

HEMAL P. SHAH ADVOCATE

DATED : 24/06/2022

TITLE REPORT

To,

CUBE INFRASTRUCTURE

AHMEDABAD.



Re:- Investigation to the title of Non-Agriculture Land admeasuring 20000 Sq. Mtrs. Bearing Re-Survey No.5 (OLD SURVEY NO. 4/2 *paiki* 4 (Account No. 932) of T.P.SCHEME NO. 2B-1 & FINAL PLOT NO. 126/1 (O.P. NO. 126) (Account no. 932) situated lying and being at Village **DHOLERA Taluka DHOLERA** in the Registration Sub-District **DHOLERA** and District of **AHMEDABAD** belonging **CUBE INFRASTRUCTURE**

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years (dated 11/05/2022 AND 24/06/2022 & receipt no. 202240200001604 & 202202700002618) of the available records of Mamlatdar, Talati and Sub-registrar of DHOLERA & DHANDHKA and on this basis we have investigated the title report as under:

315, Abhishek Plaza, B/h. Navgujarat College, Ashram Road, Ahmedabad. Ph.-27545368



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Originally the said land admeasuring 10,000 sq. yds. was purchased by Chinubhai Chhagandas from Ratilal Jivrajbhai dtd. 3-5-1950 for a consideration of Rs. 500/- (Five hundred only), which was registered in revenue record entry 6 – Record of Right vide Entry No. 278, dtd. 16-03-1978.

Thereafter, said land admeasuring 10,000 sq. yds. was purchased by Vinodchandra Parsottamdas and Tansukhlal Parsottamdas from Ratilal Jivrajbhai Kothari, for which mutation entry was made in revenue record entry 6 – Record of Right vide Entry No. 311, dtd. 23-07-1980.

Thereafter, upon demise of Ratilal Jivrajbhai Kothari, dtd. 15-7-1988, names of his heirs viz. [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal were entered in revenue record by succession, for which mutation entry was made in revenue record entry 6 – Record of Right vide Entry No. 420, dtd. 24-11-1988.

Thereafter, a sale deed was executed in respect of said land by Vasudev Joitaram Joshi and Savitaben Joitaram Joshi in favour of Ratilal Jivrajbhai, which was duly registered in office of Sub-Registrar, dtd. 2-12-1950 vide Sr. No. 745 for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 548, dtd. 1-8-1986.



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Thereafter, the said land was purchased by Sarojbaa alias Sheetalbas Yashpal Singh from said [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 60,000 (Sixty thousand only) dtd. 15-10-1999, for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 617, dtd. 16-10-1999.

Thereafter, a portion of said land was purchased by Dhirajbaa Jitubha from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 60,000 (Sixty thousand only) dtd. 15-10-1999, for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 618, dtd. 16-10-1999.

Thereafter, a portion of said land was purchased by Yashpalsinh Jitubha from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 15,000 (fifteen thousand only) for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 619, dtd. 16-10-1999.

Thereafter, a portion of said land was purchased by Girirajsinh Mahendrasinh from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 16,500 (Sixteen thousand five hundred only) for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 620, dtd. 16-10-1999.



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Thereafter, a portion of said land was purchased by Parshottambhai Punjabhai from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 34,500 (Thirty four thousand five hundred only) dtd. 15-10-1999 for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 621, dtd. 16-10-1999.

Thereafter, a portion of said land was purchased by Hiraben Prabhudasbhai from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 57000 (Fifty seven thousand only) dtd. 15-10-1999 for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 622, dtd. 16-10-1999.

Thereafter, a portion of said land was purchased by Kantibhai Prabhudasbhai from [1] Manubhai Ratilal, [2] Suryaben Ratilal, [3] Pannaben Ratilal for a consideration of Rs. 57000 (Fifty seven thousand only) dtd. 15-10-1999 for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 623, dtd. 16-10-1999.



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Thereafter, upon partition of land, the said land came to the share of Jayeshkumar Manubhai, for which mutation entry was made in revenue record entry 6 – Record of Right vide entry No. 628, dtd. 2-12-1999.

Thereafter, the owner of said land Jayeshkumar Manubhai had sold the same to Krishnabaa Bhupendrasinh Chudasama for a consideration of Rs. 1,00,000/- (One lakh) dtd. 25-2-2002, which was registered in revenue record entry 6- Record of Right by mutation entry No. 700, dtd. 28-2-2002.

Thereafter, the owner of said land Pannaben Rajeshkumar had sold the same to Krishnabaa Bhupendrasinh Chudasama for a consideration of Rs. 1,00,000/- (One lakh) dtd. 25-2-2002, which was registered in revenue record entry 6- Record of Right by mutation entry No. 702, dtd. 28-2-2002.

Thereafter, the owner of said land Krishnabaa Bhupendrasinh Chudasama had sold the same to us, the DEVANG CHANDRAKANT PANDYA & HITESH CHANDRAKANT PANDYA for a consideration of Rs. 64,75,000/- (sixty four lakhs seventy five thousand only) by executing a sale deed No. 1628 dtd. 26-9-2011, which was registered in revenue record entry-6 Record of Right by mutation entry No. 1425, dtd. 27-9-2011.



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The District Collector, Ahmedabad, granted N. A. permission vide their order No. SB/LAND-1 /N.A./S.R./-676/2013, dtd. 27-03-2015, which was registered in revenue record entry 6 – Record of Right vide mutation entry No. 1913, dtd. 17-4-2015.

Thereafter, upon conducting Re-survey in Village Vahelal, new Block No. 5 allotted to old block No. 4/2 Paiki 4, which was recorded in Revenue Record vide mutation entry No. 2107, dtd. 19-9-2016.

Thereafter, the owner of said land DEVANG CHANDRAKANT PANDYA & HITESH CHANDRAKANT PANDYA had sold the same to us, the CUBE INFRASTRUCTURE for a consideration of Rs. 70,00,000-00 (Rs. Seventy Lakhs only) by executing a sale deed No. 588 dtd. 09/03/2022, which was registered in revenue record entry-6 Record of Right by mutation entry No. 3181, dtd. 06/04/2022.

That I have scrutinized a public notice published by me on 27/04/2022 in local daily news paper "GUJARAT SAMACHAR" declaring that, if any person have any kind of objection interruption, have any kind of rights, titles, interest, charges, claim-Suit, lien, maintenance of livelihood about the above Property and thereafter Title clearance certificate will be issued to them with the remarks that the Property-1 to Property-6 is

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free from all kind of encumbrances without doubt and its title is clear and marketable. I have not received any objections in response to a public notice period from any person.

In view of subject to what is hereinabove stated we are of the opinion that the title to the property in question and belonging to **CUBE INFRASTRUCTURE** is clear and free from reasonable doubts and encumbrances, SUBJECT TO Any other Laws, Rules, Acts applicable.

Place: Ahmedabad

Date: 24/06/2022



HEMAL P. SHAH

Advocate

Regn. No. G/1995/2000

Bar Council of Gujarat