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KAMLESH R. VYAS (Advocate)

ENRL NO.G/2657/2003

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REPORT ON TITLE

Re. : In the matter of investigation of title to the immovable property being Non Agricultural Residential Use Land bearing Revenue Survey No.649/3 adm 4957 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 1812 sq. mtrs. (of Land bearing Revenue Survey No. 649/3 paiki 2974 sq. mtrs. N.A. land paiki) of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) at present belonging to United Prime Infra, a Partnership Firm of Ahmedabad.

I have taken necessary searches of revenue records, Dist. Registrar Ahmedabad- (City), Sub-Registrar, Ahmedabad-5 (Narol), Ahmedabad-13 (Dascroi) and Ahmedabad-11 (Aslali) for more then last 30 years and after verification of certain documents, deeds, papers, permission produced before me for issuing title certificate and report of Residential Use N.A. Land bearing Revenue Survey No.649/3 adm 4957 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 1812 sq. mtrs. (of Land bearing Revenue Survey No. 649/3 paiki 2974 sq. mtrs. N.A. land paiki) of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) at present belonging to United Prime Infra, a Partnership Firm of Ahmedabad i.e. PRESENT PARTY and I give my opine on the title to the said land more particularly described in the schedule hereunder written as under:



01. Prior to 1952 the then agricultural use land bearing Revenue Survey No.649/3 admeasuring 01 Acre 09 .Gunthas of Mouje Vinzol was belonging to one Sursangji Rajaji as per Mutation Entry No.264.
02. Further thereafter the said land was declared as "piece land" as the area of said land is less then standard area as defined under Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2515 dated 30/08/1951and duly certified by the revenue authority concerned.
03. That on application of The Bombay Personal Inams Abolition Act,1952 the said land was absolutely vested unto said Sursangji Rajaji. The entry to that effect was entered in the revenue records of mutation entry book on 06/02/1955 under serial No.2969, which was certified by the concerned authority and since then Sursangji Rajaji was were holding the said land as provided under the said Act.
04. Further thereafter oral partition was made for the said land with other lands between family members of said land owner Sursangji Rajaji and land bearing Survey No..649/1 admeasuring 01 Acre 09 .Gunthas came into the share of his grandson Mohabatsing Bhojaji. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4213 dated 16/12/1968 duly certified by the revenue authority concerned on 18/01/1969.
05. That thereafter the said Mohabatsing Bhojaji died on 06/09/1988 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Leelaben Wd/o. Mohabatsing Bhojaji, (2) Dilipsing Mohabatsing, (3) Pruthvising



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Mohabatsing, (4) Gambhirsing Mohabatsing, (5) Hathisingh Mohabatsing, (6) Bharatsingh Mohabatsing and (7) Fulba D/o. Mohabatsing Bhojaji and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5397 dated 25/03/1988 and duly certified by the revenue authority concerned .

06. Further thereafter said land owners (1) Leelaben Wd/o. Mohabatsing Bhojaji, (2) Pruthvising Mohabatsing, (3) Gambhirsing Mohabatsing, (4) Hathisingh Mohabatsing, (5) Bharatsingh Mohabatsing (6) Fulba D/o. Mohabatsing Bhojaji and (7) Jyotsanaben Wd/o. Dilipsing Mohabatsing (Only legal heirs of Land Deilipsing Hombatsing who died on 07/10//1992) sold and conveyed the said old tenure land Revenue Survey No.649/3 admeasuring A-1-09G to Surabhai Bijalbhai Bharvad. A Deed of Conveyance in respect whereof was executed on 20/04/1995 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on same day under serial No.1220. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5632 dated 25/01/1997 and duly certified by the revenue authority concerned .
07. Further thereafter said land owner Surabhai Bijalbhai Bharvad through his Power of Attorney Holder Somabhai Surabhai sold and conveyed the said old tenure land Revenue Survey No.649/3 admeasuring 4957 sq. mtrs. to (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel. A Deed of Conveyance in respect whereof was executed on 24/07/2008 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on same day under serial No.7286. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6331 dated 05/09/2008 and duly certified by the revenue authority concerned on 18/10/2008



