

D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :

DVD/2019/9030

Dated : 24/07/2019

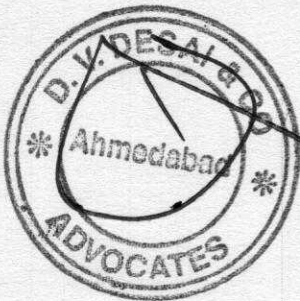
To
M/s. RAJVI ENTERPRISE
G - 342, City Center
Nr. Idgah Circle
Prem Darwaja Road
Asarwa
Ahmedabad

Dear sir,

Re: Investigation of title to the freehold Residential use Non-Agricultural land bearing Revenue Survey No.280 and Final Plot No.222 of Town Planning Scheme No.26 of Mouje Vasana of Old Ahmedabad City West Taluka and New Sabarmati Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 4 (Paldi) belonging to M/s. RAJVI ENTERPRISE, i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar old Ahmedabad City West Taluka and New Sabarmati Taluka at Ahmedabad and that of the Circle Inspector/ Talati Mouje Vasana as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years as also from certain deeds, documents, permissions, papers etc., submitted to us it appears that much prior to 1984 the Bigger Plot of land bearing Revenue Survey No.280 admeasuring A 2 = 30 G i.e. 11129 sq.mts. or thereabouts originally belonged to (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai



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(3) Hiraben Wd/o. Ashabhai Madhabhai and (4) Shri Naranbhai Madhabhai, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 26 the said land was given Final Plot No. 222 in lieu of Survey No. 280 and the area of the said land was fixed as 5217 sq.mts. and in turn District Inspector of Land Records vide its KJP Order dated 06/10/1978 had effected Durasti in respect of Survey Numbers of the lands of Village Vasna. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 01/10/1984 under Serial No.2896 duly certified by the concerned revenue authority followed by Village Form No. 7 &12 and since then said (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai (3) Hiraben Wd/o. Ashabhai Madhabhai and (4) Shri Naranbhai Madhabhai were holding the said Final Plot land as absolute co.owners and possessors thereof, which please note.

We further find that certain lands of Village Vasna were reserved for the Housing Scheme of the Ahmedabad Municipal Corporation, however The Gujarat Government vide its Gazette dated 22/10/2002 had implemented revised development of the lands of Town Planning Scheme No.26 and hence the reservation for Ahmedabad Municipal Corporation Housing was duly cancelled and the land was confirmed to be within Residential (1) zone. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 06/01/2005 under Serial No.4774 duly certified by the concerned revenue authority followed by Village Form No. 7 &12 and since then said (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai (3) Hiraben Wd/o. Ashabhai Madhabhai and (4) Shri Naranbhai Madhabhai were holding the said land as absolute co.owners and possessors thereof, which please note.



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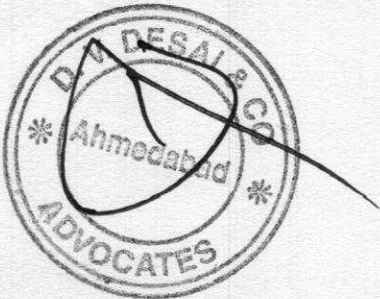
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We further find that thereafter said Hiraben Wd/o. Ashabhai Madhabhai died on 17/05/1991 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/05/2008 under Serial No.4979 duly certified by the concerned revenue authority followed by Village Form No. 7 &12 and since then said (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai (3) Shri Naranbhai Madhabhai were holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that thereafter said (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai (3) Shri Naranbhai Madhabhai agreed to sell and transfer their right, title and interest in the said land in favor of Shriji (Vasana) Co-op. Hou. Soc. Ltd., pursuant to Agreement for Sale entered into by and between them and thereafter said (1) Shri Jayantibhai Ashabhai (2) Shri Govindbhai Ashabhai (3) Shri Naranbhai Madhabhai at the request of Shriji (Vasana) Co-op. Hou. Soc. Ltd., sold and conveyed their respective right, title and interest in the said land in favor of (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jiviben Prabhudas Patel. The Deed of Conveyance in respect whereof was duly executed on 31/03/2008 and registered with the Sub Registrar, Ahmedabad under Serial No. 5146 wherein said Shriji (Vasana) Co-operative Housing Society Limited has joined therein as necessary confirming party therein. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/05/2008 under Serial No.4981 duly certified by the concerned revenue authority followed by Village Form No. 7 &12 and since then said (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai



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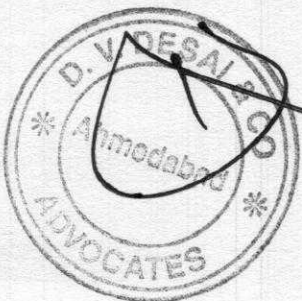
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Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jivtiben Prabhudas Patel were holding the same as absolute owner and possessor thereof, which please note.

