

BKS

BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

TITLE CERTIFICATE

Ref : Title Clearance Certificate of non- agricultural land bearing Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 69 (Chandkheda - Zundal - Tagad) compromised of Survey No. 309 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje Village TRAGAD Sub District Ahmedabad - 8 (sola) belonging to **Madhuram Blossom - a partnership firm.**

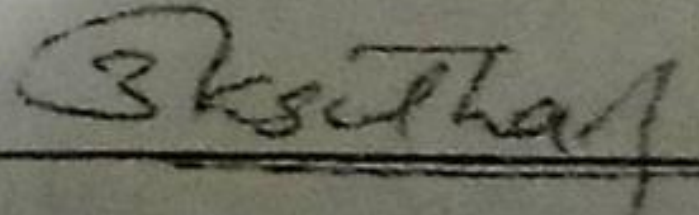
Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non- agricultural land bearing Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 69 (Chandkheda - Zundal - Tagad) compromised of Survey No. 309 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje Village TRAGAD Sub District Ahmedabad - 8 (sola) and belonging to **Madhuram Blossom - a partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : December 24, 2020


Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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NON - ENCUMBRANCE CERTIFICATE

Madhuram Blossom - a partnership firm

D-407, Shabari Appartment, Vastrapur,
Ahmedabad - 380015.

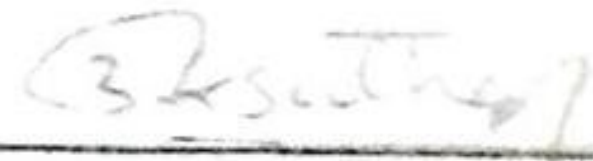
This is to certify that the scheme of Residential & Commercial units known as " **MADHURAM BLOSSOM** " situated non- agricultural land bearing Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 69 (Chandkheda - Zundal - Tagad) compromised of Survey No. 309 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje Village TRAGAD Sub District Ahmedabad - 8 (sola) in the State of Gujarat and further it is developed by **Madhuram Blossom - a partnership firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **Madhuram Blossom - a partnership firm** and land owner / developer has not borrowed loan against charge of said entire land and / or construction / project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Place : Ahmedabad

Date : December 24, 2020.


Bharatbhai K. Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

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TITLE CERTIFICATE & REPORT

To,
Madhura Blossom, A partnership firm,
Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 69 (Chandkheda - Zundal - Tagad) comprised of Survey No. 309 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje Village TRAGAD Sub District Ahmedabad - 8 (sola) in the registration District of Ahmedabad belonging to Madhura Blossom, A partnership firm.

In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirteen years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

- 1). Originally above said other title documents referred. it is observed that prior to 1950, Nathaji Galabji was the owner of Survey No 309 admeasuring Acre 1 - 10 Gs i.e. 5059 sq.mtrs. of Mouje - Tagad, Taluka - Ghatlodiya, District- Ahmedabad.

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- 2). That, the land in question was declared as "FRAGMENT LAND" in accordance with the provisions of Section-5 and Section-6 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947, and entry to that effect was entered in the revenue record vide mutation entry No. 738, dated: 15.12.1951., which was certified by the competent authority.
- 3). That The owner of said land namely Natha Galabji had died intestate about four months ago leaving behind him his lineal descendants as Gopal Natha through his guardian his mother Bai Diva, and hence their name was brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 801 dated 11-04-1953 which was certified by competent authority.
- 4). Thereafter the owner of said land had availed Loan from The Tragad Seva Sahakari Mandali Ltd. and hence, the charge of said society was created in other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 1131, dated 24-08-1975 which was certified by competent authority.
- 5). That The owner of said land namely Gopalji Nathaji had died intestate on 26-04-1995 leaving behind him his lineal descendants as Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji, and hence their name was brought on the revenue record upon succession right and entry to that effect was entered in the

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revenue record vide mutation entry No. 2271 dated 27-02-1997
which was certified by competent authority.

