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Ref No.: CSAA/JDP/2333/2019 Date: 05-11-2019

To,
Royal Infrastructure,
Ahmedabad.

Re: IN THE MATTER OF INVESTIGATION TO THE TITLE of immovable property being Sub-Plot No. 2 admeasuring about 3022.60 Sq.Mtrs. Non-Agricultural land bearing Final Plot No. 207 admeasuring about 5038 Sq.Mtrs. of T. P. Scheme No.56 (Erstwhile Survey / Block No. 475) situate, lying, and being at Mouje: Gota, Taluka Ghatlodia and Registration Sub-District: Ahmedabad and District: Ahmedabad and belonging to Royal Infrastructure.

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In pursuance of your instructions to investigate/verify the titles of aforesaid property, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara, Dy. Mamlatdar and Registration records available at the concerned Office of the Sub-Registrar of Assurances for a period of last about Thirty Years through our search clerk. We have taken root of title for last about Thirty Years and verified the Documents, Papers, Writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owner/s of the said property and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for its personal use is a stated hereafter. For detailed facts and particulars, reference may be taken from the documents, Papers, Writings and Records referred to herein below:

1. Originally, the land of question was independently owned, occupied and possessed by Talshibhai Dahyabhai Patel prior to the years 1985.

2. That, the Mamlatdar and ALT, Daskroi passed Order bearing No. Ganot / Case No.1010 / 85 / Gota in February,1987 and directed to resume the land of Block No. 475 with the Government without any kind of encumbrance for the violation of the provision of Section-63 of Tenancy Act considering the provision of Section – 84 (C) of Tenancy Act and entry to that effect was mutated in the revenue records by Mutation Entry No. 1952 dated 1-9-1988 which was certified by the competent authority.

3. Thereafter, the Deputy Collector (Land Reforms and Appeal), Ahmedabad vide their Order bearing No. Ganot / Appeal / Case No. 58 / 99 dated 18-1-2000 and allowed the appeal filed by Bhikhabhai Talshibhai Patel as legal heir of Late Talshibhai Dahyabhai Patel and set aside the disputed order in February,1987 passed by the Mamlatdar and ALT, Daskroi and

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entry to that effect was mutated in the revenue records by Mutation Entry No. 2587 dated 20-1-2000 which was certified by the competent authority.

4. Thereafter, being aggrieved and dissatisfied by the Order in February,1987 passed by the Mamlatdar and Alt, appeal bearing No. Ganot Case No. 1010/85 was filed before the Deputy Collector and being aggrieved by the order passed by the Deputy Collector, Revision Application No. B.A / 213 / 2000 dated 24-7-2000 was filed before the Gujarat Revenue Tribunal wherein the Gujarat Revenue Tribunal passed Order and directed the parties to maintain Status-Quo and entry to that effect was mutated in the revenue record by Mutation Entry No. 2913 dated 22-1-2003 which was certified by the competent authority.

5. Thereafter, the Applicant in Revision Application No. TEN.B.A.213/2000 had entered in to compromise with opponent No.1 and had produced compromise pursis before the Hon'ble President, Gujarat Revenue Tribunal had also withdrawn his Revision Application and entry to that effect was mutated in the revenue record by Mutation Entry No.3162 dated 22-9-2004 which was certified by the competent authority.

6. Thereafter, the Owner of the said land namely Talshibhai Dahyabhai Patel died intestate on 21-5-1989 leaving behind him his legal heirs as (1) Bhikhabhai Talshibhai Patel, (2) Kantaben Wd/o Talshibhai Dahyabhai Patel, (3) Niruben Talshibhai Patel, (4) Sudhaben Talshibhai Patel, (5) Urmilaben Talshibhai Patel, (6) Shantuben Talshibhai Patel and (7) Tikuben (Kalpanaben) Talshibhai Patel and hence their names were entered in the revenue records upon succession rights and entry to that effect was mutated in the revenue record vide Mutation Entry No.3163 dated 28-9-2004 which was certified by the competent authority.

