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Enrollment No: G-3231/2005.

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To,
AAKAR BUILDERS,
a Partnership Firm.
302, Maharana Pratap Complex,
B/h V S Hospital,
Opp. Ellis bridge Post Office,
Ellisbridge, Ahmedabad-06

PARVEZJILANI S. CHAUHAN ADVOCATE AHMEDABAD

TITLE CERTIFICATE CUM TITLE REPORT

Reg.:- Non Agricultural land bearing Sub Plot No. 1 admeasuring 3382.29 Sq. Mtrs. forming part of Final Plot No. 30 admeasuring 3885 Paiki in Town Planning Scheme No. 84-B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs situate, lying and being at Moje Makaraba, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad -04 (Paldi) and belonging to AAKAR BUILDERS, a Partnership Firm.

As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search of ***available*** revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given to us that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:

1) That land bearing Survey No. 196/2B was belonging to Sarkhej Sadavrut Vahivat Karta Karunasankar Laluram Tripathi since the year of 1948 and Tapisankar Bulakhidas was Protected Tenant of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2640 dated 20-11-1948.

2) That as per order bearing Taluka Order No. P H S 19 dated 03-11-1950, as per Puravni Patrak No-09 hissa of land bearing New Survey No. 196/2B Acar 1-24 Guntha. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2733 dated 20-11-1950.

3) That as per Revenue Department of Maharastra Government Order bearing No. 2252/49 dated 27-02-1950, Natha Vasta were entered as ordinary tenants of the said land bearing Survey No 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2791 dated 04-10-1952.

4) That said Sarkhej Sadavrut Vahivat Karta Karunasankar Laluram Tripathi died intestate last 26 Years Hence names of his heirs viz. (1) Ratanlal Karunasankar Tripathi (2) Chunilal Karunasankar Tripathi were entered in the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2807 dated 05-04-1953.

5) That as Sarkhej Sadavrut Vahivat Karta (1) Ratanlal Karunasankar Tripathi (2) Chunilal Karunasankar Tripathi was not administrative in this land instead of Sarkhej Sadavrut Vahivat Karta Kesavlal Shivram Tripathi were entered in the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2808 dated 09-04-1953.

6) That as per Revenue Department of Maharastra Government Order bearing No. 2252/49 dated 27-02-1950, held that Ordinary Tenants Natha Vasta was the said land bearing Survey No 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2882 dated 09-04-1953.

7) That as per Taluka order bearing No. T.N.C.S.R.... dated 23-02-1952, held that said Tapisankar Bukhalidas was not protected tenant. Hence names of Tapisankar Bukhalidas were deleted from the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said

effect was made in the revenue record vide Entry No. 3131 dated 10-04-1953.

8) That land owner held Certificate of as provided under section 88(B) of the Bombay Tenancy Act. Stop process of as provided under section 32(g) of the Bombay Tenancy Act as per Mamlatdar order No. Tribunal case no.83 and 148 dt.21-06-1960. Mutation Entry to the said effect was made in the revenue record vide Entry No.4163 dated 17-10-1960.

9) That said Natha Vasta was not cultivated the said land and Allarakha Abhram was held held that Ordinary Tenant. Hence names of Natha Vasta were deleted and Allarakha Abhram entered from the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4230 dated 29-06-1961.

10) That land owner held Certificate of as provided under section 88(B) of the Bombay Tenancy Act. Stop process of as provided under section 32(g) of the Bombay Tenancy Act as per Mamlatdar order No. Tribunal case no. 14,3,5,6 dt.26-05-1964. Mutation Entry to the said effect was made in the revenue record vide Entry No.4445 dated 26-02-1965.

11) That land owner held Certificate of as provided under section 88(B) of the Bombay Tenancy Act. Stop process of as provided under section 32(g) of the Bombay Tenancy Act as per Mamlatdar order No. Tribunal case no. 9/66 dt.07-04-1967. Mutation Entry to the said effect was made in the revenue record vide Entry No.4769 dated 06-09-1967.

12) That as per order passed under case no20/72/Makarba dated 31-12-1972 by the Mamlatdar and Krushipuch, it was held that said Allahrakha Abhram was entitled to purchase the said land as provided under section under section 32(g) of the Bombay Tenancy Act. Mutation Entry to the said effect was made in the revenue record vide Entry No.5257 dated 05-09-1977.