- 6). Thereafter, owner of the said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji decided to sale above said land bearing Survey No. 309 to Manilal Amichanddas Patel, Purushottambhai Amichanddas Patel and Pushpsinh Ramsinh Chauhan and also executed agreement to sale in favour of him. Which was registered with Sub-Registrar of Ahmedabad - 2 (Vadaj) on 08th June, 2000 under Registration No. 2800. Which was cancelled thereafter by both the party and Deed of Cancellation of agreement to sale was executed between both the parties. Which was registered with Sub-Registrar of Ahmedabad - 2 (Vadaj) on 06th February, 2009 under Registration No. 1055.
- 7). Thereafter, owner of the said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji decided to sale above said land bearing Survey No. 309 to Rajkumar Lakshmandas Joshi and Anilkumar Rajkumar Joshi and also executed agreement to sale without possession in favour of him. Which was registered with Sub-Registrar of Ahmedabad - 2 (Vadaj) on 06th November, 2000 under Registration No. 5114. Which was cancelled thereafter by both the party and Deed of Cancellation of agreement to sale was executed between both the parties. Which was registered with Sub-Registrar of Ahmedabad - 2 (Vadaj) on 07th February, 2007 under Registration No. 1669.

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- 8). Thereafter The owners of said land had repaid the loan availed from The Tragad Seva Sahkari Mandali limited and hence, the charge of said Society was released from other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 2359 dated 24-04-2002 which was certified by competent authority.
- 9). Thereafter, above said land bearing Survey No. 309 admeasuring 5059 sq.mtrs. was released from the restrictions of a Restricted Tenure land and converted to old Tenure Land for Agricultural use by the District Collector, Ahmedabad vide his order bearing No. CB / JAMIN - 1 / AGRICULTURAL PREMIUM / S.R. 154 / K - 7296 / 09, dated : -02-2009 and entry to that effect was entered in the revenue record vide mutation entry No. 2998 dated 13-03-2009 which was certified by competent authority.
- 10). Thereafter the owners of said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF had sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 Sq.mtrs of Village - Tragad to Rakeshbhai Balchandbhai Shah, by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vada) under serial No. 162 dated 06-01-2009 and entry to that effect was entered in the revenue record vide mutation entry No. 2999 dated 13-03-2009. However the said entry was cancelled pursuant to the order of the Mamlatdar, Ahmedabad bearing No. R.T.S./TAKRARI NONDH/TRAGAD/CASE NO 84/09, Dated : 12-08-2009.

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- 11). That above said Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF executed an Indemnity Bond in favour of Rakeshbhai Balchandbhai Shah in furtherance of the sale deed executed between them and registered at Serial No. 162 on 06-01-2009 in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. The said indemnity Bond is registered at Serial No. 164 on 06-01-2009.
- 12). That the Tagavi Charge was released from the land bearing Survey No. 309 pursuant to the order of the Taluka Development Authority bearing No. TP / REV / Tagavi / v / 09, dated : 04-04-2009 and entry to that effect was entered in the revenue record vide mutation entry No. 3007 dated 13-05-2009.
- 13). Mutation entry No. 3121, dated : 23-03-2010 pertaining to Civil Suit No. 88 / 06 has been dealt hereinafter.
- 14). Thereafter the owners of said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF had sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 Sq.mtrs of Village - Tragad to Ashwinkumar Shyamsunder Shukia and Hasmukhbhai Kantilal Patel, by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 7031 dated 21-04-2010 and entry to that effect was entered in the revenue record vide mutation entry No. 3136 dated 10-05-2010. However the said entry was cancelled pursuant to the order of

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the Mamlatdar, Ahmedabad bearing No. R.T.S. / Takrari Nondh /
Tragad / Case No. 133 / 2010, Dated : 23-08-2010.

- 15). That above said Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF executed an Indemnity Bond in favour of Ashwinkumar Shyamsunder Shukla and Hasmukhbhai Kantilal Patel in furtherance of the sale deed executed between them and registered at Serial No. 7031 on 21-04-2010 in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. The said indemnity Bond is registered at Serial No. 7033 on 21-04-2010.
- 16). That being aggrieved by the order dated : 12-08-2009 passed by the Mamlatdar, Ahmedabad in R.T.S. / Takrari Nondh / Tragad / Case No. 84 / 09, the applicant moved an appeal before Dy. Collector, Ahmedabad vide R.T.S. / Appeal / Case No. 123 / 10 wherein vide order dated : 26-05-2010, the Dy. Collector granted a temporary stay / injunction order upto 08-06-2010 in respect of the impugned order and entry to that effect was entered in the revenue record vide mutation entry No. 3143 dated 05-06-2010.
- 17). That at the time of mutation of the names of the heirs of deceased Gopalji Nathaji in the revenue records, the name of his daughter Hansaben Gopalji was erroneously omitted from being recorded. Hence her name was sought to be recorded as heir. However, said Hansaben Gopalji Having died about 20 years ago, the names of her son Prakash mafaji Thakore was entered in the