7. Thereafter, the Owners of the said land namely (1) Niruben Talshibhai Patel, (2) Sudhaben Talshibhai Patel, (3) Urmilaben Talshibhai Patel, (4) Shantuben Talshibhai Patel, (5) Tikuben (Kalpanaben) Talshibhai Patel and (6) Kantaben Wd/o Talshibhai Dahyabhai Patel have voluntarily waived and relinquished their rights, title, interest, share, and claim persisting in the said land in favour of Bhikhabhai Talshibhai Patel of the said land and hence their names were deleted from the revenue record and entry to that effect was mutated in the revenue record by Mutation Entry No. 3164 dated 28-9-2004 which was certified by the competent Authority.

8. Thereafter, being aggrieved and dissatisfied by the Order in February,1987 passed by the Mamlatdar and Alt, appeal bearing No. Ganot Case No. 1010/85 was filed before the Deputy Collector and being aggrieved by the order passed by the Deputy Collector(Land Reforms & Appeal) bearing No.

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Ganot / Appeal No. 58/99, Revision Application bearing No. B.A / 316 / 2004 (3) was filed before the Gujarat Revenue Tribunal wherein the Gujarat Revenue Tribunal passed Order dated 4-5-2005 and directed the parties to maintain Status-Quo and entry to that effect was mutated in the revenue record by Mutation Entry No. 3329 dated 5-9-2005 which was certified by the competent authority.

9. Thereafter, Joitaram Kacharabhai Patel have executed Deed of Cancellation in favour of Bhikhabhai Talshibhai Patel as legal heir of Late Amthiben D/o Nathaji Dahyaji Patel and the said Deed Of Cancellation is registered in the office of the Sub-Registrar of Assurances under Serial No.10783 dated 24-11-2006.

10. Thereafter, the Mamlatdar, Dascroi vide their Order bearing No. RTS / Record Promulgation / 72 / 08 dated 3-10-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and directed to mention Mutation Entry Nos. 535, 2587, 3163 and 3164 and delete Mutation entry No. 565 from 7/12 abstract of Block/Survey No. 475 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4177 dated 27-12-2008 which was certified by the competent authority.

11. Thereafter, the Gujarat Revenue Tribunal, Ahmedabad passed Order in Revision Application No. BA / 316 / 04 (3) on 4-5-2005 to maintain Status-Quo and not to transfer, mortgage or create any charge or lien on the said land till another order is made for case No. 10-10-85 of Mamlatdar and ALT, Dascroi and Mamlatdar and ALT issued letter bearing No. ALT / Dascroi / V. 1327 / 08 dated 24-12-2008 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4184 dated 6-1-2009 which was certified by the competent authority.

12. Thereafter, upon the reconstitution of Ahmedabad city and Dascroi Taluka of Ahmedabad District vide Resolution No.PFR/102011/275/L/1 dated 17-3-2012 two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly Gota village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by Mutation Entry No. 5271 dated 3-5-2012 which was certified by the competent authority.

13. Thereafter, the Gujarat Revenue Tribunal passed Order in Revision Application No. TEN / BA / 316 / 2004 on 18-3-2015 and disallowed Revision Application and Cancelled the Order in February,1987 passed by the Mamlatdar and ALT Dascroi in Ganot Case No.1010/85 and reestablished the said land as new tenure land and stated the opponent No.2 as bonafied purchaser and entry to that effect was mutated in the

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revenue record by Mutation Entry No. 6154 dated 1-4-2015 which was certified by the competent authority.

14. Thereafter, the Gujarat Revenue Tribunal passed Order in Revision Application No. T.E.N / B.A / 316 / 2004 on 18-3-2015 and disallowed Revision Application and Cancelled the Order in February,1987 passed by the Mamlatdar and ALT Dascroi in Ganot Case No.1010/85 and reestablished the said land as new tenure land and stated the opponent No.2 as bonafied purchaser and entry to that effect was mutated in the revenue record by Mutation Entry No. 6330 dated 3-10-2015 which was certified by the competent authority.

