

D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :

DVD/2019/9029 (1)

Dated :

20/07/2019

To
SMT. PRACHI TARALBHAI BAKERI
901, Sakar-4,
Ellisbridge,
Ahmedabad

Madam,

Re: Investigation of title to the Non-Agricultural land bearing Survey No. 24 of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad -11 (Aslali) and bearing Final Plot No.15 of Town Planning Scheme No.84 belonging to SMT. PRACHI TARALBHAI BAKERI, i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under :-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City East Taluka and New Vatwa Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vatwa as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years and from certain papers produced before us it appears that much prior to 1967 the Bigger Plot of New and Restricted Tenure Agricultural land bearing Survey No.24 admeasuring A 0 = 13 G i.e. 1315 sq.mts. or



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thereabouts originally belonged to Shri Chotabhai Devjibhai, which please note.

We further find that thereafter a oral partition in respect of the said land along with other lands was made between said Shri Chotabhai Devjibhai and his brothers viz. (1) Shri Parshottambhai Devjibhai and (2) Shri Ratibhai Devjibhai, whereby the said land came to be owned and possessed by said Shri Chotabhai Devjibhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/07/1967 under Serial No.6536 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Chotabhai Devjibhai was holding the same as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Chotabhai Devjibhai had raised a loan on security of the said land from The Vatwa Group Seva Sahakari Mandali Limited which has been duly repaid and the charge thereon was duly released by the said Sahakari Mandali. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/06/1972 and 17/01/2002 under Serial Nos.7393 and 12046 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Chotabhai Devjibhai died on 09/07/1997 and his wife Chanchalben Chotabhai had also earlier died on 05/09/1996 and their son Shri Jashbhai Chitabhai had also died on 04/04/1997 whereby the said land came to be owned and possessed by



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their legal heirs viz. (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai Chotabhai (3) Shri Rajendrakumar Jashbhai (4) Shilpaben Jashbhai (5) Ritaben Jashbhai and (6) Parulben Jashbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/08/1997 under Serial No.11574 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai Chotabhai (3) Shri Rajendrakumar Jashbhai (4) Shilpaben Jashbhai (5) Ritaben Jashbhai and (6) Parulben Jashbhai were holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that in the meantime said Shri Chotabhai Devjibhai prior to his death on 09/07/1997 had made his last will and testament whereby he had bequeathed the said land unto Shri Rajendrakumar Jashbhai which bequeath was duly confirmed by (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai Chotabhai (3) Shilpaben Jashbhai (4) Ritaben Jashbhai and (5) Parulben Jashbhai and hence their were deleted from the records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/08/1997 under Serial No.11575 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Rajendrakumar Jashbhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter during the computerization of revenue records Certain mistakes had crept therein which were duly corrected vide order dated 06/12/2008 issued by the Mamatdar, Dascroi. The



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Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 21/02/2009 under Serial No.15251 duly certified by the concerned revenue authority followed by Village Form No.7 & 12, which please note.

We further find that thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realigned and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Vatwa, Taluka Dascroi was transferred with in the limits of Ahmedabad City (East). The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 03/05/2012 under Serial No.17312 duly certified by the concerned revenue authority on 05/05/2012 followed by Village Form No.7 & 12, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 84 the said land was given Final Plot No. 15 in lieu of Survey No. 24 and the area thereof was fixed as 789 sq.mts., or thereabouts, which please note.

We further find that thereafter said Shri Rajendrakumar Jashbhai got converted the said New and Restricted Tenure Agricultural Land into Old Tenure Agricultural Land vide order dated 27/09/2018 issued by the District Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 05/10/2018 under Serial No.20465 duly certified by the concerned revenue authority followed by Village Form No.7 & 12



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and since then said Shri Rajendrakumar Jashbhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Rajendrakumar Jashbhai sold and conveyed his right, title and interest in the said land in favor of Prachi Taral Bakeri i.e. yourself. The deed of Conveyance in respect whereof was duly executed on 30/10/2018 and registered with the Sub-Registrar, Ahmedabad – 13 (City) on the same day under Serial No.2548. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 30/10/2018 under Serial No.20527 duly certified by the concerned revenue authority on 04/12/2018 followed by Village Form No.7 & 12 and since then you are holding the Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter you have got converted the said land into Non-Agricultural multi- purpose use vide order dated 22/05/2019 issued by the Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 12/06/2019 under Serial No.20894 to be duly certified by the concerned revenue authority followed by Village Form No.7 & 12 and since then you are holding the said Non- Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter yourself with the intention to develop the said land have vide Development Agreement dated 06/06/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.7162 empowered Omshanti Estate Private Limited to develop the said land on certain Terms and Conditions mentioned