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revenue records of said land and entry to that effect was entered in the revenue record vide mutation entry No. 3183 dated 03-08-2010. However the said entry was cancelled as the subject land was already sold to different persons and was the subject matter of dispute and proceedings in relation thereto were pending.

- 18). That as per the order of the Mamlatdar, Ahmedabad bearing No. CITY / RTS / TUKDA KAMI / SR - 34 / 10, dated : 26-07-2010 the note of "Fragment" land in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. was removed as the said land was declared " PIYAT " (irrigated) land and entry to that effect was entered in the revenue record vide mutation entry No. 3193 dated 06-08-2010.
- 19). Thereafter the owners of said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF had sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 Sq.mtrs of Village - Tragad to Sureshbhai Dharamsibhai Rabari and Bhimabhai Ramabhai Rabari, by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 13411 dated 02-08-2010 and entry to that effect was entered in the revenue record vide mutation entry No. 3195 dated 03-02-2011. However the said entry was cancelled as per the order of the Mamlatdar, Ahmedabad bearing No. R.T.S. / Takrari Nondh / Tragad / Case No. 220 / 2010, Dated : 03-02-2011.

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- 20). That above said Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF executed an Indemnity Bond in favour of Sureshbhai Dharamsibhai Rabari and Bhimabhai Ramabhai Rabari in furtherance of the sale deed executed between them and registered at Serial No. 13411 on 02-08-2010 in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. The said indemnity Bond is registered at Serial No. 13413 on 02-08-2010.
- 21). That pursuant to execution of the said sale deed registered at Serial No. 13411 on 28-07-2010 the said Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji as self and Karta and Manager of his HUF executed a General Power of Attorney in favour of Bhimabhai Ramabhai Rabari authorizing him to undertake all necessary procedures on their behalf and in their name after the execution of the said sale deed for transferring the absolute ownership of the said land in the name of the purchasers. The said General Power of Attorney is registered at Serial No. 13414 on 02-08-2010.
- 22). That said Prakashbhai Mafaji Thakore, heir of deceased Hansaben D/o. Gopalji Nathaji executed a Confirmation Deed dated : 12-08-2010 in favour of Sureshbhai Dharamsibhai Rabari and Bhimabhai Ramabhai Rabari in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. in furtherance of the Sale Deed registered at Serial No. 13411. The said Confirmation Deed is registered at Serial No. 14412 on 16-08-2010.

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- 23). That said Prakashbhai Mafaji Thakore, heir of deceased Hansaben D/o. Gopalji Nathaji executed a General Power of Attorney in favour of Rabari Bhimabhai Ramabhai for undertaking all acts and necessary procedures to mutate the name of said Prakashbhai Mafaji Thakore in the revenue records of the said land bearing Survey No. 309 admeasuring 5059 sq.mtrs. as heir of deceased Hansaben D/o. Gopalji Nathaji and to undertake any other procedures in the name and on behalf of said Prakashbhai Mafaji Thakore in relation to the said land. The said General Power of Attorney is registered as Serial No. 14413 on 16-08-2010.
- 24). Thereafter the owners of said land namely Somiben Wd/o. Gopalji Nathaji Thakor & Vinodji Gopalji sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 Sq.mtrs of Village - Tragad to Bhanuben Amthabhai Dahyabhai Patel, Kusumben Amthabhai Dahyabhai Patel, Vasantiben Amthabhai Dahyabhai Patel, Hasmukhbhai Dahyabhai Patel, Niraj Chandubhai Amthabhai Patel and Kalpesh Ramanbhai Amthabhai Patel, by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 16270 dated 18-09-2010.
- 25). That said Prakashbhai Mafaji Thakore, heir of deceased Hansaben D/o. Gopalji Nathaji W/o. Mafaji executed a Confirmation Deed dated : 04-05-2012 in favour of Bhanuben Amthabhai Dahyabhai Patel, Kusumben Amthabhai Dahyabhai

