TITLE REPORT

MOUJE : NARODA

Revenue Survey No. : 675/1

T.P. Scheme No. 121, F. P. No. 84/1

Sub Plot No. 84/1/2

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ADVOCATE

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TITLE REPORT

To,

VISHV INFRA

A Partnership Firm, Through It's Partner,

Shaileshkumar Laxmanbhai Kevadiya

Having its office at : J/201, White Business Hub,

Naroda-Dahegam Road, Hanspura, Ahmedabad.

SUBJECT : **IN THE MATTER OF INVESTIGATION OF TITLE** to the Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters, situate, lying and being at Mouje Naroda of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda).

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As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, (I) Ahmedabad - 1 (City) and (II) Ahmedabad - 6 (Naroda) and (III) Ahmedabad - 13 (Kheti). with the available records in respect of all that Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters, situate, lying and being at Mouje Naroda of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda)., (herein after referred as said land) is belonging to **VISHV INFRA, A Partnership Firm through its partner Shaileshkumar Laxmanbhai Kevadiya** and my opinion on Title Report as under :

As a part of investigation of title of the said land, I have given a Public Notice which was duly published in the daily Newspaper "GUJARAT SAMACHAR" on 18th January, 2022, and I declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title

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is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said Public Notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and offices the Sub Registrar, (I) Ahmedabad - 1 (City) and (II) Ahmedabad - 6 (Naroda) and (III) Ahmedabad - 13 (Kheti). I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 20.01.2022 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 8 (account details of the land) and village form no. 6, (Mutation entry) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These entries covering transfer, waive/relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

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TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or before in the year 1975, the said New Tenure Agricultural Land (Pra. Sa. Pa.) bearing Revenue Survey/Block No. 675/1 (herein after referred as the said total land) was belonged to Bhogaji Mohanji.

2. Thereafter, Bhogaji Mohanji has sold and conveyed the said agricultural land bearing Revenue Survey No. 675/1 to Ambalal Nathabhai and Mavjibhai Laljibhai, by way of Registered Sale Deed which was duly registered with the office of the Sub Registrar, Ahmedabad, vide serial no. 20664 dated 20.12.1975 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8011 dated 25.12.1975 and the said entry was duly confirmed by the concerned authority.

3. Thereafter, Bhogaji Mohanji has applied before the City Deputy Collector, Ahmedabad to sale the New Tenure Agriculture land bearing Revenue Survey/Block No. 675/1

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hence, by the order of the City Deputy Collector, Ahmedabad, vide its order No. C.D.C./T.N.C./S.R.81/75, dated 15.12.1975, given permission to sell the said land bearing Revenue Survey No. 675/1 to Ambalal Nathabhai and Mavjibhai Laljibhai Subject to terms and conditions of said order and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8062 dated 15.02.1976 and the said entry was duly confirmed by the concerned authority.

4. Thereafter, Ambalal Nathabhai and Mavjibhai Laljibhai has raised a Loan on security of the said agricultural land bearing Revenue Survey No.675/1 together with other land from the Naroda Seva Sahakari Mandali Ltd., and the said Mandali name was entered as a second rights in the revenue record of the said total land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8187 dated 21.04.1977 and the said entry was duly confirmed by the concerned authority.

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5. Thereafter, Ambalal Nathabhai Patel has raised a Loan of Rs. 9,300/- on security of the said agricultural land bearing Revenue Survey No. 675/1 together with other land from Gujarat State Co-Operative Land Development Bank Ltd., and the said Bank name was entered as a second rights in the revenue record of the said total land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8316 dated 01.03.1978 and the said entry was duly confirmed by the concerned authority.

6. Thereafter, Ambalal Nathabhai Patel and Mavjibhai Laljibhai has raised a Loan of Rs. 15,000/- on security of the said agricultural land bearing Revenue Survey No. 675/1 together with other land from Gujarat State Co-operative Land Development Bank Ltd., and the said Bank name was entered as a second rights in the revenue record of the said total land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8382 dated 30.08.1978 and the said entry was duly confirmed by the concerned authority.

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7. Thereafter, Ambalal Nathabhai and others has repaid the loan amount which availed earlier from Naroda Seva Sahkari Mandali Ltd on security of the said total Land, hence the said total land bearing Revenue Survey No. 675/1 in question together with other lands which was released from the charge of the Naroda Seva Sahkari Mandali Ltd., and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8446 dated 06.02.1979 and the said entry was duly confirmed by the concerned authority.

