtue of that Hon. Deputy Collector, Viramgam Prant, Ahmedabad ordered on 19th May, 2009 under his letter No. ADM / GHUMA / BLOCK VIBHAJAN / S.R. NO. 93 / 09 to partitionised above said entire land of Block No. 189 into five parts viz Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Sanjaybhai Haribhai Thakkar, Block No. 189 Paiki admeasuring 3921 sq.mtrs. came in the name of Sanjaybhai Haribhai Thakkar, Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Jayeshbhai Talakshibhai Kotak & Block No. 189 Paiki admeasuring 3617 sq.mtrs. came in the name of Pravinbhai Talakshibhai Kotak and entry for the same was made in mutation registrar by entry No. 8230 on 13th March, 2011.
- ⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 189 admeasuring 14772 sq.mtrs. of Mouje - Ghuma into non-agriculture land and hence the Deputy Collector (N.A.), Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. N.A. / TABIKHE / K-65 / GHUMA / S.R. NO. 221 / 2009 dated 06-08-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8363 dated : 17-11-2009, which was certified by the competent authority.
2. Originally, the said land of Block No. 190 of Mouje - Ghuma was occupied and possessed by Green Circle Association, in the year 1992.





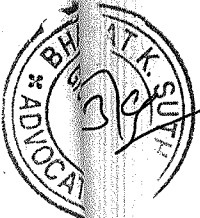
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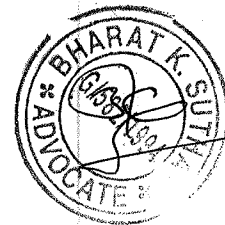
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- ⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma into non-agriculture land and hence the Taluka Development Officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. TP / JMN / VASHI / V.343 / VASHI dated 19-03-1994.
- ⇒ Thereafter, the owner of the said land namely Green Circle Association joined by its 21 members have sold and conveyed the said non agricultural land bearing Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma to Ashokbhai H. Minglani, Renubala A. Minglani, Satyapal H. Minglani, Ashish S. Minglani and Dakshesh Rameshchandra Shah by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 4859 dated 20-06-2005 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7045 dated 17-10-2005, which was certified by the competent authority.
- ⇒ Thereafter, the owner of the said land namely Ashokbhai H. Minglani, Renubala A. Minglani, Satyapal H. Minglani, Ashish S. Minglani and Dakshesh Rameshchandra Shah have sold and conveyed the said non agricultural land bearing Block No. 190 admeasuring 9814 sq.mtrs. of Mouje - Ghuma to (1) Pravinbhai Talakshibhai Kotak & (2) Jayeshbhai Talakshibhai Kotak (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar





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of Assurances at Ahmedabad under Serial No. 1165 dated 31-01-2007 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7553 dated 21-04-2007, which was certified by the competent authority.

3. Originally, the said land of Block No. 191 of Mouje - Ghuma was occupied and possessed by Savjibhai Haribhai and Kantaben Savjibhai, in the year 1994.

⇒ Thereafter, the owner of the said land namely Savjibhai Haribhai and Kantaben Savjibhai have sold and conveyed the said agricultural land bearing Block No. 191 admeasuring 49776 sq.mtrs. of Mouje - Ghuma to Pankajbhai Ramanlal and Sarvil Pankajbhai by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 4681 dated 17-08-2004 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 6906 dated 11-05-2005, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Pankajbhai Ramanlal and Sarvilbhai Pankajbhai have sold and conveyed the said agricultural land bearing Block No. 191 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 10176 dated 30-07-2008 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8045 dated 16-09-2008, which was certified by the competent authority.



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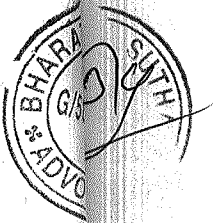
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⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 191 of Mouje - Ghuma into non-agriculture land and hence the Hon. District Development officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. MSL / BKHP / S.R.-42 / VASHI.779 - 86 / 09 dated 24-02-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8199 dated : 27-03-2009, which was certified by the competent authority.

4. Originally, the said land of Block No. 192 of Mouje - Ghuma was occupied and possessed by Khodabhai Jethabhai and Ambalal Jethabhai, in the year 1970.