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Patel, Vasantiben Amthabhai Dahyabhai Patel, Hasmukhbhai Dahyabhai Patel, Niraj Chandubhai Amthabhai Patel and Kalpesh Ramanbhai Amthabhai Patel in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. and the same was registered before the Sub-Registrar, Ahmedabad - 2 (Vadaj) at Serial No. 332 on 04-05-2012.

- 26). That the Dy. Collector (West Prant), Ahmedabad vide order dated : 07-03-2012 passed in R.T.S. / Appeal / Case No. 498 / 2011 (old case No. 123 / 10, 83 / 11) set aside the impugned order of the Mamlatdar, Ahmedabad bearing No. R.T.S. / Takrari Nondh / Tragad / Case No. 84 / 09, dated : 12-08-2009 and directed for certifying the Mutation entry No. 2999 and entry to that effect was entered in the revenue record vide mutation entry No. 3464 dated 15-03-2012.
- 27). Mutation entry No. 3468, dated : 19-03-2012 has been dealt with hereunder.
- 28). Thereafter the owner of said land namely Rakeshbhai Balchand Shah sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 Sq.mtrs Paiki northern side portion admeasuring 2529.50 sq.mtrs. of Village - Tragad to Ajitkumar Laherchand Shah, Ashokkumar Laherchand Shah, Mahendrakumar Laherchand Shah, Girishkumar Laherchand Shah and Atulkumar Laherchand Shah, by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad -

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2 (Vadaj) under serial No. 9415 dated 19-06-2009 and entry to that effect was entered in the revenue record vide mutation entry No. 3482 dated 17-04-2012. The said entry was duly certified on 30-08-2012 in accordance with the order of the Mamlatdar, City (West), Ahmedabad bearing No. RTS / Takrari Nondh / Tragad / Case No. 150 / 12, dated : 30-08-2012.

- 29). That as per the order of the City Deputy Collector, (West Prant), Ahmedabad bearing No. RTS / Appeal / Case No. 563 / 11 (Old Case No. 107 / 11 & 234 / 10), dated : 20-11-2012, the said appeal was rejected and entry to that effect was entered in the revenue record vide mutation entry No. 3611 dated 03-12-2012.
- 30). That the Revision Application bearing No. L.B. / Revision Application No. 94 / 2012 made against the order of the City Deputy Collector (West), Ahmedabad dated : 07-03-2012 was rejected by the District Collector, Ahmedabad vide order dated : 26-08-2013 and entry to that effect was entered in the revenue record vide mutation entry No. 3724 dated 13-09-2013.
- 31). That THE PROVISIONS OF THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 were made applicable to the land bearing Survey No. 309 admeasuring 5059 sq.mtrs by merging into Draft town planning scheme No. 69 (Chandkheda-Zundal-Tragad) and the land bearing Survey No. 309 was given Final Plot No. 252 and its area is fixed to the extent of 3035 sq.mtrs and from-F is issued in accordance with the provision

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of Rules 21 & 35 of the Gujarat town planning Act and urban Development Rules-1979 enacted under the said act.