08. Further thereafter said land owners (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel. had sold and conveyed the said land bearing Revenue Survey No.649/3 admeasuring 4957 sq. mtrs. to (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. A Deed of Conveyance in respect whereof was executed on 29/12/2009 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on 30/12/2009 under serial No.9230. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6529 dated 05/01/2010 and duly certified by the revenue authority concerned on 25/02/2010
09. Further thereafter as per notification of the Gujarat Revenue Department dated 17/03/2012, Taluka of Ahmedabad district was Restructured and divided into two new Taluka namely Ahmedabad City (East) and City (West) and said Village Vinzol covered under the new Taluka City (East). The entry to that effect was entered in the revenue records of mutation entry book under serial No.7109 dated 03/05/2012 and duly certified by the revenue authority concerned on 05/05/2012
10. That thereafter the said land. was covered under the DRAFT Town Planning Scheme – 72 (Hathijan-Vinjol) and as such Final Plot No.58/1 was given in lieu of old bearing Revenue Survey No.649/1, 649/3 and 649/5 and area thereof was fixed to the extent of 8073 sq.mts. as it is seen from the Form "F" vide Rules 21 and 35 framed under the Gujarat Town Planning & Urban Development Act, 1976 for time being in force and applicable to the said land.
11. That thereafter said land was converted into Non Agricultural Residential Use Land as per order No.CB/CTS/NA//S.R/389/2012



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dated 20/07/2012 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7175 dated 07/08/2012 and duly certified by the revenue authority concerned on 08/09/2012.

12. Further thereafter said land owners (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. had sold and conveyed the part of the said N.A. Use Land bearing Final Plot No.58/1 of T.P.S. No.72 adm.8073 sq. mtrs. Paiki Undivided 2974 sq. mtrs. (Land bearing Revenue Survey No.649/3 admeasuring 4957 sq. mtrs.) to M/s. Shreeji Developers a Partnership firm. A Deed of Conveyance in respect whereof was executed on 27/09/2018 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.14043. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7983 dated 06/10/2018 and duly certified by the revenue authority concerned on 16/11/2018

13. Further thereafter said land owners (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. with Confirmation of M/s. Shreeji Developers had sold and conveyed the part of the said N.A. Use Land bearing Final Plot No.58/1 of T.P.S. No.72 adm.8073 sq. mtrs. Paiki Undivided 5099 sq. mtrs. (Land bearing Revenue Survey No.649/1 adm. 3035 sq. mtrs. and 649/5 adm. 2064 sq. mtrs.) to (1) M/s. HARSH SYNTEX PVT LTD. and (2) Dineshchandra Mangaldas Shah. A Deed of Conveyance in respect whereof was executed on 13/08/2019 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.10172. The entry to that effect was entered in the revenue records of



mutation entry book under serial No.8144 dated 03/09/2019 and duly certified by the revenue authority concerned on 18/10/2019.

14. Further thereafter said land owner M/s. Shreeji Developers a Partnership firm through the hands of it's Authorised Partner Pradip Naginbhai Thakkar and Harish Naginbhai Thakkar has sold and conveyed the part of the said N.A. Use Land bearing Final Plot No.58/1 of T.P.S. No.72 adm.8073 sq. mtrs. Paiki Undivided 2974 sq. mtrs. (Land bearing Revenue Survey No.649/3 admeasuring 4957 sq. mtrs.) to (1) Dinesh Mangal Das, (2) Pruthviraj Samvatraj Kankariya and (3) Prakashkumar Bhanvarilal Bagrecha. A Deed of Conveyance in respect whereof was executed on 29/10/2018 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.15632 . The entry to that effect was entered in the revenue records of mutation entry book under serial No.8398 dated 18/01/2021 and duly certified by the revenue authority concerned on 03/03/2021.
15. Further thereafter said land owners (1) Dinesh Mangal Das, (2) Pruthviraj Samvatraj Kankariya and (3) Prakashkumar Bhanvarilal Bagrecha, has sold and conveyed the part of the said N.A. Use Land bearing Revenue Survey No.649/3 adm 4957 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 1812 sq. mtrs. (of Land bearing Revenue Survey No. 649/3 paiki 2974 sq. mtrs. N.A. land paiki) to M/s. United Prime Infra, a Partnership Firm of Ahmedabad. A Deed of Conveyance in respect whereof has been executed on 01/04/2021 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.6211. The entry to that effect was entered in the revenue records of mutation entry book under serial No.8440 dated 05/04/2021 and duly certified by the revenue authority concerned on 25/05/2021