⇒ Thereafter, the co-owners of the said land namely Khodabhai Jethabhai died intestate on 08-06-1994 and his son namely Ratilal Khodabhai died intestate on 30-08-1993 leaving behind them their legal heirs as Shardaben Widow of Ratilal Khodabhai, Govindbhai Ratilal, Ramlaben Ratilal, Vishnubhai Khodabhai, Soniben widow of Khodabhai Jethabhai, Kamlaben Khodabhai, Kokilaben Khodabhai and Subhadraben Khodabhai and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5258, dated 16-07-1994 & Mutation Entry No. 5363, dated 12-04-1995, which were certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Ambalal Jethabhai has filed an application to enter the names of his family





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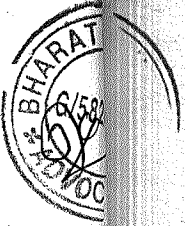
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members Chetankumar Ambalal, Vidhyaben Ambalal, Bhagvatiben Ambalal, Kashiben W/o. Ambalal Jethabhai in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5268 dated 02-08-1994, which was certified by the competent authority.

⇒ Thereafter, the co-owners of the said land namely Kamlaben Khodabhai, Kokilaben Khodabhai, Subhadraben Khodabhai and Soniben Khodabhai have voluntarily waived and relinquished their share persisting in the said land in favour of co-owners of the said land and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5368 dated 13-04-1995, which was certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Ambalal Jethabhai died intestate on 14-12-2001 and the names of his legal heirs were already standing in the revenue record and hence his name was deleted from the revenue record of the said land and entry to that effect was mutated in the mutation register by Entry No. 6394 dated 03-04-2002. which was certified by the competent authority.

⇒ Thereafter, the co-owner of the said land namely Chetankumar Ambalal Patel has filed an application to enter the names of his family members Dharmisthaben Chetankumar Patel & Ghanshyambhai Chetankumar Patel in the said land and hence





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their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 6834 dated 18-01-2005, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Shardaben Wd/o. Ratilal Khodabhai, Vishnubhai Khodabhai, Kashiben Ambalal, Govindbhai Ratilal, Ramilaben Ratilal, Chetankumar Ambalal as self and the father and natural guardian of Ghanshyam Chetankumar, Dharmishthaben Chetankumar, Vidhyaben Ambalal, Bhagvatiben Ambalal, Rakeshkumar Vishnubhai, Hasmukhbhai Vishnubhai, Sudhaben Vishnubhai, Naynaben Vishnubhai, Champaben Vishnubhai have sold and conveyed the said agricultural land bearing Block No. 192 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 1267 dated 01-02-2007. In said deed of sale Pradipbhai Narharibhai Bhavsar remain there presence as confirming party and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7557 dated 21-04-2007, which was certified by the competent authority.

⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 192 of Mouje - Ghuma into non-agriculture land and hence the Hon. District Development officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order No. MSL /





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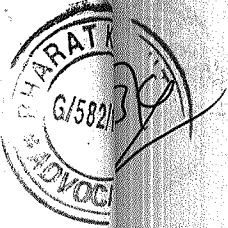
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BKHP / S.R.-42 / VASHI.779 - 86 / 09 dated 24-02-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8199 dated : 27-03-2009, which was certified by the competent authority.

5. Originally, the said land of Block No. 194 of Mouje - Ghuma was occupied and possessed by Ranchhodbhai Vallabhbhai, in the year 1987.

⇒ Thereafter, the owner of the said land namely Ranchhodbhai Vallabhbhai as self and Karta and Manager of his HUF has sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to Rameshbhai Dhulabhai by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 5007 dated 23-03-1988 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4288 dated 12-01-1990, which was certified by the competent authority.

⇒ Thereafter, the owner of the said land namely Rameshbhai Dhulabhai has sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to Chetan Co-Operative Housing Society Limited represented through its Chairman Chetan Krushnakant Shah by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 2080 dated 25-01-1991 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4514 dated 09-02-1991, which was certified by the competent authority.





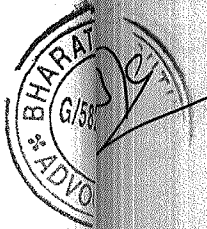
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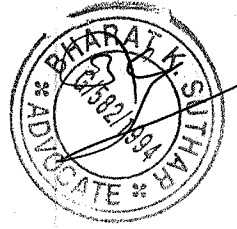
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- ⇒ Thereafter, the owner of the said land namely Chetan Co-Operative Housing Society Limited represented through its Secretary Mahesh S. Modi have sold and conveyed the said agricultural land bearing Block No. 194 of Mouje - Ghuma to (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad under Serial No. 6043 dated 30-03-2008 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7943 dated 25-04-2008, which was certified by the competent authority.
- ⇒ Thereafter, the owners of the said land have filed an application for conversion of the land of Block No. 194 of Mouje - Ghuma into non-agriculture land and hence the Hon. Tauka Development officer, Ahmedabad has granted non-agriculture use permission of the land for residential purpose vide his Order dated 05-01-1991.
6. Accordingly, above said (1) Pravinbhai Talakshibhai & (2) Jayeshbhai Talakshibhai (No. 1 & 2 Jointly 50 % share) & (3) Sanajybhai Haribhai Thakkar (50 % share) became co-owners of the said land of Block No. 189, 190, 191, 192 & 194.
7. Thereafter, the owners of the land of Block No. 189, 190, 191, 192 & 194 namely Pravinbhai Talakshibhai and others have filed an application for the amalgamation of all the lands adjoining to each other before the Mamlatdar, Daskroi, Ahmedabad and