- 32). Thereafter the owners of the said land namely (1) Rakeshbhai Balchandbhai Shah (having undivided share of 2529.50 sq.mtrs.), (2) Ajitkumar Laherchand Shah, (3) Ashokkumar Laherchand Shah, (4) Mahendrakumar Laherchand Shah, (5) Girishkumar Laherchand Shah and (6) Atulkumar Laherchand Shah (No. 2 to 6 having undivided share of 2529.50 sq.mtrs.) had sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. 252 admeasuring 3035 sq.mtrs. in Draft Town Planing Scheme No. 69 (Chandkheda - Zundal - Tragad) to (1) Bhanuben Amthabhai Dahyabhai Patel, (2) Kusumben Amthabhai Dahyabhai Patel, (3) Vasantiben Amthabhai Dahyabhai Patel, (4) Hasmukhbhai Amthabhai Patel, (5) Niraj Chandubhai Amthabhai Patel, (6) Kalpesh Ramanbhai Amthabhai Patel (No. 1 to 6 having 30 % undivided share), (7) Sanjay Dalpatbhai Shah (having 30 % undivided share), (8) Kokilaben Wd/o. Kanubhai Parsottambhai Patel (having 20 % undivided share) and (9) Krina Kanubhai Patel (having 20 % undivided share) by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 13 (City-13) under serial No. 477 dated 07-04-2017 and entry to that effect was entered in the revenue record vide mutation entry No. 4190 dated 13-04-2017 which was cancelled by competent authority.
- 33). That said (a) Bhanuben Amthabhai Dahyabhai Patel, (2) Kusumben Amthabhai Dahyabhai Patel, (3) Vasantiben Amthabhai

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Dahyabhai Patel, (4) Hasmukhbhai Amthabhai Dahyabhai Patel, (5) Niraj Chandubhai Amthabhai Patel and (6) Kalpesh Ramanbhai Amthabhai Patel executed a Confirmation Deed dated : 04-04-2017 in favour of (1) Rakeshbhai Balchandbhai Shah (having undivided share of 2529.50 sq.mtrs.), (2) Ajitkumar Laherchand Shah, (3) Ashokkumar Laherchand Shah, (4) Mahendrakumar Laherchand Shah, (5) Girishkumar Laherchand Shah and (6) Atulkumar Laherchand Shah (No. 2 to 6 having undivided share of 2529.50 sq.mtrs.) in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. 252 admeasuring 3035 sq.mtrs. in Draft Town Planning Scheme No. 69 (Chandkheda - Zundal - Tragad) whereby they confirmed the right, title and interest of said Rakeshbhai Balchandbhai Patel and others in respect of the said land which was acquired by them pursuant to sale deed registered at Serial No. 162 on 06-01-2009 and Serial No. 9415 on 19-06-2009. The said Confirmation Deed is registered before the Sub-Registrar, Ahmedabad - 2 (Vadaj) at Serial No. 456 on 04-04-2017.

- 34). That said (1) Sureshbhai Dharambhai Rabari and (2) Bhimabhai Ramabhai Rabari executed a Confirmation Deed dated : 04-04-2017 in favour of (1) Rakeshbhai Balchandbhai Shah (having undivided share of 2529.50 sq.mtrs.), (2) Ajitkumar Laherchand Shah, (3) Ashokkumar Laherchand Shah through his power of attorney holder Mahendrakumar Laherchand Shah, (4) Mahendrakumar Laherchand Shah, (5) Girishkumar Laherchand Shah and (6) Atulkumar Laherchand Shah (No. 2 to

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6 having undivided share of 2529.50 sq.mtrs.) in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. 252 admeasuring 3035 sq.mtrs. in Draft Town Planing Scheme No. 69 (Chandkheda - Zundal - Tragad) whereby they confirmed the right, title and interest of said Rakeshbhai Balchandbhai Patel and others in respect of the said land which was acquired by them pursuant to sale deed registered at Serial No. 162 on 06-01-2009 and Serial No. 9415 on 19-06-2009 and recorded vide mutation entry No. 2999 dated : 13-03-2009, 3464 dated : 15-03-2012 and 3482 dated 17-04-2012 and further confirmed that vide the said confirmation Deed they have released all their right, title and interest in the said land which they had acquired by purchasing the said land from (1) Somiben Wd/o. Gopalji Nathaji and (2) Vinodji Gopalji vide sale deed registered at Serial No. 13411 dated : 02-08-2010 and also confirmed the receipt of the sum of Rs.15,00,000/- which they had paid as purchase consideration. The said Confirmation Deed is registered before the Sub-Registrar, Ahmedabad - 2 (Vadaj) at Serial No. 461 on 04-04-2017 and entry to that effect was entered in the revenue record vide mutation entry No. 4218 dated 28-06-2017.