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16. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati Daily News Paper SANDESH on 30/12/2020 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

Thus I am of the opinion that the title to the said land, is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to:

1. Usual Declaration made at the time of dealing of said land
2. Fulfill of all the terms and conditions of mentioned in Non Agricultural Permission
3. Provision of the Gujarat Town Planning and Urban Development Act, and
4. Any other laws, acts, rules and regulations as may be applicable at the time being in force

DESCRIPTION OF LAND

All that piece or parcel of Non Agricultural Residential Use Land Revenue Survey No.649/3 adm 4957 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 1812 sq. mtrs. (of Land bearing Revenue Survey No. 649/3 paiki 2974 sq. mtrs. N.A. land paiki) of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali)



Boundries of land bearing Final Plot No.58/1

East :- by land bearing Final Plot No.72
West :- by Land bearing Final Plot No.56/3, 56/2, 55/2
North :- by land bearing Final Plot No.48/3
South :- 12 mtrs. T.P. Road

Place :- Ahmedabad

Date :- 30/08/2021



KAMLESH R. VYAS
ENR. No. G/2657/2003
[Signature]
ADVOCATE

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REPORT ON TITLE

Re. : In the matter of investigation of title to the immovable property being Non Agricultural Residential Use Land bearing Revenue Survey No.649/5 adm 3440 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 2064 sq. mtrs. (Land bearing Revenue Survey No. 649/5) of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) at present belonging to United Prime Infra, a Partnership Firm of Ahmedabad.

I have taken necessary searches of revenue records, Dist. Registrar Ahmedabad- (City), Sub-Registrar, Ahmedabad-5 (Narol), Ahmedabad-13 (Dascroi) and Ahmedabad-11 (Aslali) for more then last 30 years and after verification of certain documents, deeds, papers, permission produced before me for issuing title certificate and report of Residential Use N.A. Land bearing Revenue Survey No.649/5 adm 3440 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 2064 sq. mtrs. (Land bearing Revenue Survey No. 649/5) of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) at present belonging to United Prime Infra, a Partnership Firm of Ahmedabad i.e. PRESENT PARTY and I give my opine on the title to the said land more particularly described in the schedule hereunder written as under:



01. That prior to 1952 the then agricultural use land bearing Revenue Survey No. Revenue Survey No.649/5 admeasuring 0 Acre 34 gunthas (Including 04 Gunthas Pot Kharaba) of Mouje Vinzol was belonging to one Sursangji Rajaji as per Mutation Entry No.717 and 264
02. Further thereafter the said land was declared as "piece land" as the area of said land is less then standard area as defined under Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2515 dated 30/08/1951and duly certified by the revenue authority concerned.
03. That on application of The Bombay Personal Inams Abolition Act,1952 the said land was absolutely vested unto said Sursangji Rajaji. The entry to that effect was entered in the revenue records of mutation entry book on 06/02/1955 under serial No.2969, which was certified by the concerned authority and since then Sursangji Rajaji was holding the said land as provided under the said Act.
04. Further thereafter oral partition was made between family members of said land owner Sursangji Rajaji and said land bearing Revenue Survey No.649/1 admeasuring 01 Acre 10 .Gunthas and Revenue Survey No.649/5 admeasuring 0 Acre 34 gunthas (Including 04 Gunthas Pot Kharaba) came into the share of his grandson Mohabatsing Bhojaji. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4213 dated 16/12/1968 duly certified by the revenue authority concerned on 18/01/1969.
05. That thereafter the said Mohabatsing Bhojaji died on 06/09/1988 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law



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under which he was governed by (1) Leelaben Wd/o. Mohabatsing Bhojaji, (2) Dilipsing Mohabatsing, (3) Pruthvising Mohabatsing, (4) Gambhirsing Mohabatsing, (5) Hathising Mohabatsing, (6) Bharatsing Mohabatsing and (7) Fulba D/o. Mohabatsing Bhojaji and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5397 dated 25/03/1988 and duly certified by the revenue authority concerned.