8. Thereafter, Mavjibhai Laljibhai had released his right, title and interest in respect of his undivided proportionate share in the said land bearing Revenue Survey/Block No. 675/1 together with other land in favour of other co-owner of the said total land hence his name deleted from the revenue records of the said total land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9047 dated 13.04.1982 and the said entry was duly confirmed by the concerned authority.

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9. Thereafter, Ambalal Nathalal was applied to entered his brothers namely Jashubhai Nathabhai and Vinubhai Nathabhai in the said land bearing Revenue Survey No. 675/1 hence name of Jashubhai Nathabhai and Vinubhai Nathabhai has been entered as a co-owners along with him in the revenue records of the said total land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9049 dated 13.04.1982 and the said entry was duly confirmed by the concerned authority.

10. Thereafter, Ambalal Nathabhai was applied to entered his legal heirs namely (1) Shantaben W/o Ambalal Nathabhai (2) Bipinbhai Ambalal, (3) Piyushbhai Ambalal, (4) Rajeshbhai Ambalal and (5) Aleshbhai Ambalal as a co-owners in his undivided share of the said land bearing Revenue Survey No. 675/1 And Jashubhai Nathabhai was applied to entered his legal heirs namely (1) Savitaben W/o Jashubhai Nathabhai, (2) Mukeshbhai Jashubhai, (3) Yogeshbhai Jashubhai, as a co-owners in his undivided share of the said land bearing Revenue Survey No. 675/1 And Vinubhai Nathabhai was applied to

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entered his legal heirs namely (1) Pushpaben W/o Vinubhai Nathabhai, (2) Minor Atul Vinubhai and (3) Minor Jayesh Vinubhai, as a co-owners in his own undivided share of the said land bearing Revenue Survey No. 675/1 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9051 dated 13.04.1982 and the said entry was duly confirmed by the concerned authority.

11. Thereafter, owners of the said land has repaid the loan amount which availed earlier from the Gujarat state Co-operative Land Development Bank Ltd., on security of the said total Land, hence the said total land bearing Revenue Survey No. 675/1 in question together with other lands which was released from the charge of the Gujarat state Co-operative Land Development Bank Ltd., as per the supervisor has submitted form no. 58-A, dated 25.05.1982 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9078 dated 26.05.1982 and the said entry was duly confirmed by the concerned authority.

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12. Thereafter, Shantaben Ambalal was died on 10.10.1985 and hence her name was deleted from the revenue records of the said land bearing Revenue Survey No. 675/1 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9563 dated 18.11.1985 and the said entry was duly confirmed by the concerned authority.

13. Thereafter, Minor Atul Vinubhai and Minor Jayesh Vinubhai has attained the age of majority, so his name was entered as Atul Vinubhai Patel, Jayesh Vinubhai Patel.

14. Thereafter, Vinubhai Nathabhai Patel, Pushpaben Vinubhai Patel, Atul Vinubhai Patel, Jayesh Vinubhai Patel had released their right, title and interest in respect of their undivided proportionate share in the said land bearing Revenue Survey/Block No. 675/1 in favour of other co-owners by way of Release Deed hence their names have been deleted from the revenue records of the said land bearing Revenue Survey No. 675/1 and the entry to that effect was also entered in the revenue

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records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11156 dated 24.09.1996 and the said entry was duly confirmed by the concerned authority.

15. Thereafter, Vinubhai Nathabhai and others have filed a RTS Appeal against certification of the Mutation Entry No.11156, being no. R.T.S. / APPEAL / S.R. 16/98 before the City Deputy Collector, Ahmedabad, and same has been rejected and conform the order of Mamlatdar Remark/Shera no.57/99, dated 05.01.1999, regarding certified of mutation entry no. 11156 (order no. RTS/ Takarari/Nondh/Case no. 13/97) and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11619 dated 07.01.1999 and the said entry was duly confirmed by the concerned authority.