- 35). That said Ashwinkumar Shyamsunder Shukla and Hasmukhbhai Kantilal Patel executed a Confirmation Deed dated : 04-04-2017 in favour of (1) Rakeshbhai Balchandbhai Shah (having undivided share of 2529.50 sq.mtrs.), (2) Ajitkumar Laherchand Shah, (3) Ashokkumar Laherchand Shah, (4) Mahendrakumar Laherchand

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Shah, (5) Girishkumar Laherchand Shah and (6) Atulkumar Laherchand Shah (No. 2 to 6 having undivided share of 2529 50 sq.mtrs.) in respect of the land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. 252 admeasuring 3035 sq.mtrs. in Draft Town Planing Scheme No. 69 (Chandkheda - Zundal - Tragad) whereby they confirmed the right, title and interest of said Rakeshbhai Balchandbhai Patel and others in respect of the said land which was acquired by them pursuant to sale deed registered at Serial No. 162 on 06-01-2009 and Serial No. 9415 on 19-06-2009 and recorded vide mutation entry No. 2999 dated : 13-03-2009, 3464 dated : 15-03-2012 and 3482 dated 17-04-2012 and further confirmed that vide the said confirmation Deed they have released all their right, title and interest in the said land which they had acquired by purchasing the said land from (1) Somiben Wd/o. Gopalji Nathaji and (2) Vinodji Gopalji vide sale deed registered at Serial No. 7031 dated : 21-04-2010 and also confirmed the receipt of the sum of Rs.15,00,000/- which they had paid as purchase consideration. The said Confirmation Deed is registered before the Sub-Registrar, Ahmedabad - 2 (Vadaj) at Serial No. 455 on 04-04-2017 and entry to that effect was entered in the revenue record vide mutation entry No. 4219 dated 28-06-2017.

- 36). It has been observed by us that, (a) the plaintiff Rakeshbhai Balchandbhai Shah filed Sp. Civil Suit No. 214 / 2012, dated : 04-05-2017 against defendant Somiben Wd/o. Gopalji Nathaji Thakor in Senior Civil Judge of Ahmedabad wherein the Senior

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Civil Judge passed order on 04-05-2017 and In view of pursis of compromise at Exh. 39 the application for taking matter on the board it appears that plaintiff does not want to proceed further with the matter due to being compromising between parties therefore the matter is disposed of accordingly. Court fee may be refunded according to prevailing rules and regulations & (b) the plaintiff Bhanuben D/o. Amathabhai Dahyabhai etc. filed Sp. Civil Suit No. 214 / 2012, dated : 04-05-2017 against defendant Late Gopalji Nathaji Thakor through his all legal heirs in Senior Civil Judge of Ahmedabad wherein the Senior Civil Judge passed order on 04-05-2017 and In view of pursis of compromise at Exh. 18 the application for taking matter on the board it appears that plaintiff does not want to proceed further with the matter due to being compromising between parties therefore the matter is disposed of accordingly. as is expressly corroborated and evidenced by certified mutation entry No. 4223 dated 18-10-2017.

- 37). Thereafter, Hon. City Deputy Collector (West), ordered on 09-12-2017 under his order No. CDC (WEST) / SHARATBHAG / CASE NO. 9 / 2018 to withdraw notice served under breach of condition under provisions of Section - 79 - A of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 4458 dated 31-12-2018 which was certified by competent authority on 27-02-2019.
- 38). That the co - owner of said land namely Hasmukhbhai Amathabhai had died intestate on 05-07-2019 leaving behind him his lineal

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descendants as Kokilaben Hasmukhbhai, Pranav Hasmukhbhai, Abhay Hasmukhbhai, and hence their name was brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 4586 dated 26-07-2019 which was certified by competent authority on 01-10-2019.