06. That thereafter the co-owner of said land Gambhirsing Mohabatsing died on 10/10/1996 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Sajjanben Wd/o. Gambhirsing Mohabatsing, and (2) Rajendrasing Gandhirsing. and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5845 dated 21/12/2003 and duly certified by the revenue authority concerned.
07. That thereafter the co-owner of said land Hathising Mohabatsing died on 22/10/2000 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Champaben Wd/o. Hathising Mohabatsing, (2) Minor Hetal D/o. Hathising Mohabatsing, (3) Minor Hina D/o. Hathising Mohabatsing, and (4) Minot Nita D/o. Hathising Mohabatsing,, through their natural guardian her mother Sajjanba and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5846 dated 21/12/2003 and duly certified by the revenue authority concerned.



08. That thereafter the co-owner of said land Dilipsing Mohabatsing died on 07/10/1992 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his only one legal heir his wife Jyotsana Wd/o. Dilipsing Mohabatsing and her name was entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5948 dated 12/04/2005 and duly certified by the revenue authority concerned on 29/06/2005
09. Further thereafter there were some mistakes accrued at the time of computerization of Revenue Records which was promulgated/rectified as per the order of Mamlatdar Gandhingar. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6400 and 6401 dated 10/12/2008 which was certified by the concerned authority.
10. Further thereafter said land owners (1) Bharatsing Mohabatsing for self and as power of attorney holder of (2) Leelaben Wd/o. Mohabatsing Bhojaji, (3) Sajjan Wd/o. Gambharsing Mohabatsing, (4) Pruthvising Mohabatsing, (5) Champaben Wd/o. Hathising Mohabatsing for self and as natural guardian and mother of her minor daughters (6) Minor Hetal D/o. Hathising Mohabatsing (7) Minor Hina D/o. Hathising Mohabatsing (8) Minor Nita D/o. Hathising Mohabatsing (9) Fulba D/o. Mohabatsing, (10) Rajendrasing Gambharsing, (11) Jyotsanaben Wd/o. Dilipsing Mohabatsing for their Legal Necessity and Benefit of Estate as provided under the provision of Hindu Law, sold and conveyed the said land Revenue Survey No.649/1 admeasuring 5059 sq. mtrs. and Survey No.649/5 adm. 3440 sq. mtrs. (Including 405 sq.mtrs. Pot Kharaba) to (1) Subhashbhai Prahaladbhai Patel and (2) Vallabbhai Prahaladbhai Patel. A Deed of Conveyance in respect whereof was executed on 29/03/2008 and duly registered



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with the Sub-Registrar, Ahmedabad-5 (Narol) on 06/06/2008 under serial No.5693. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6498 dated 03/12/2009 and duly certified by the revenue authority concerned on 27/02/2010

11. Further thereafter said land owners (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel. had sold and conveyed the part of the said land bearing (1) Revenue Survey No.649/1 admeasuring 5059 sq. mtrs. paiki undivided 2529.5 sq. mtrs. and (2) Survey No.649/5 adm. 3440 sq. mtrs. (Including 405 sq.mtrs. Pot Kharaba) paiki undigived 1720 sq. mtrs. to (1) Dilipbhai Gordhandas Patel and (2) Pradeep Gorhdandas Patel. A Deed of Conveyance in respect whereof was executed on 27/03/2009 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on 30/03/2009 under serial No.1813. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6499 dated 03/12/2009 and duly certified by the revenue authority concerned on 20/02/210
12. Further thereafter said land owners (1) Subhashbhai Prahaladbhai Patel, (2) Vallabhbhai Prahaladbhai Patel, (3) Dilipbhai Gordhandas Patel and (4) Pradeep Gorhdandas Patel. had sold and conveyed the said land bearing (1) Revenue Survey No.649/1 admeasuring 5059 sq. mtrs. and (2) Survey No.649/5 adm. 3440 sq. mtrs. (Including 405 sq.mtrs. Pot Kharaba) to (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (5) Geetaben Pravinbhai Desai. A Deed of Conveyance in respect whereof was executed on 29/12/2009 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on 30/12/2009 under serial No.9237. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6534



dated 05/01/2010 and duly certified by the revenue authority concerned on 25/02/2010.