16. Thereafter, Vinubhai Nathabhai and others have filed a Civil Suit No. 11/1997 before the Hon'ble Civil Judge (S.D.) Ahmedabad (Rural) and in this suit Vinubhai Nathabhai Patel as a Plaintiff and Jasubhai Nathabhai Patel as a Defendant and settle down the all disputed

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and were made compromise with mutual understanding and they are agree that Ambalal Nathabhai Patel, Jasubhai Nathabhai Patel and Vinubhai Nathabhai Patel having 1/3 portion undivided right and share in the said land bearing Revenue Survey No. 675/1 and therefore all litigant have filed a Karar Dad (compromise) Pursis hence on basis of the said Karar Dad Pursis, Hon'ble Civil Judge (S.D) Ahmedabad (Rural) passed order dated 01.01.2005 and therefore Court Decree has been mutated in the revenue record on the ground of aforesaid compromise pursis and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 16130 dated 24.04.2008 and the said entry was duly confirmed by the concerned authority dated 07.06.2008.

17. Thereafter, Umeshkumar Kalubhai Savani has been executed and registered Notice of Lease Pendancy, which was duly registered with the office of sub Registrar, Ahmedabad - 6 (Naroda) vide serial no. 5913 dated 12.08.2009 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village

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Form No. 6 under Mutation Entry No. 17065 dated 07.10.2009 and the said entry was duly cancelled by the concerned authority dated 20.11.2009.

18. Thereafter, as per the order of the City Mamlatdar, Ahmedabad, vide its order no. RTS / SUDHARAHUKAM / KSHATIYADI / S. R. NO. 1937 / 08 dated 29.09.2008 was order to the rectify the errors and mistakes, which was accrued at the time of the computerization of the revenue records i.e. Village Form No. 7 and Village Form No. 12 and Village Form No. 6 of the said Village Naroda and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17193 dated 24.12.2009 and the said entry was duly confirmed by the concerned authority dated 08.02.2010.

19. Thereafter, as per the order of the Hon'ble Secretary Revenue Department, Ahmedabad, vide its order no. MVV / HKP / AMD / 117 / 1999 dated 07.08.2010 to allowed and accept the withdrawn application of the applicants to withdraw their reinvestigation application unconditionally and the entry to that effect was also

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entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17703 dated 09.09.2010 and the said entry was duly confirmed by the concerned authority dated 10.11.2010.

20. Thereafter, as per Notice of Lease Pendency of Special Civil Suit No. 384/10 which was pending before the Hon'ble Additional Senior Civil Judge Court Ahmedabad (Rural), which was duly registered with the office of sub Registrar, Ahmedabad 6 (Naroda) vide serial no. 6671 dated 03.07.2010 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 17946 dated 11.01.2011 and the said entry was duly cancelled by the concern authority dated 19.03.2011.

21. Thereafter, (1) Jashubhai Nathabhai, himself and as a POA holder of no. 2 to 7 ,(2) Vinubhai Nathabhai Patel (3) Pushpaben Vinubhai Patel (4) Atulbhai Vinubhai Patel (5) Jayeshbhai Vinubhai Patel (6) Mukeshbhai Jashubhai Patel (7) Yogeshbhai Jashubhai Patel (8) Rajeshbhai Ambalal Patel himself and as a POA holder of no. 9 to 12 (9) Ambalal Nathabhai Patel (10) Bipinbhai Ambalal Patel

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(11) Piyushbhai Ambalal Patel (12) Aleshbhai Ambalal Patel have sold and conveyed the said agricultural land bearing Revenue Survey No. 675/1 admeasuring 9915 square meter to Babubhai Kanjibhai Patel HUF through it's Karta and Manager Babubhai Kanjibhai Patel by way of Registered Sale Deed which was duly registered with the office of the Sub Registrar of Ahmedabad - 6 (Naroda), vide serial no. 1527 dated 07.02.2011 (old registration serial no. 11242 dated 04.11.2010) and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18062 dated 11.02.2011 and the said entry was duly confirmed by the concerned authority dated 03.05.2011.

22. Thereafter, as per the order of the Hon'ble Secretary Revenue Department, Ahmedabad, vide its order no. MVV / HKP / AMD / 117 / 1999 dated 07.08.2010 to allowed and accept the withdrawn application of the applicants to withdraw their reinvestigation application unconditionally in the revenue record of the said land and the entry to that effect was also entered in the

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revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 18095 dated 03.03.2011 and the said entry was duly cancelled by the concern authority dated 21.04.2011 with remarks that the said mutation entry was duly mutated in the revenue records of the said land vide Mutation Entry No. 17703.

23. Thereafter, the aforesaid subject land bearing Revenue Survey No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted a Final Plot No. 84/1 containing by land admeasuring 5949 square meters.