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accordingly, the Mamlatdar, Daskroi has passed an order No. RTS / EKTRIT / GHUMA / VASHI - 425 / 09 dated 23-07-2009 for the amalgamation of the said land into Amalgamated Block No. 189 + 190 + 191 + 192 + 194 and the area was fixed to the extent of 88627 sq. mtrs. and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8281, dated : 23-07-2009, which was certified by the competent authority.

8. Thenafter an application to partitionised entire land of Amalgamated Block No. 189 + 190 + 191 + 192 + 194 was made by owners of land by virtue of that Hon. District Inspector of Land Record (DILR) ordered on 21st May, 2009 under his letter No. DSO / DRK / VASHI / GHUMA / 09 Pu. P. No. 30 to partitionised above said entire land of Amalgamated Block No. 189 + 190 + 191 + 192 + 194 into two parts viz Block No. 189 + 190 + 191 + 192 + 194 / A admeasuring 44314 Sq.Mtrs. which came in the share of said Sanjaybhai Haribhai Thakkar and Block No. 189 + 190 + 191 + 192 + 194 / B admeasuring 44313 Sq.Mtrs. which came in the share of said Pravinbhai Talakshibhai Kotak & Jayeshbhai Talakshibhai Kotak and entry for the same was made in mutation registrar by entry No. 8282 on 23rd July, 2009.
9. Thereafter, the Town Planner, Town Planning and Valuation Department, Ahmedabad has sanctioned plans for the residential plotting on the said land vide its Order No. NABP / GHUMA DASKROI / 1334 dated 02-05-2009 and Order No. NABP / GHUMA / DASKROI / 2030 dated 24-07-2009.





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10. Thereafter, said Sanajy Haribhai Thakkar has floated a scheme of residential plots on the said land for its members as per the approved plans, which is known as "**Dev - 94**".

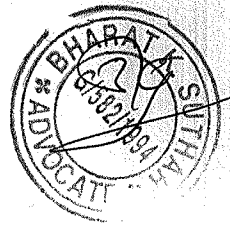
11. **History of Plot No. 72**

⇒ Thereafter, the owner of the said property namely Sanajy Haribhai Thakkar has sold and conveyed the said property being **Plot No. 72** situated in the scheme known as "**DEV - 94**" to Harishankar Kishanchand Gulwani by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 3 (Memnagar) under Serial No. 6124 dated 24-07-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9662 dated 23-01-2014, which was certified by the competent authority dated 11-04-2014.

⇒ Thereafter, the owner of the said property namely Harishankar Kishanchand Gulwani has sold and conveyed the said property being **Plot No. 72** situated in the scheme known as "**DEV - 94**" to Hemaben Bhupendra Shah by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 6332 dated 30-10-2013 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9663 dated 23-01-2014, which was certified by the competent authority dated : 11-04-2014.

⇒ Thereafter, the owner of the said property namely Hemaben Bhupendra Shah have sold and conveyed the said property being **Plot No. 72** situated in the scheme known as "**DEV - 94**" to





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Satsang Buildcon, A Partnership Firm by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 320 dated 06-01-2021 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 12101 dated 22-01-2021, which was certified by the competent authority dated 03-04-2021.

12. History of Plot No. 73

⇒ Thereafter, the owner of the said property namely **Sanjay Haribhai Thakkar** has sold and conveyed the said property being **Plot No. 73** situated in the scheme known as "**DEV - 94**" to **Harishankar Kishanchand Gulwani** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 3 (Memnagar) under Serial No. 6123 dated 24-07-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9664 dated 23-01-2014, which was certified by the competent authority dated 11-04-2014.

⇒ Thereafter, the owner of the said property namely **Harishankar Kishanchand Gulwani** has sold and conveyed the said property being **Plot No. 73** situated in the scheme known as "**DEV - 94**" to **Rajesh Rasiklal Shah** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 6333 dated 30-1-2013 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9670 dated 23-01-2014, which was certified by the competent authority dated : 11-04-2014.





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⇒ Thereafter, the owner of the said property namely Rajesh Rasiklal Shah have sold and conveyed the said property being **Plot No. 73** situated in the scheme known as "**DEV - 94**" to **Satsang Buildcon, A Partnership Firm** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 315 dated 06-01-2021 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 12100 dated 22-01-2021, which was certified by the competent authority dated 30-03-2021.