13) That the Allahrakha Abhram pay the Purchase value as per order passed under case no20/72/Makarba dated 31-12-1972 by the Mamlatdar and Krushipuch, it was held that said Allahrakha Abhram was entitled to purchase the said land as provided under section under section 32(g) of the Bombay Tenancy Act. Than Mamlatdar and Krushipuch issue Certificate No.16 of the Nanuma No-09. Mutation Entry to the said

effect was made in the revenue record vide Entry No.5584 dated 23-04-1981.

14) That said Allahrakha Abhram died intestate dated 28-08-1988 Hence names of his heirs viz. (1) Nooriben W/o Allahrakha Abhram, (2) Habibbhai Allahrakha, (3) Madinaben D/o Allahrakha Abhram, (4) Rasidaben D/o Allahrakha Abhram, (5) Salimbhai Allahrakha were entered in the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6727 dated 02-06-1990.

15) That as per order passed Ganot Case No/100/97 dated 28-08-1998 by the Mamlatdar and Krushipuch, Government (Shree Sarkar) entered revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8496 dated 17-10-1998.

16) That as per order passed Ganot/Appeal/case no./120/99 dated 22-02-2000 by the Deputy Collector (J.Su and Appeal) Ahmedabad to cancelled the Order Ganot Case No/100/97 dated 28-08-1998 by the Mamlatdar and Krushipuch. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8696 dated 24-02-2000.

17) That the (1) Nooriben W/o Allahrakha Abhram, (2) Madinaben D/o Allahrakha Abhram, (3) Rasidaben D/o Allahrakha Abhram has waive her rights on the land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 10192 dated 27-11-2006.

18) That several mistakes were appeared in the 7/12 forms of the several lands. Therefore City Mamlatdar, Ahmedabad by his rectification order bearing no. R.T.S./ Sudhara Hukam/ Kshati yadi/ S.R. No. 2251/08 dated 29-09-2008, rectified the said mistakes in the revenue record of the said land bearing Survey No. 196/2B. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11059 dated 20-10-2008.

19) That on implementation of Town Planning Scheme No. 84-B (Makaraba), the land bearing Survey No. 196/2B admeasuring 6475 Sq. mtrs. was given Final Plot No.30 admeasuring 3885 Sq. mtrs.

20) That being aggrieved by cancellation of Mutation Entry No. 10192, a (1) late Madinaben D/o Allahrakha Abhram, (1.1) Moinbhai Maksoodbhai Ghanchi, (1.2) Mahirbhai Maksoodbhai Ghanchi, (1.3) Merakben Maksoodbhai Ghanchi, (2) Rasidaben D/o Allahrakha Abhram had filed

an appeal before the Deputy Collector (West), Ahmedabad. The Deputy Collector, (West), Ahmedabad by his order bearing No. R.T.S./ Appeal/ S.R. 357/ 2020 dated 27-09-2020, Unconditionally Withdraw the said appeal. Mutation Entry to the said effect was made in the revenue record vide Entry No. 17705 dated 16-11-2021.

21). That Old Tenure for Non Agricultural use of Final Plot No. 30 paiki (given in lieu of Survey No. 196/2B) in Town Planning Scheme No. 84/B (Makaraba) was granted by District Collector, Ahmedabad by his order bearing No. 1454/07/19/040/2022 dated 21-03-2022. Mutation Entry to the said effect was made in the revenue record vide Entry No. 17812 dated 21-03-2022.

22) That Non Agricultural use permission for Commercial of Final Plot No. 30 paiki (given in lieu of Survey No. 196/2B) in Town Planning Scheme No. 84/B (Makaraba) was granted by District Collector, Ahmedabad by his order bearing No. 1469/07/19/040/2022 dated 22-03-2022. Mutation Entry to the said effect was made in the revenue record vide Entry No.17815 dated 22-03-2022. given in lieu of New Survey No.196/2B Pakki 2.