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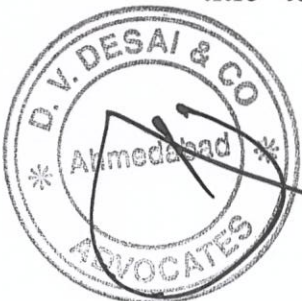
Dated : _____

therein and entered into by and between yourself and said Omshanti Estate Private Limited., which please note.

Further as part of the investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Paper "Gujarat Samachar" 15/04/2018 inviting claims and/or objections if any in respect of the said land as also for issuance of title clearance certificate by us, however till date we have not received any claims and/or objections in relation thereto, which please note.

At present the land in question stands in your name as it is seen from the documents/papers referred to hereinabove and submitted to us by you as from what ever search of the records made available to us at the office of the concerned Sub Registrar, Ahmedabad, It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1989 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad- 5 (Narol) from 1994 to 2011 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad - 13(City) from 2012 to 2019 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad -11 (Aslali) from 2011 till upto date are duly computerized hence we have obtained the aforesaid search from whatever computerized search records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the



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Schedule hereunder written is clear, marketable free from any charge or encumbrances and free from reasonable doubts subject to :-

1. Mutation Entry No.20894 is being duly certified;
2. Development Rights of Omshanti Estates Private Limited over the said land under and by virtue of the Development Agreement dated 06/06/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.7162; and
3. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Multi-purpose use Non Agricultural land bearing Survey No.24 and Final Plot No.15 of Town Planning Scheme No.84 admeasuring 789 sq. mts., or thereabouts of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 11 (Aslali) and the same is bounded as follows:-

On or towards the North by	:	Final Plot No.93
On or towards the South by	:	Final Plot No.17
On or towards the East by	:	Final Plot No.17
On or towards the West by	:	12 Mt. wide T.P. S. Road

We hope you will find everything in order.

Thanking you,



Yours faithfully,
For D. V. DESAI & CO

(PARTNER)

A large, stylized handwritten signature in black ink, written over the typed name "(PARTNER)".

D. V. DESAI & CO.

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Ref. No. : DVD/2019/9029 (3)

Dated : 20/07/2019

To
SMT. PRACHI TARALBHAI BAKERI
901, Sakar-4,
Ellisbridge,
Ahmedabad

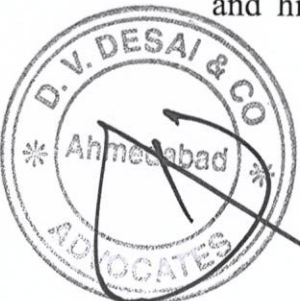
Madam,

Re: Investigation of title to the Non-Agricultural land bearing Survey No. 26 and Final Plot No. 17 of Town Planning Scheme No. 84 of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad -11 (Aslali) belonging to SMT. PRACHI TARALBHAI BAKERI, i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under :-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City East Taluka and New Vatwa Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vatwa as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years and from certain papers produced before us it appears that much prior to 1967 the Bigger Plot of then Tukda (Fragmented) Agricultural land bearing Survey No.26 admeasuring A 0 = 14 G i.e. 1416 sq.mts. or thereabouts originally belonged to Shri Chotabhai Devjibhai, which please note.

