

MANISH M.PATEL

(Advocate)

(Mo.) 99799 37077

Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall, Nr. Shukan Char Rasta, Nikol, Ahmedabad.

REPORT ON TITLE

Reg: Non-Agricultural land bearing Survey No.132 admeasuring about 1720 Sq.Mtrs, T.P. Scheme No.82 (Lambha-Laxmipura-2), Final Plot No.3 admeasuring 1032 Sq.Mtrs of Multi Purpose of said land or thereabout situate lying and being at Mouje- Laxmipura, Taluka- Vatva in the Registration District of Ahmedabad & Sub-District Ahmedabad-11(Aslali) and belonging to Helly Infra through its administrative Partner Khodidas Lavjibhai Patel.

As per instruction I have examined the titles of above referred property and have conveyed to be taken searches of available revenue and registration record for last 27 years and from that and from the information given to me and believing the same to be true correct and trustworthily also believing the documents/copies/papers etc. furnished in his/its file to be true and genuine and also based upon the information given by the owner that no transfer/agreement was made respect of the land during the period for which the record is not available which would make the title defective I here by give my report on title as under:-

- (1). That land bearing Survey No.164/2 was belonging to Nilkanth Mahadev Through its administrative Punjabhai Joitadas of Prior to the year 1939.
- (2) That Thereafter Co-owner Nilkanth Mahadev Through its administrative Punjabhai Joitadas died on or around Three years ago hence deleted name of administrative Punjabhai Joitadas and enter name of administrative Nathabhai Madhavdas were entered in the revenue record Mutation entry to the said effect was made in the revenue records of the said land by entry no.341 dated 01/09/2004.



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- (3) That thereafter entered as TUKDA entry as per Taluka order No.L.N.D mutation entry to the said effect was made in the revenue record of said land by entry no.486 dated 09/05/1951.
- (4) That thereafter the name of the Kachrabhai Becharbhai entered as tenant as he was farming the said land mutation entry to the said effect was made in the revenue record by entry no.510 dated 18/11/1959.
- (5) That Thereafter Co-owner Nilkanth Mahadev through its administrative Nathabhai Madhavdas died on or around Six years ago hence deleted name of administrative Nathabhai Madhavdas and enter name of administrative Ishwarbhai Parsottambhai and Kachrabhai Bahecharbhai were entered in the revenue record Mutation entry to the said effect was made in the revenue records of the said land by entry no.655 dated 22/12/1959.
- (6) That the order passed by Tribunal & Deputy Collector bearing taluka order no.ca.no.1857 dated 21/04/1960 and decided that the tenant Kacharabhai Becharbhai obtained certificate of GA.DH.Section-88K so Sale invalid said land effect was made in the revenue records of the said land by entry no.683 dated 25/04/1960.
- (7) That the order passed by Mamlatdar & Krushi Panch bearing no.Ganot case no.174/lambha dated- 28/08/1968 and decided that the tenant Kacharabhai Becharbhai has a tenant right in the block no.164/2 and Sale invalid as per provisions of sec-32/U of Bombay Tenancy and Agricultural land act mutation entry to the said effect was made in the revenue record of said land by entry no.792 dated 10/12/1968.
- (8) That the Mamlatdar & Krushi Panch order no.Tenancy Ca/10/73/32PPP dated 01/04/1974 Tenant Kacharabhai Becharbhai and Joitabhai Becharbhai deposited the first installment the purchase price for purchasing the said land and owner Nilkanth Mahadev Through its administrative Ishwarbhai Parsottambhai and



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kacharabhai becharbhai charge in second rights of the said land effect was made in the revenue records of the said land by entry no.870 dated 08/05/1974.

(9) That there after Tenant Kacharabhai Becharbhai and Joitabhai Becharbhai deposited Full and final purchase price for purchasing the said land and Mamlatdar & Krushi Panch issued certificate Namuna no.9 then Deleted the name of Nilkanth Mahadev Through its administrative Ishwarbhai Parshottambhai and kacharabhai becharbhai in second rights of the said land effect was made in the revenue records of the said land by entry no.887 dated 22/05/1975.

(10) That Thereafter Co-owner Joitaram Becharbhai Patel died on or around 21/03/1977 hence name of his heirs (1) Somiben Joitaram (2) Maniben Joitaram (3) Vasudevbbhai Joitaram (4) Rasikbbhai Joitaram (5) Kailashben Joitaram (6) Khodabhai Joitaram (7) Ranjanben Joitaram and (8) Sitaben Joitaram were entered in the revenue record of the said land by Mutation entry to the said effect was made in the revenue record by entry no.928 dated 16-04-1977.

(11) That Thereafter Co-owner Kacharabhai Becharbhai Patel died on or around 16/10/1982 hence name of his heirs Veribhai Kacharabhai Patel were entered in the revenue record of the said land by Mutation entry to the said effect was made in the revenue record by entry no.1015 dated 22/12/1982.

(12) That thereafter Co-owner (1) Maniben Joitaram (2) Kailashben Joitaram (3) Ranjanben Joitaram (4) Somiben Joitaram have released her rights for the said land in favour of (1) Veribhai Kacharabhai (2) Vasudevbbhai Joitaram (3) Khodabhai Joitaram deleted in to the record Mutation entry to the said effect was made in the revenue record of said land by entry no.1255 dated 06/11/1999.