24. Thereafter, as per the order of the revenue department of the state government vide resolution no. PFR / 102011 / 275 / L / 1 dated 17.03.2012, district of the Ahmedabad City and Taluka of the Dascroi was reconstructed and Taluka of the Ahmedabad was divided in two new Taluka namely Ahmedabad (east) and Ahmedabad (west) Therefore, Mouje Naroda village was entered in the Ahmedabad City (east) and which was duly Mutated in the Village Form No. 6 and the entry to that effect was entered in the revenue records of the said land and 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 under Mutation Entry No. 18854 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

25. Thereafter, Umeshkumar Kalubhai Savani has cancelled the Notice of Lease Pendency i.e. serial no. 6671 dated 03.07.2010 of the land bearing Revenue Survey No. 675/1 by way of Registered Cancellation of Notice of Lease Pendency which was duly registered with the office of sub Registrar, Ahmedabad - 13 (City) vide serial no. 1720 dated 08.09.2014.

26. Thereafter, Umeshkumar Kalubhai Savani has confirmed the aforesaid sale deed i.e. serial no. 1527 dated 07.02.2011 (old registration serial no. 11242 dated 04.11.2010) of the land bearing Revenue Survey No. 675/1 in favour of Babubhai Kanjibhai Patel HUF through it's Karta and Manager Babubhai Kanjibhai by way of Registered Confirmation Deed which was duly registered with the office of sub Registrar, Ahmedabad - 13 (City) vide serial no. 1721 dated 08.09.2014.

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27. Thereafter, Babubhai Kanjibhai Patel has applied to the District Collector (Tenancy Branch), Ahmedabad to convert the said land bearing Revenue Survey No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted a Final Plot No. 84/1 containing by land admeasuring 5949 square meters from "New Tenure to Old Tenure" and accordingly the District Collector (Tenancy Branch), Ahmedabad vide its order bearing No. ACB/TNC-2 / PRIMIUM / NARODA / SR – 455 / 2014 dated 29.04.2016 has converted the said land bearing Revenue Survey No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted a Final Plot No. 84/1 containing by land admeasuring 5949 square meters into Old Tenure Non-Agricultural Use for Residential Purpose the payment of Premium Price of Rs.1,10,65,140/- (Rupees One Crore Ten Lacs Sixty Five Thousand One Hundred Forty Only) vide Receipt No. 49 dated 31.03.2016 by the land owners and also order to release the restriction of 'Pra. Sa. Pra.' in respect of the said land in question. Subject to terms and conditions of said order, and the entry to that

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effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 21089 dated 04.05.2016 and the said entry was duly confirmed by the concerned authority dated 30.07.2016.

28. Thereafter, the District Collector, Ahmedabad had granted Non Agriculture use Permission for the land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which land admeasuring 5355 square meters, for residential purposes and land admeasuring 594 square meters for commercial purpose vide it's order No. CB / ADM / T.B.KHE / TATKAL / SEC-65 / S.R.192 / 2016 dated 09.08.2016 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 21243 dated 12.08.2016 and the said entry was duly confirmed by the concerned authority dated 03.11.2016.

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29. Thereafter, as per notification of the Government and list of the Deputy Town Development Officer (North Zone) of the Ahmedabad Municipal Corporation, vide it's

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reference no. ESTATE NORTH ZONE E. NO. 5184 dated 20.04.2018, the Land bearing Revenue Survey No. 675/1 admeasuring 9915 square meters which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters, and land admeasuring 3966 square meters, subtract as per Town Planning Scheme by the A.M.C., and therefor name of Ahmedabad Municipal Corporation has been entered in the revenue record of said land in second right and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 22037 dated 15.05.2018 and the said entry was duly confirmed by the concerned authority dated 07.08.2018.

30. Thereafter, the District Collector, Ahmedabad had granted revised Non Agriculture for Multipurpose use Permission for the land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters, vide it's order No. CB/ LAND - 2 / NA / S.R. 283 / 2018 dated 25.06.2018 and the entry to that effect was also entered

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in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 22193 dated 20.08.2018 and the said entry was duly confirmed by the concerned authority dated 05.11.2018.