We further find that thereafter a oral partition in respect of the said land along with other lands was made between said Shri Chotabhai Devjibhai and his brothers namely (1) Shri Parshottambhai Devjibhai and (2) Shri



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Ratibhai Devjibhai, whereby the said land came to be owned and possessed by said Shri Parshottambhai Devjibhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/07/1967 under Serial No.6536 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Parshottambhai Devjibhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had raised a loan on security of the said land from the Vatwa Group Seva Sahakari Mandali Limited which has been duly repaid and the charge thereon has also been released by the said Shakari Mandali. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 25/05/1972 and 07/02/1980 under Serial No.7377 and 9305 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had also raised a loan on security of the said land from Bank of India, Vatwa Branch which has also been duly repaid and the charge thereon has also been released by the said Bank. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/11/1979 and 21/08/1981 under Serial No.7470 and 9561 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realigned and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Vatwa, Taluka Dascroi was transferred with in the limits of Ahmedabad City



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(East). The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 03/05/2012 under Serial No.17312 duly certified by the concerned revenue authority on 05/05/2012 followed by Village Form No.7 & 12, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had died on 05/08/1990 and his wife Jamnaben alias Vimlaben Parshottambhai had also died on 29/12/1992 without leaving behind any of their legal heirs and hence the said land under and by virtue of succession came to be owned and possessed by their family legal heirs viz. (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/04/2018 under Serial No.20185 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai were holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 84 the said land was given Final Plot No. 17 (Paiki) in lieu of Survey No. 26 and the area thereof was fixed as 850 sq.mts. or thereabouts, which please note.



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We further find that thereafter said (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai sold and conveyed their respective right, title and interest in the said land in favor of Prachi Taral Bakeri i.e. yourself. The Deed of Conveyance in respect whereof was duly executed on 30/10/2018 and registered with the Sub-Registrar, Ahmedabad – 13 (City) under Serial No.2547. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 10/04/2018 under Serial No.20185 duly certified by the concerned revenue authority on 25/06/2018 followed by Village Form No.7 & 12 and since then you are holding the Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter you have got converted the said land into Non Agricultural Multi use purpose land vide order dated 07/03/2019 issued by the District Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 04/06/2019 under Serial No.20884 to be duly certified by the concerned revenue authority followed by Village Form No.7 & 12 and since then you are holding the said Non- Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter yourself with the intention to develop the said land have vide Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474 empowered Omshanti Estate Private Limited to develop the said land on certain Terms and Conditions mentioned therein and entered into by



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and between yourself and said Omshanti Estate Private Limited., which
please note.

Further as part of the investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Paper "Gujarat Samachar" 15/04/2018 inviting claims and/or objections if any in respect of the said land as also for issuance of title clearance certificate by us, however till date we have not received any claims and/or objections in relation thereto, which please note.

At present the land in question stands in your name as it is seen from the documents/papers referred to hereinabove and submitted to us by you as from what ever search of the records made available to us at the office of the concerned Sub Registrar, Ahmedabad, It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1989 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad- 5 (Narol) from 1994 to 2011 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad -13(City) from 2012 to 2019 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad -11 (Aslali) from 2011 till upto date are duly computerized and hence we have obtained the aforesaid search from whatever computerized search records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the Schedule hereunder written is clear, marketable free from any charge or encumbrances and free from reasonable doubts subject to :-



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1. Mutation Entry No.20884 is being duly certified;
2. Development Rights of Omshanti Estates Private Limited over the said land under and by virtue of the Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474; and
3. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Multi use purpose Non Agricultural land bearing Survey No.26 and Final Plot No. 17 (Paiki) of Town Planning Scheme No. 84 admeasuring 850 sq.mts. or thereabouts of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad –11 (Aslali) and the land of Final Plot No.17 is bounded as follows:-

On or towards the North by : Final Plot No.15,93 and 16

On or towards the South by : Final Plot No.94

On or towards the East by : Final Plot No.109 & Social Infrastructure

On or towards the West by : 12 mts. Wide T.P. Road

We hope you will find everything in order.

Thanking you,



Yours faithfully,
For D. V. DESAI & CO.

(PARTNER)

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Ref. No. :
DVD/2019/9029 (4)

Dated :
20/07/2019

To
SMT. PRACHI TARALBHAI BAKERI
901, Sakar-4,
Ellisbridge,
Ahmedabad

Madam,

Re: Investigation of title to the Non-Agricultural land bearing Survey No. 27 and Final Plot No. 17 (Paiki) of Town Planning Scheme No. 84 of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad -11 (Aslali) belonging to SMT. PRACHI TARALBHAI BAKERI, i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under :-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City East Taluka and New Vatwa Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vatwa as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years and from certain papers produced before us it appears that much prior to 1967 the Bigger Plot of then Agricultural land bearing Survey No.27 admeasuring A 0 = 16 G i.e. 1619 sq.mts. or thereabouts originally belonged to Shri Chotabhai Devjibhai, which please note.