We further find that thereafter a SLP No.10857-10859/08 was filed with the Hon'ble Supreme Court of India whereby pursuant to the interim order passed by the said Hon'ble Supreme Court of India it was directed to the Ahmedabad Municipal Corporation and other concerned authorities to issue necessary permissions in respect of the lands stating interlia therein subject to the final outcome of the SLP. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 25/02/2010 under Serial No.5221 which was not certified i.e. was cancelled by the concerned revenue authority, which please note.

We further find that one Shri Vishram Premjibhai Gami had filed a Civil Suit No. 2819/2010 against (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jivtiben Prabhudas Patel claiming to have invested in the said land and praying for obtaining status quo in respect of the said land. A Notice of Lispendence in respect whereof was duly executed on 22/12/2010 and the same was duly registered with the Sub-Registrar, Ahmedabad - 4 (Paldi) under Serial No.17441. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 05/01/2011 under Serial No.5316 which was not certified i.e. was rejected by the concerned revenue authority, which please note.

We further find that thereafter said (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jivtiben Prabhudas Patel had got constructed residential unit over



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the said land according to the permission and plan duly approved by the Ahmedabad Municipal Corporation and hence got the unauthorized Non Agricultural use of the said land duly regularized by converting the said land into Non Agricultural residential use purpose vide order dated 24/05/2013 issued by the Collector (N.A.), Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 13/06/2013 under Serial No.5577 duly certified by the concerned revenue authority followed by Village Form No. 7 &12, which please note.

We further find that thereafter the stay application under Civil Suit No. 2819/2010 filed by said Shri Vishram Premjibhai Gami was duly rejected by the said Hon'ble Court vide its order dated 30/09/2013, however the said Civil suit is still pending before the Hon'ble Court. Further a Cancellation of Notice of Lispendence was also duly executed by Shri Ketanbhai Jagdishbhai Patel on 17/07/2014 and registered with the Sub-Registrar, Ahmedabad - 4 (Paldi) under Serial No.5186, which please note.

We further find that thereafter said (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jivtiben Prabhudas Patel had agreed to sell and transfer part of the land admeasuring 4347.50 sq.mts. or thereabouts in favor of Skarlet DNP Projects. The Agreement to Sell in respect whereof was duly executed by and between them on 30/07/2014 and registered with the Sub-Registrar, Ahmedabad - 4 (Paldi) under Serial No.5550, however the said transaction was duly cancelled by and between them vide Registered Cancellation of Agreement dated 10/09/2018 duly registered with the Sub-Registrar, Ahmedabad -4 (Paldi) under Serial No.11381, which please note.



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We further find that Hon'ble Supreme Court of India vide its order dated 30/06/2014 in Civil Appeal No. 5865 - 67 / 2014 (Arising out of SLP(c) Nos.10930-10932/2008) had brought an end to the Public Interest Litigation since The Evacuation Property Act was duly repealed and hence no further legal proceedings was required to continued. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 17/06/2015 under Serial No.5725 duly certified by the concerned revenue authority followed by Village Form No. 7 &12, which please note.

We further find that thereafter pursuant to the Correction Order dated 28/02/2018 issued by the City Mamlatdar, Sabarmati, Ahmedabad whereby the word old tenure was removed and inserted with the word Non Agricultural in the Village Form No. 7 in Tenure Column. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 08/03/2018 under Serial No.5967 duly certified by the concerned revenue authority followed by Village Form No. 7 &12, which please note.

We further find that thereafter said (1) Shri Dilipbhai Prabhudas Patel (2) Shri Prabhudas Ranchodlal Patel (3) Shri Jagdishbhai Prabhudas Patel (4) Shri Ketanbhai Jagdishbhai Patel (5) Shri Chetanbhai Jagdishbhai Patel and (6) Jivtiben Prabhudas Patel sold and conveyed their respective right, title and interest in the said land in favor of Dharmadev Buildcon Private Limited. The Deed of Conveyance in respect whereof was duly executed on 10/09/2018 and registered with the Sub-Registrar, Ahmedabad - 4 (Paldi) under Serial No.11362. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 14/09/2018 under Serial No.6025 duly certified by the concerned revenue authority followed by Village Form No. 7 &12 and since then Dharmadev



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Buildcon Private Limited were holding the said land as owners and possessors thereof, which please note.

We further find that thereafter said Dharmadev Buildcon Private Limited had agreed to sell its right, title and interest in the said land in favor of M/s. Amrapali Infracon vide Agreement to Sell dated 10/09/2018 which was duly registered with the Sub Registrar, Ahmedabad under Serial No. 11393, however the said transaction has been mutually cancelled by and between the parties and in turn said Agreement to Sell bearing Registration Serial No. 11393 was duly cancelled vide Registered Cancellation of Agreement to Sell dated 20/05/2019 duly registered with the Sub Registrar, Ahmedabad under Serial No. 6631, which please note.