23) That said (1) Habibbhai Allahrakha Ghanchi, (2) Salimbhai Allahrakha Ghanchi and Confirming Party (1) late Madinaben D/o Allahrakha Abhram, (1.1) Moinbhai Maksoodbhai Ghanchi, (1.2) Mahirbhai Maksoodbhai Ghanchi, (1.3) Merakben Maksoodbhai Ghanchi, and (2) Rasidaben D/o Allahrakha Abhram sold and conveyed the said land admeasuring 3382.29 Sq. Mtrs. forming part of Final Plot No. 30 admeasuring 3885 Paiki in Town Planning Scheme No. 84-B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs Aakar Builders a Partnership Firm by Sale Deed which was registered before the Sub Registrar at Serial No. 19140 on 02-12-2022. Mutation Entry to the said effect was made in the revenue record vide Entry No.18226 dated 19-12-2022.

24) That thereafter Assistant Town Planner, Ahmedabad Municipal Corporatoin had vide its order bearing No. 001LD22230620 dated 04-04-2023, the said entire land bearing Final Plot No. 30 admeasuring 3885 Sq. mtrs. in Town Planning Scheme No. 84/B (Makaraba) was divided into different Sub Plot's in the following manner:-

Sr. No.	Sub Plot No.	Area (in Sq. mtrs.)
1.	Sub Plot No. 1	3382.29
2.	Sub Plot No. 2	502.71
TOTAL		**3885**

25) That said Aakar Builders, a Partnership Firm along with other co. owners had started Commercial construction on the entire land bearing Sub Plot No. 1 admeasuring 3382.29 Sq. mtrs. forming part of Final Plot No. 30 paiki in Town Planning Scheme No. 84/B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs.. The Ahmedabad Municipal Corporation had granted Development Permission bearing No. 001LD22230620 dated 04-04-2023.

Note:- This is to take note that this Title Certificate cum Title Report is restricted to the chain of Title of Sub Plot No. 1 admeasuring 3382.29 Sq. mtrs. belonging to Aakar Builders, a Partnership Firm.

26) Thus said Aakar Builders, a Partnership Firm became owner of Non Agricultural land bearing Sub Plot No. 1 admeasuring 3382.29 Sq. mtrs. forming part of Final Plot No. 30 paiki in Town Planning Scheme No. 84/B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs situate, lying and being at Moje Makaraba, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad -04 (Paldi).

27) That said Aakar Builders, a Partnership Firm had started Commercial construction in the name of SAPPHIRE BUSINESS PARK on Non Agricultural land bearing Sub Plot No. 1 admeasuring 3382.29 Sq. mtrs. forming part of Final Plot No. 30 paiki in Town Planning Scheme No. 84/B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs situate, lying and being at Moje Makaraba, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad -04 (Paldi). The Ahmedabad Municipal Corporation had granted Development Permission vide Raja Chitthi bering No. 08304/080423/A7428/R0/M1. dated 18-04-2023.

28) That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily news paper "Divya Bhaskar" on 28-05-2023 and in response to the same; we have not received any objections till today.

In view of what is stated above, we hereby opine that the titles of above referred Non Agricultural land bearing Sub Plot No. 1 admeasuring 3382.29 Sq. Mtrs. forming part of Final Plot No. 30 admeasuring 3885 Paiki in Town Planning Scheme No. 84-B (Makaraba) allotted in lieu of Revenue Survey No. 196/2B/paiki-2 admeasuring 3885 Sq.Mtrs forming part of Revenue Survey No. 196/2B admeasuring 6475 Sq.Mtrs situate, lying and being at Moje Makaraba, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad -04 (Paldi). and belonging to Aakar Builders, a Partnership Firm shall be clear and marketable and free from reasonable doubts without encumbrances subject to :-

[1] Fulfillment of Terms and Condition laid down in N.A. Use permission order.

[2] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority and plans of construction being sanctioned by appropriate authority and provisions of Draft Town Planning Scheme.

DATED THIS 03 DAY OF JULY, 2023

PARVEZJILANI S. CHAUHAN ADVOCATE AHMEDABAD

Chauhan Adv.

P S Chauhan (Advocate)
Enrollment No: G-3231/2005.

Note of caution and disclaimer:

[1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.

[2] Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous, resulting into our error.

[3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.

[4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.