We further find that thereafter a oral partition in respect of the said land along with other lands was made between said Shri Chotabhai Devjibhai and his brothers namely (1) Shri Parshottambhai Devjibhai and (2) Shri



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Ratibhai Devjibhai, whereby the said land came to be owned and possessed by said Shri Parshottambhai Devjibhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/07/1967 under Serial No.6536 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Parshottambhai Devjibhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had raised a loan on security of the said land from the Vatwa Group Seva Sahakari Mandali Limited which has been duly repaid and the charge thereon has also been released by the said Shakari Mandali. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 25/05/1972 and 07/02/1980 under Serial No.7377 and 9305 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had also raised a loan on security of the said land from Bank of India, Vatwa Branch which has also been duly repaid and the charge thereon has also been released by the said Bank. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/11/1979 and 21/08/1981 under Serial No.7470 and 9561 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realined and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Vatwa, Taluka Dascroi was transferred with in the limits of Ahmedabad City



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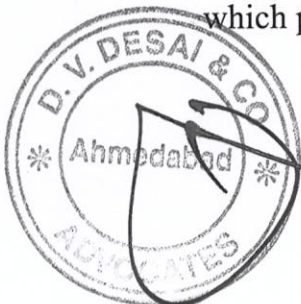
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(East). The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 03/05/2012 under Serial No.17312 duly certified by the concerned revenue authority on 05/05/2012 followed by Village Form No.7 & 12, which please note.

We further find that thereafter said Shri Parshottambhai Devjibhai had died on 05/08/1990 and his wife Jamnaben alias Vimlaben Parshottambhai had also died on 29/12/1992 without leaving behind any of their legal heirs and hence the said land under and by virtue of succession came to be owned and possessed by their family legal heirs viz. (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/04/2018 under Serial No.20185 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai were holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 84 the said land was given Final Plot No. 17 (Paiki) in lieu of Survey No. 26 and the area thereof was fixed as 971 sq.mts. or thereabouts, which please note.



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D. V. DESAI & CO.

ADVOCATES

Partners :
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We further find that thereafter (1) Lalitaben Chotabhai (2) Shri Rajendrabhai Jashubhai (3) Ritaben Jashubhai (4) Shilpaben Jashubhai (5) Parulben Jashubhai (6) Kanchanben alias Chandrikaben Ratilal (7) Shri Ghanshyambhai Ratilal (8) Gitaben Mahendrabhai (9) Komalben Mahendrabhai (10) Sneha Mahendrabhai (11) Minor Yatri Mahendrabhai (12) Minor Vraj Mahendrabhai and (13) Shri Alpeshbhai Dhirubhai sold and conveyed their respective right, title and interest in the said land in favor of Prachi Taral Bakeri i.e. yourself. The Deed of Conveyance in respect whereof was duly executed on 30/10/2018 and registered with the Sub-Registrar, Ahmedabad – 13 (City) under Serial No.2547. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 30/10/2018 under Serial No.20526 duly certified by the concerned revenue authority followed by Village Form No.7 & 12 and since then you are holding the Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter you have got converted the said land into Non Agricultural Multi use purpose land vide order dated 22/03/2019 issued by the District Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 04/06/2019 under Serial No.20886 to be duly certified by the concerned revenue authority followed by Village Form No.7 & 12 and since then you are holding the said Non- Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter yourself with the intention to develop the said land have vide Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474, empowered Omshanti Estate Private Limited to develop the said land on certain Terms and Conditions mentioned therein and entered into by



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and between yourself and said Omshanti Estate Private Limited., which
please note.

Further as part of the investigation of title to the land in question we had
issued a Public Notice in a Gujarati Daily News Paper "Gujarat Samachar"
15/04/2018 inviting claims and/or objections if any in respect of the said
land as also for issuance of title clearance certificate by us, however till date
we have not received any claims and/or objections in relation thereto, which
please note.