We further find that thereafter said Dharmadev Buildcon Private Limited sold and conveyed its right, title and interest in the said land in favor of M/s. Rajvi Enterprise, i.e. yourself. The Deed of Conveyance in respect whereof was duly executed on 20/05/2019 and registered with the Sub Registrar, Ahmedabad under Serial No. 6633. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/06/2019 under Serial No. 6109 to be duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, however since then you are holding the same as absolute owners and possessors thereof, which please note.

Further as part of investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Papers "Gujarat Samachar" on 28/03/2019 in the name of Dharmadev Buildcon Private Limited inviting claims and/or objections if any in respect of the said land as also for issuance of title clearance certificate by us against which we have received objections from :-



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01. Shri S. P. Chauhan Advocate vide his objection letter dated 17/10/2018 for his client Vandanaaben D/o. Harshadbhai Chunibhai Patel and W/o. Rajeshbhai Popatbhai Patel claiming for possession in the land of Survey No. 279 (Paiki) and Final Plot No. 312 which actually had no link with the aforesaid land in question, however yourself have also agreed to purchase the said land from her and hence said Vandanaaben D/o. Harshadbhai Chunibhai Patel and W/o. Rajeshbhai Popatbhai Patel has withdrawn her objection vide her undated letter along with a Declaration executed by her on oath dated 26/04/2019 and registered with the Notary Public, Nayana K. Bhatia under Serial No. 4817 and hence the said objection stands cancelled;
02. Shri Rutul P. Desai, Advocate vide his objection letter dated 30/03/2019 for his client Shri Jayesh Talaksibhai Kotak claiming to have right to purchase the said land under and by virtue of Agreement to Sell dated 11/10/2018 entered into by and between them and duly registered with the Notary Public Iigisha P. Shah under Serial No. 5290, however the said Agreement to Sell has been duly mutually cancelled vide Cancellation of Agreement to Sell dated 04/07/2019 entered into by and between them and registered with the Notary Public, Nayana K. Bhatia under Serial No. 7878 and also confirmed on oath by said Shri Jayesh Talaksibhai Kotak vide Declaration executed by him on 23/07/2019 and hence the said objection stands cancelled;
03. Shri Jayeshbhai Dahyabhai Patel vide his objection letter dated 03/04/2019 and 06/04/2019 claiming to have right to purchase the said and under and by virtue of Memorandum of Understanding dated 07/12/2018 entered into by and between himself and M/s. Dharamdev Buildcon Private Limited duly registered with the Notary Public Shri



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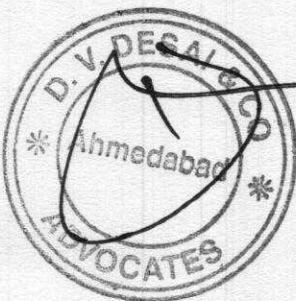
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Vijay C. Shah under Serial No. 10694, however the said Memorandum of understanding has been duly cancelled vide Cancellation of Memorandum of Understanding dated 15/07/2019 entered into by and between them and registered with the Notary Public, Nayana K. Bhatia on 15/07/2019 under Serial No. V - 2A followed by a Declaration dated 15/07/2019 executed on oath by said Shri Jayeshbhai Dahyabhai Patel confirming interalia therein cancellation of said MOU also registered with the Notary Public, Nayana K. Bhatia under Serial No. V - 2C and hence the said objection stands cancelled;

And except for the above objections we have not received any further on other objections in relation thereto, till dated, which please note.

At present the land in question belongs to you as it seen from the documents/papers referred to hereinabove and submitted to us by you as also from whatever search of the records made available to us. It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1989 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad - 4 (Paldi) from 1994 upto date and that of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad - 13 (City Taluka Agri) from 2011 upto date are duly computerized and hence we have obtained the aforesaid search from whatever records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.

In view of what is stated hereinabove we are of the opinion that the title to the land in question is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to :-



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01. Final outcome in Civil Suit No. 2819/2010 filed by said Shri Vishram Premjibhai Gami;
02. Variation if any in Town Planning Scheme;
03. Compliance of all the Terms and Conditions of N.A. Order dated 24/05/2013 issued by the Collector (N.A.), Ahmedabad;
04. Mutation Entry No. 6109 is being duly certified by the concerned revenue authority and in turn your name is being mutated in the revenue records viz. Village Form No. 7 & 12; and
05. Usual Declaration

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold residential use Non Agricultural land bearing Revenue Survey No.280 and Final Plot No.222 of Town Planning Scheme No.26 admeasuring 5217 sq.mts. or thereabouts of Mouje Vasna of Old Ahmedabad City West Taluka and New Sabarmati Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi).

We hope you will find everything in order.

Thanking you,

Yours Faithfully,
For D. V. DESAI & CO.,



(PARTNER)

A handwritten signature in black ink, appearing to be "R. D. Desai", written over the printed name "(PARTNER)".