31. Thereafter, Non Agricultural land bearing Final Plot No. 84/1 containing by total land admeasuring 5949 square meters, of the said total land admeasuring 9915 square meters of Revenue Survey No. 675/1 of Town Planning Scheme No. 121 has been divided in Two Sub Plots accordingly (1) Final Plot no. 84/1/1 containing by land admeasuring 2661 square meters, (2) Final Plot no. 84/1/2 containing by land admeasuring 3288 square meters, as per Commencement Latter issued by the Ahmedabad Municipal Corporation vide it's Case No. LTS / NZ / 300418 / CGDCRV / A0169 / M1 AND Rajachitthi No. 00240/300418/A0169/M1 dated 27.08.2018.

32. Thereafter, Babubhai Kanjibhai Patel HUF through it's Karta and Manager Babubhai Kanjibhai Patel has sold and conveyed the said Non Agriculture Multi Purpose use land bearing Revenue Survey No. 675/1, admeasuring

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9915 square meters which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters to Swastik Infra, a partnership Firms, by way of Registered Sale Deed which was duly registered with the office of the Sub Registrar, Ahmedabad – 6 (Naroda), vide serial no. 19155 dated 11.10.2018 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 22265 dated 16.10.2018 and the said entry was duly confirmed by the concerned authority dated 11.01.2019.

33. Thereafter, (1) Parvatiben Babulal Patel, (2) Vipulbhai Babulal Patel, (3) Hinaben Babulal Patel and (4) Dakshaben Babulal Patel have confirmed the aforesaid Sale Deed i.e. serial no. 19155 dated 11.10.2018 of the land bearing Revenue Survey No. 675/1, admeasuring 9915 square meters which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot

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No. 84/1/2 having land admeasuring 3288 square meters in favour of Swastik Infra, a partnership Firms, by way of Registered Confirmation Deed which was duly registered with the office of the Sub Registrar, Ahmedabad - 6 (Naroda), vide serial no. 19156 dated 11.10.2018.

34. Thereafter, Babubhai Kanjibhai Patel HUF through it's Karta and Manager Babubhai Kanjibhai Patel has sold and conveyed the said Non Agriculture Multi Purpose use land bearing Revenue Survey No. 675/1, admeasuring 9915 square meters which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/1 having land admeasuring 2661 square meters to Balaji Infra, A Partnership Firms, through its partner Nikhil Bhanubhai Patel by way of Registered Sale Deed which was duly registered with the office of the Sub Registrar, Ahmedabad – 6 (Naroda), vide serial no. 19170 dated 11.10.2018 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 22271 dated 22.10.2018 and the said entry was duly confirmed by the concerned authority dated 11.01.2019.

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35. Thereafter, Swastik Infra, a partnership Firms, through its partner Prakashkumar Ramjibhai Bhanderi has sold and conveyed the said Non Agriculture Multi Purpose use land bearing Revenue Survey No. 675/1, admeasuring 9915 square meters which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters to **VISHV INFRA, A Partnership Firm through its partner Shaileshkumar Laxmanbhai Kevadiya,** by way of Registered Sale Deed which was duly registered with the office of the Sub Registrar, Ahmedabad – 6 (Naroda), vide serial no. 24063 dated 26.11.2021 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 23741 dated 03.12.2021 and the said entry was duly confirmed by the concerned authority dated 25.01.2022.

36. Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

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From the available revenue records, I found that as per the revenue records of the **VISHV INFRA, A Partnership Firm through its partner Shaileshkumar Laxmanbhai Kevadiya** have become an absolute owner and possession holder of the above referred subject Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters, situate, lying and being at Mouje Naroda of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land owners which was duly attested by Notary Public.

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<u>SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE</u>

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters, situate, lying and being at Mouje Naroda of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda) was belonging to **VISHV INFRA, A Partnership Firm through its partner Shaileshkumar Laxmanbhai Kevadiya** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

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3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.

4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.

5. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.

6. Provision of The Gujarat Town Planning and Urban Development Act with Rules.

7. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.

8. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and / or legal necessity.

9. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 675/1 admeasuring 9915 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 84/1 land admeasuring 5949 square meters out of which Sub Plot No. 84/1/2 having land admeasuring 3288 square meters, situate, lying and being at Mouje Naroda of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda). and bounded as per the Revenue Records.

DATED THIS 31ST JANUARY OF 2022, AHMEDABAD.

DINESH B. PATEL
G/1220/2003
AHMEDABAD
ADVOCATE

DINESH B. PATEL

ADVOCATE