(13) That thereafter Co-owner (1) Vasudevbbhai Joitaram (2) Khodabhai Joitaram (3) Rasikbbhai Joitaram & (4) Sitaben Joitaram have released her rights for the said land in favour of Veribhai Kacharabhai deleted in to the record Mutation



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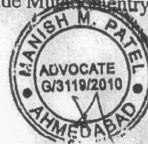
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entry to the said effect was made in the revenue record of said land by entry no.1256 dated 06/11/1999.

- (14) That Thereafter owner Veribhai Kacharabhai died on or around 05/04/2000 hence name of his heirs (1) Ramilaben wo/d Veribhai Kacharabhai (2) Bhavnaben Veribhai (3) Bharatiben Veribhai (4) Harshadbhai Veribhai and (5) Vijaybhai Veribhai were entered in the revenue record of the said land by Mutation entry to the said effect was made in the revenue record by entry no.1430 dated 13/04/2007.
- (15) That vide circular bearing No.PFR/102011/275/L/1 dated 17-03-2012 of the revenue department the reformation of Taluka city and Taluka Dascroi of Ahmedabad District had taken Place and thus two new Talukas .i.e. Ahmedabad city (East) and Ahmedabad city (West) Were Formed, Accordingly land of Village Lamxipura is included in newly formed Taluka Ahmedabad City (East) Mutation entry to the said effect is made in the revenue record of the said land by entry No.1847 dated 03-05-2012.
- (16) Thereafter said (1) Ramilaben wd/o Veribhai Kacharabhai (2) Bhavnaben Daughter Veribhai wife of Arvindbhai Patel and (3) Bharatiben Daughter Veribhai wife of Mukeshbhai Patel has release her rights from the said land in favour of Harshadbhai Veribhai Patel and Vijaybhai Veribhai Patel by Release deed registered before the sub-registrar of Ahmedabad at serial no.548 dated 18/03/2015 mutation entry to the said effect was made in the revenue record by entry no.2006 dated 21/04/2015.
- (17) That thereafter the said land owners made a necessary application to the District Collector Ahmedabad for Converting the Charge of use of said Survey/Block No.132 admeasuring 1032 Sq.Mtrs. from Agricultural use to Non-Agricultural use purpose The District Collector Ahmedabad vide his order No. 2058/07/16/031/2020 dated 31/08/2020 granted Permission in respect of the said land subject in the Revenue record vide Mutation entry No. 2303 dated 12/10/2020.



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- (18) That District Collector, Ahmedabad by order bearing No.2084/07/16/031/2020 dated 01/09/2020 granted N.A. use Permission for the said land of Final Plot No.3 admeasuring 1032 Sq.Mtrs of T.P. Scheme No.82 mutation entry to the said effect was made in the revenue records of the said land by entry no.2304 dated 01/09/2020.
- (19) That thereafter said owner Harshadbhai Veribhai Patel and Vijaybhai Veribhai Patel Sold and Conveyed said land Survey No.132 to Helly Infra through its administrative Partner Khodidas Lavjibhai Patel by Sale Deed Registered before Sub-Registrar Ahmedabad serial no.9039 dated 01/10/2020 Mutation Entry to the said effect was made in the revenue record by Entry No.2338 dated 01/01/2021.
- (20) That Thereafter said owners got approved a Plan from the Ahmedabad Municipal Corporation for construction of Residential Units on the said land vide its Development No.001BP21220324 for a Block-A+B On dated 30/06/2021 and thereafter said firm started construction Residential Units, which will be known as "UPVAN VILLA" on the said land.
- (1) Further the said land is not any way affected by the provision of the Urban land (Celling & Regulation) Act 1976.
- (2) At present the said land belonging to Helly Infra a Partnership firm and from the search of the records whatsoever nature there on.

Property Search:-

Further I have taken search from the office of Sub-Registrar and where in I have not found any Registered Charge regarding the said property .

In View of what is stated above I hereby certify that the title to the said land land at present belonging to the said Shivanta Infra a Partnership firm to be clear, marketable free from any charge or encumbrance and free from reasonable doubts subject to :-



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- (i) Fulfillment of conditions laid down in N.A Order and B.U Permission being obtained.
- (ii) Provisions of the Town Planning and Urban Development Act being sanctioned A.M.C and Plans of construction being sanctioned by A.M.C and provisions of Town Planning Scheme no.82.
- (iii) Any other laws acts rules and regulation as may be applicable at the time bearing in force.

THE SCHEDULE ABOVE REFERRED TO

Non-Agricultural land bearing Survey No.132 admeasuring about 1720 Sq.Mtrs, T.P. Scheme No.82 (Lambha-Laxmipura-2), Final Plot No.3 admeasuring 1032 Sq.Mtrs of Multi Purpose of said land or thereabout situate lying and being at Mouje- Laxmipura, Taluka- Vatva in the Registration District of Ahmedabad & Sub-District Ahmedabad-11(Aslali) and the same is bounded as under:-

On or towards the North : Survey no.131

On or towards the South : 12 Sq.Mtrs Road

On or towards the East : Survey no.133

On or towards the West : Survey no.131

Date :- 30/07/2021

Ahmedabad.



M.M. Patel
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(ADVOCATE)