13. History of Plot No. 74

⇒ Thereafter, the owner of the said property namely Sanajy Haribhai Thakkar has sold and conveyed the said property being **Plot No. 74** situated in the scheme known as "**DEV - 94**" to Rukmanidevi Harishankar Gulwani by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 3 (Memnagar) under Serial No. 6243 dated 27-07-2009 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8756 dated 29-12-2010, which was certified by the competent authority dated 16-03-2011.

⇒ Thereafter, the owner of the said property namely Rukmanidevi Harishankar Gulwani has sold and conveyed the said property being **Plot No. 74** situated in the scheme known as "**DEV - 94**" to Pravinchandra Laljibhai Patel, Tejaskumar Pravinbhai Patel & Snehalkumar Pravinbhai Patel by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 2994 dated 07-05-2016 and entry to





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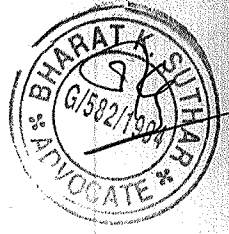
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that effect was mutated in the revenue record of the said land vide Mutation Entry No. 11183 dated 26-10-2018, which was certified by the competent authority dated : 16-01-2019.

⇒ Thereafter, the owner of the said property namely Pravinchandra Laljibhai Patel, Tejaskumar Pravinbhai Patel & Snehalkumar Pravinbhai Patel have sold and conveyed the said property being **Plot No. 74** situated in the scheme known as "**DEV - 94**" to **Satsang Buildcon, A Partnership Firm** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 9 (Bopal) under Serial No. 318 dated 06-01-2021 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 12105 dated 23-01-2021, which was certified by the competent authority dated 03-04-2021.

14. We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
15. The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.
16. This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.





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17. This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
18. As informed to us, 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 prodeedings, nor any order, decree, attachement or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non- agricultural land bearing **(a) Plot No. 72** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities, **(b) Plot No. 73** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & **(c) Plot No. 74** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "**DEV - 94**" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki)



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admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) is belonging to **Satsang Buildcon, A Partnership Firm** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : April 23, 2022.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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TITLE CLEARANCE CERTIFICATE

Date : 23-04-2022.

Ref. : IN THE MATTER OF INVESTIGATION OF TITLE to the non agricultural land bearing (a) **Plot No. 72** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities, (b) **Plot No. 73** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (c) **Plot No. 74** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "**DEV - 94**" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) belonging to **Satsang Buildcon, A Partnership Firm** having its office at : 7, Gunatit Park, Ghatlodiya, Ahmedabad.

This is to certify that we have caused necessary searches to be taken with the available Revenue records and Sub - Registry records



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for a period of last about thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid party, and we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrance.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of non agricultural land bearing (a) **Plot No. 72** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities, (b) **Plot No. 73** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (c) **Plot No. 74** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "**DEV - 94**" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal).

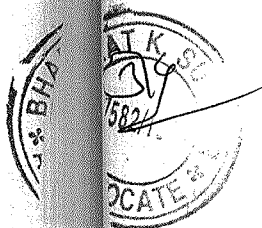
Place : Ahmedabad.

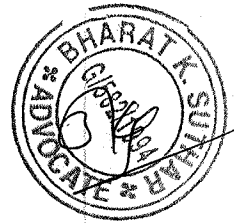
Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.

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NON ENCUMBRANCE CERTIFICATE

Date : 23-04-2022.

To,

Satsang Buildcon, A Partnership Firm

7, Gunatit Park, Ghatlodiya, Ahmedabad.

Sub : NON Encumbrance Certificate.

This is to certify that, **Satsang Buildcon, A Partnership Firm**, having its office at : 7, Gunatit Park, Ghatlodiya, Ahmedabad. The Owner, Possessor and developer of the below said land which is hereinafter called as "Said land".

ALL THAT piece or parcel of non agricultural land bearing (a) **Plot No. 72** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities, (b) **Plot No. 73** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities & (c) **Plot No. 74** having plot area admeasuring 322 sq.yards. i.e. 269.23 sq.mtrs. together with undivided proportionate share in the land of common internal road, common plot and common amenities and facilities situated in the scheme known as "**DEV - 94**" situate, lying and being on the non-agriculture land bearing consolidated Block No. 189 + 190 + 191 + 192 + 194 / A (Old Block No. 189, 190, 191, 192 & 194 Paiki) admeasuring 44314 sq.mtrs. of Mouje - Ghuma, Taluka - Daskroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal).



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Further said that the **Satsang Buildcon, A Partnership Firm**, has proposed construction of residential unit in name of "SATSANG RESIDENCY" hereinafter called as said project.

We have examined there is no encumbrance on the above said land, which is free from all encumbrances.

Place : Ahmedabad.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

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