At present the land in question stands in your name as it is seen from the
documents/papers referred to hereinabove and submitted to us by you as
from what ever search of the records made available to us at the office of
the concerned Sub Registrar, Ahmedabad, It will not be out of place to
mention here that the search of the records being maintained at the office of
the concerned Sub Registrar, Ahmedabad from 1989 upto 1994 are totally
torn and/or not available while the records being maintained at the office of
the concerned Sub Registrar, Ahmedabad- 5 (Narol) from 1994 to 2011 and
the records being maintained at the office of the concerned Sub-Registrar,
Ahmedabad -13(City) from 2012 to 2019 and the records being maintained
at the office of the concerned Sub-Registrar, Ahmedabad -11 (Aslali) from
2011 till upto date are duly computerized and hence we have obtained the
aforesaid search from whatever computerized search records that has been
made available to us at the offices of the said concerned Sub Registrar's,
which please note.

In view of what is stated hereinabove, we are of the opinion that the title to
the land in question more particularly described in the Schedule hereunder
written is clear, marketable free from any charge or encumbrances and free
from reasonable doubts subject to :-



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1. Mutation Entry No.20886 is being duly certified;
2. Development Rights of Omshanti Estates Private Limited over the said land under and by virtue of the Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474; and
3. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Multi use purpose Non Agricultural land bearing Survey No.27 and Final Plot No. 17 (Paiki) of Town Planning Scheme No. 84 admeasuring 971 sq.mts or thereabouts of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad –11 (Aslali) and the land of Final Plot No.17 is bounded as follows:-

On or towards the North by : Final Plot No.15,93 and 16

On or towards the South by : Final Plot No.94

On or towards the East by : Final Plot No.109 & Social Infrastructure

On or towards the West by : 12 mts. Wide T.P. Road

We hope you will find everything in order.

Thanking you,



Yours faithfully,
For D. V. DESAI & CO

(PARTNER)

D. V. DESAI & CO.

ADVOCATES

Partners :
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R. D. DESAI
H. D. DESAI

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Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
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Ref. No. : DVD/2019/9029(5)

Dated : 20/07/2019

To
SMT. PRACHI TARALBHAI BAKERI
901, Sakar-4,
Ellisbridge,
Ahmedabad

Madam,

Re: Investigation of title to the Non-Agricultural land bearing Survey No.1479 and Final Plot No.94 of Town Planning Scheme No.84 of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 11 (Aslali) belonging to SMT. PRACHI TARALBHAI BAKERI, i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under :-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City East Taluka and New Vatwa Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vatwa as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years and from certain papers produced before us it appears that much prior to 1980 the Bigger Plot of the Agricultural land bearing Survey No.1479 admeasuring A 0 = 28 G i.e. 2833 sq.mts. or thereabouts originally belonged to Shri Chotabhai Devjibhai, which please note.



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We further find that thereafter a oral partition in respect of the said land along with other lands was made between said Shri Chotabhai Devjibhai and his brothers viz. (1) Shri Parshottambhai Devjibhai and (2) Shri Ratibhai Devjibhai, whereby the said land came to be owned and possessed by said Shri Chotabhai Devjibhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/07/1967 under Serial No.6536 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Chotabhai Devjibhai was holding the same as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Chotabhai Devjibhai had raised a loan on security of the said land from The Vatwa Group Seva Sahakari Mandali Limited which has been duly repaid and the charge thereon was duly released by the said Sahakari Mandali. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/06/1972 and 17/01/2002 under Serial Nos.7393 and 12046 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Chotabhai Devjibhai died on 09/07/1997 and his wife Chanchalben Chotabhai had also earlier died on 05/09/1996 and their son Shri Jashbhai Chitabhai had also died on 04/04/1997 whereby the said land came to be owned and possessed by their legal heirs viz. (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai Chotabhai (3) Shri Rajendrakumar Jashbhai (4) Shilpaben Jashbhai (5) Ritaben Jashbhai and (6) Parulben Jashbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/08/1997 under Serial No.11574 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai



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Chotabhai (3) Shri Rajendrakumar Jashbhai (4) Shilpaben Jashbhai (5) Ritaben Jashbhai and (6) Parulben Jashbhai were holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that in the meantime said Shri Chotabhai Devjibhai prior to his death on 09/07/1997 had made his last will and testament whereby he had bequeathed the said land unto Shri Rajendrakumar Jashbhai which bequeath was duly confirmed by (1) Lalitaben Chotabhai (2) Taraben Wd/o. Jashbhai Chotabhai (3) Shilpaben Jashbhai (4) Ritaben Jashbhai and (5) Parulben Jashbhai and hence their were deleted from the records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/08/1997 under Serial No.11575 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Rajendrakumar Jashbhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter during the computerization of revenue records certain mistakes had crept therein which were duly corrected vide order dated 06/12/2008 issued by the Mamatdar, Dascroi. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 21/02/2009 under Serial No.15253 duly certified by the concerned revenue authority followed by Village Form No.7 & 12, which please note.

We further find that thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realined and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Vatwa, Taluka Dascroi was transferred with in the limits of Ahmedabad City (East). The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 03/05/2012 under Serial



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No.17312 duly certified by the concerned revenue authority on 05/05/2012 followed by Village Form No.7 & 12, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 84 the said land was given Final Plot No. 94 in lieu of Survey No. 1479 and the area thereof was fixed as 1700 sq.mts., or thereabouts, which please note.

We further find that thereafter said Shri Rajendrakumar Jashbhai sold and conveyed his right, title and interest in the said land in favor of Prachi Taral Bakeri i.e. yourself. The Deed of Conveyance in respect whereof was duly executed on 12/07/2018 and registered with the Sub Registrar, Ahmedabad – 13 (City) under Serial No.1633. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 12/07/2018 under Serial No.20317 duly certified by the concerned revenue authority followed by Village Form No.7 & 12 and since then you are holding the Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter you have got converted the said land into Non Agricultural Multi use purpose land vide order dated 28/11/2018 issued by the District Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. village Form No. 6 on 01/02/2019 under Serial No.20692 duly certified by the concerned revenue authority on 08/03/2019 followed by Village Form No.7 & 12 and since then you are holding the said Non- Agricultural land as absolute owner and possessor thereof, which please note.

We further find that thereafter yourself with the intention to develop the said land have vide Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474 empowered Omshanti Estate Private Limited to develop the said



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land on certain Terms and Conditions mentioned therein and entered into by and between yourself and said Omshanti Estate Private Limited., which please note.

Further as part of the investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Paper “Gujarat Samachar” 15/04/2018 inviting claims and/or objections if any in respect of the said land as also for issuance of title clearance certificate by us, however till date we have not received any claims and/or objections in relation thereto, which please note.

At present the land in question stands in your name as it is seen from the documents/papers referred to hereinabove and submitted to us by you as from what ever search of the records made available to us at the office of the concerned Sub Registrar, Ahmedabad, It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1989 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad- 5 (Narol) from 1994 to 2011 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad -13(City) from 2012 to 2019 and the records being maintained at the office of the concerned Sub-Registrar, Ahmedabad -11 (Aslali) from 2011 till upto date are duly computerized and the said program is faulty resulting into mistakes in the government search given by them and hence we have obtained the aforesaid search from whatever computerized search records that has been made available to us at the offices of the said concerned Sub Registrar’s, which please note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the Schedule hereunder



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written is clear, marketable free from any charge or encumbrances and free from reasonable doubts subject to :-

1. Development Rights of Omshanti Estates Private Limited over the said land under and by virtue of the Development Agreement dated 20/05/2019 duly registered with the Sub-Registrar, Ahmedabad -11 (Aslali) under Serial No.6474; and
2. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Multi purpose use Non Agricultural land bearing Survey No.1479 and Final Plot No.94 of Town Planning Scheme No.84 admeasuring 1700 sq.mts., or thereabouts of Mouje Vatwa of Old Ahmedabad City East Taluka and New Vatwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad -11 (Aslali) and the same is bounded as follows:-

On or towards the North	:	By Final Plot No.17
On or towards the South	:	By Final Plot No.95 and 23/1
On or towards the East	:	By 12 mts. Wide Road
On or towards the West	:	By Land for Social Infrastructure

We hope you will find everything in order.

Thanking you,



Yours faithfully,
For D. V. DESAI & CO.

(PARTNER)

A large, stylized handwritten signature in black ink, written over the printed name "(PARTNER)".