- 39). Thereafter the owners of the said land namely (1) Bhanuben Amthabhai Dahyabhai Patel, (2) Kusumben Amthabhai Dahyabhai Patel, (3) Vasantiben Amthabhai Dahyabhai Patel, (4) Kokilaben Hasmukhbhai Patel through her power of Attorney Holder Pranav Hasmukhbhai, (5) Pranav Hasmukhbhai, (6) Abhay Hasmukhbhai through his power of attorney holder Pranav Hasmukhbhai, (7) Niraj Chandubhai Amthabhai Patel, (8) Kalpesh Ramanbhai Amthabhai Patel (No. 1 to 8 having 30 % undivided share), (9) Sanjay Dalpatbhai Shah (having 30 % undivided share), (10) Kokilaben Wd/o. Kanubhai Parsottambhai Patel (having 20 % undivided share) and (11) Krina Kanubhai Patel W/o. Vijaybhai Shah (having 20 % undivided share) had sold and conveyed agricultural land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. 267 + 252 / 2 (Sub-Plot No. 2) admeasuring 3035 sq.mtrs. in Draft Town Planing Scheme No. 69 (Chandkheda - Zundal - Tragad) to (1) Hemantiben Anantray Kamdar W/o. Ilesh Shah (having 53 % undivided share) & (2) Bhavikaben D/o. Bhupendrabhai Dahyabhai Patel W/o. Pulkitbhai Rajendrabhai Patel (having 47 % undivided share) by sale deed registered in the office in Sub-Registrar of the

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Assurances at Ahmedabad - 13 (City-13) under serial No. 326 dated 15-02-2020 and entry to that effect was entered in the revenue record vide mutation entry No. 4689 dated 28-02-2020 which was cancelled by competent authority on 15-04-2020.

40). That The land in question was restricted tenure land under "THE PROVISION OF SECTION-43 OF TENANCY ACT-1948" and hence the owner of said land had submitted an online application dated 04-12-2019 to the District Collector, Ahmedabad for converting the said land into old tenure land for non-agricultural purpose and on consideration of said application the District Collector, Ahmedabad passed order bearing No. Kramank / 1400 / 07 / 17 / 045 / 2020 dated 02-07-2020 and converted said land in to old tenure land for non agricultural purpose subject to obtained N.A use permission under Section - 65 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 4717 dated 02-07-2020 which was certified by competent authority on 18-08-2020.

41). Thereafter The holder of said land namely Hemantiben Anantray Kamdar W/o. Ilesh Shah and others had submitted an online application dated 04-07-2020 to District Collector Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector Ahmedabad passed order bearing No. KRAMANK 1678 / 07 / 17 / 045 / 2020 dated : 27-07-2020 and granted non-agricultural use permission to the said land for multipurpose in accordance with THE PROVISION

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OF SECTION-65,66,AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was entered in the revenue record vide mutation entry No. 4725 dated 27-07-2020 which was certified by competent authority on 17-09-2020.

- 42). Thereafter the owners of the said land namely (1) Hemantiben Anantray Kamdar W/o. Ilesh Shah (having 53 % undivided share) & (2) Bhavikaben D/o. Bhupendrabhai Dahyabhai Patel W/o. Pulkitbhai Rajendrabhai Patel (having 47 % undivided share) had sold and conveyed non agricultural land bearing Survey No. 309 admeasuring 5059 sq.mtrs. now given Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) admeasuring 3035 sq.mtrs. in Draft Town Planing Scheme No. 69 (Chandkheda - Zundal - Tragad) to Madhuram Blossom - a partnership firm by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 8 (Sola) under serial No. 9760 dated 10-09-2020 and entry to that effect was entered in the revenue record vide mutation entry No. 4752 dated 14-09-2020 which was cancelled by competent authority on 19-10-2020.
- 43). We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
- 44). The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant

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to understand the devolution of title, to ascertain, if any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

- 45). This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 46). This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
- 47). As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non- agricultural land bearing Final Plot No. (267 + 252) / 2 (Sub-Plot No. 2) ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 69 (Chandkheda - Zundal - Tagad) compromised of Survey No. 309 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje Village

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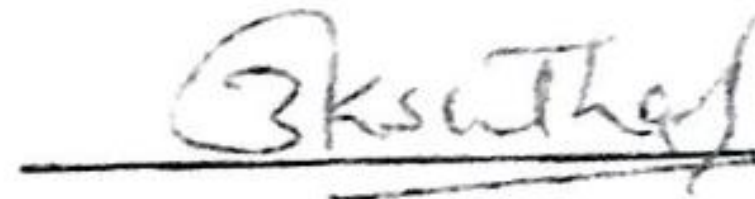
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TRAGAD Sub District Ahmedabad - 8 (sola) is belonging to Madhuram Blossom - a partnership firm and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : December 24, 2020



Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.