15. Thereafter, the Mamlatdar, Ghatlodia vide their Order bearing No. City (Ghatlodia) RTS / Sudhara Hukam / SR-152 / 2015 Vashi.307 / 2016 dated 8-3-2016 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6502 dated 8-3-2016 which was certified by the competent authority.

16. Thereafter, the District Collector, Ahmedabad vide their Order No. CB / C.T.S.-2 / N.Sh. / Premium / Gota / S.No. / Block No. 475 / SR.318 / 2016 / F.M.P.S.N.O.-1471 dated 18-2-2017 had converted the said land to Old Tenure for Non-Agricultural Use and entry to that effect was mutated in the revenue record by Mutation Entry No. 7046 dated 20-3-2017 which was certified by the competent authority.

17. Thereafter, the District Collector, Ahmedabad vide their Order bearing No. CB / CTS-2 / Ta.Bi.khe / K-65 / Gota / Block / S.No. 475 /S.R.-19 / 2017 dated 25-5-2017 had granted Non-Agricultural Use permission to the said land and entry to that effect was mutated in the revenue record by Mutation Entry No. 7184 dated 5-7-2017 which was certified by the competent authority.

18. Thereafter, the Owner of the said land namely Bhikhabhai Talshibhai had sold and conveyed the land bearing Final Plot No.207 admeasuring about 5038 of T.P.Scheme No. 56 to (1) Visabhai Malabhai Desai, (2) Ranvirbhai Visabhai Desai (Serial No. 1 and 2 as the owner of 50% share), (3) Shaileshbhai Chinubhai Shah (as the owner 25% share) and (4) Gandabhai Ghelabhai Rabari (as the owner 25% share) by Sale Deed registered in the office of the Sub-Registrar of Assurances under Serial No.14438 dated 4-10-2017 and entry to that effect was mutated in the revenue record by Mutation Entry No.7329 dated 30-11-2017 which was certified by the competent authority.

19. Thereafter, (1) Kantaben Wd/o Talshibhai Dahyabhai Patel, (2) Niruben D/o Talshibhai Dahyabhai Patel W/o Dashrathbhai

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Patel, (3) Sudhaben D/o Talshibhai Dahyabhai Patel W/o Kanubhai Patel, (4) Urmilaben D/o Talshibhai Dahyabhai Patel W/o Arvindbhai Patel, (5) Shantuben Alias Sangeetaben D/o Talshibhai Dahyabhai Patel W/o Chhanabhai Patel and (6) Tikuben Alias Kalpnaben D/o Talshibhai Dahyabhai Patel W/o Jitendrabhai Patel had executed Deed of confirmation in favour of (1) Visabhai Malabhai Desai, (2) Ranvirbhai Visabhai Desai (Serial No. 1 and 2 as the owner of 50% share), (3) Shaileshbhai Chinubhai Shah (as the owner 25% share) and (4) Gandabhai Ghelabhai Rabari (as the owner 25% share) by Deed of Confirmation registered in the Office of the Sub-Registrar of Assurances under Serial No. 14446 dated 4-10-2017.

20. Thereafter, (1) Nitaben W/o Bhikhabhai Talshibhai Patel, (2) Devangiben Bhikhabhai Talshibhai Patel and (3) Sachin Bhikhabhai Patel had executed Deed of confirmation in favour of (1) Visabhai Malabhai Desai, (2) Ranvirbhai Visabhai Desai (Serial No. 1 and 2 as the owner of 50% share), (3) Shaileshbhai Chinubhai Shah (as the owner 25% share) and (4) Gandabhai Ghelabhai Rabari (as the owner 25% share) by Deed of Confirmation registered in the Office of the Sub-Registrar of Assurances under Serial No. 14505 dated 9-10-2017.

21. Thereafter, the Owners of the said land namely (1) Visabhai Malabhai Desai, (2) Ranvirbhai Visabhai Desai (Serial No. 1 and 2 as the owner of 50% share), (3) Shaileshbhai Chinubhai Desai (as the owner 25% share) (it should be Shaileshbhai Chinubhai Shah as mentioned in sale deed) and (4) Gandabhai Ghelabhai Rabari (as the owner 25% share) have sold and conveyed the said land to Royal Infrastructure by Sale Deed registered in the office of the Sub-Registrar of Assurances under Serial No.20168 dated 30-10-2018 and entry to that effect was mutated in the revenue record by Mutation Entry No.7715 dated 2-11-2018 which was certified by the competent authority.

22. Thereafter, the District Collector, Ahmedabad vide their Order bearing No. CB / NA / Ahmedabad / Gota / 475 / 995444 / 2018 dated 15-12-2018 had granted Non-Agricultural Use permission to the said land and entry to that effect was mutated in the revenue record by Mutation Entry No. 7794 dated 30-1-2019 which was certified by the competent authority.

23. Thereafter, the Ahmedabad Municipal Corporation vide it's Order bearing No. NOC / 24 / 11 / 2018 / 100011762 dated 20-3-2019 and accordingly Final Plot No.207 was given in instead of Block No.475 and area was fixed to the extent of 5038 Sq.Mtrs. and entry to that effect was mutated in the revenue record by Mutation Entry No.7999 dated 3-7-2019 which was certified by the competent authority.

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24. On bare perusal of record of the case in hand, it transpires that Municipal Commissioner, Ahmedabad Municipal Corporation, had issued commencement letter bearing No. 02160/170619/A2478/M1 dated 5-7-2019 in accordance with the provision of section 29(1), 34, 49(1) of Gujarat Town Planning and Urban Development Act and section 253/254 of the Gujarat Provincial Municipal Corporation Act and sanctioned plan of Sub-Plot No. 1 and 2 and it is pertinent to note that the land in question was included in Sub-Plot No.2 and accordingly the area of Sub-Plot No.2 is fixed to the extent of 3022.60 Sq.Mtrs. and it is belonging to Royal Infrastructure.

25. Thereafter, the Owner of the said plot has floated the scheme Known as "Ganesh Royal".

26. Thereafter, Ahmedabad Municipal Corporation had passed the plans of the said scheme and had issued Commencement Letter for construction vide Rajachitthi No. 02670 / 170719 / A2711 / R0 / M1 dated 21-10-2019.

27. As a part of investigation of title , we have also caused Public Notice in the daily news paper "GUJARAT SAMACHAR" dated 18-7-2019 inviting any claim, rights, title, interest, objection or obligation or obligation, if any in, on or upon the said land, pursuant to which, we have not received any claim /objection from any persons, in response thereto.

The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for purposes to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. It is to be noted that the search of complete registration records is not available due to tearing of pages of Books available for inspection. We have also pursued the copies of papers, documents, statements etc. produced/submitted by you and relied on the facts mentioned therein believing the same to be true and trustworthy.

We have been informed by you that the said property has not been given in security and neither you nor your predecessor in title, your heirs, assigns, executors, administrators, successors etc. have created any charge or encumbrances of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings or any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect your title.

In view of aforementioned facts and circumstances and perusal of the deeds, documents, papers, writings and records etc. submitted/furnished by the owner/s of the captioned property and believing the same to be true, genuine and obtained from original sources. It appears that the titles of the

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captioned property shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

(I) **Usual Declaration-cum-Indemnity on title being made by the owners and also confirming the aforesaid facts and circumstances.**

(II) **Fulfillment of the terms and conditions laid down in N.A. Order.**

(III) **Fulfillment of the provision of relevant prevailing laws.**

(IV) **Search of complete registration record is not available due to tearing of pages of Books available for inspection.**

Yours faithfully,
For, Chetan Shah and Associates, Advocates

CHETAN SHAH AND ASSOCIATES ADVOCATE AHMEDABAD

J.D.Patel
ADVOCATE

AND ASSOCIATES ADVOCATE AHMEDABAD