13. Further thereafter as per notification of the Gujarat Revenue Department dated 17/03/2012, Taluka of Ahmedabad district was Restructured and divided into two new Taluka namely Ahmedabad City (East) and City (West) and said Village Vinzol covered under the new Taluka City (East). The entry to that effect was entered in the revenue records of mutation entry book under serial No.7109 dated 03/05/2012 and duly certified by the revenue authority concerned on 05/05/2012
14. That thereafter the said land. was covered under the DRAFT Town Planning Scheme – 72 (Hathijan-Vinzol) and as such Final Plot No.58/1 was given in lieu of old bearing Revenue Survey No.649/1, 649/3 and 649/5 and area thereof was fixed to the extent of 8073 sq.mtrs..
15. That thereafter said land was converted into Non Agricultural Residential Use Land as per order No.CB/CTS/NA/S.R/389/2012 dated 20/07/2012 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7175 dated 07/08/2012 and duly certified by the revenue authority concerned on 08/09/2012.
16. Further thereafter said land owners (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. with Confirmation of M/s. Shreeji Developers had sold and conveyed the part of the said N.A. Use Land bearing Final Plot No.58/1 of T.P.S. No.72 adm.8073 sq. mtrs. Paiki Undivided 5099 sq. mtrs. (Land bearing Revenue Survey No.649/1 adm. 3035 sq. mtrs. and 649/5 adm. 2064 sq. mtrs.) to (1) M/s. HARSH SYNTEX PVT LTD. and (2) Dineshchandra Mangaldas



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Shah. A Deed of Conveyance in respect whereof was executed on 13/08/2019 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.10172. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7983 dated 06/10/2018 and duly certified by the revenue authority concerned on 16/11/2018

17. Further thereafter said land owners (1) RAMESHBHAI RAVJIBHAI DOBARIYA (HUF), (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. with Confirmation of M/s. Shreeji Developers had sold and conveyed the part of the said N.A. Use Land bearing Final Plot No.58/1 of T.P.S. No.72 adm.8073 sq. mtrs. Paiki Undivided 5099 sq. mtrs. (Land bearing Revenue Survey No.649/1 adm. 3035 sq. mtrs. and 649/5 adm. 2064 sq. mtrs.) to (1) M/s. HARSH SYNTEX PVT LTD. and (2) Dineshchandra Mangaldas Shah. A Deed of Conveyance in respect whereof was executed on 13/08/2019 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.10172. The entry to that effect was entered in the revenue records of mutation entry book under serial No.8144 dated 03/09/2019 and duly certified by the revenue authority concerned on 18/10/2019.

18. Further thereafter said land owners M/s. HARSH SYNTEX PVT. LTD. through its authorised director Jitendra Jivraj Rana and (2) Dineshchandra Mangaldas Shah has sold and conveyed the part of the said N.A. Use Land bearing Revenue Survey No.649/5 adm 3440 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided 2064 sq. mtrs. (Land bearing Revenue Survey No. 649/5) to M/s. UNITED PRIME INFRA, a Partnership Firm of Ahmedabad. A Deed of Conveyance in respect whereof has been executed on 09/02/2021 and duly



registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on same day under serial No.2133. The entry to that effect was entered in the revenue records of mutation entry book under serial No.8412 dated 25/02/2021 and duly certified by the revenue authority concerned on 30/03/2021

19. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati Daily News Paper SANDESH on 30/12/2020 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

Thus I am of the opinion that the title to the said land, is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to:

1. Usual Declaration made at the time of dealing of said land
2. Fulfill of all the terms and conditions of mentioned in Non Agricultural Permission
3. Provision of the Gujarat Town Planning and Urban Development Act, and
4. Any other laws, acts, rules and regulations as may be applicable at the time being in force

DESCRIPTION OF LAND

All that piece or parcel of Non Agricultural Residential Use Land bearing Revenue Survey No.649/5 adm 3440 sq. mtrs. which cover under town planning scheme no.72 and given final plot no.58/1 with other lands and area has been fixed adm.8073 sq. mtrs. Paiki Undivided



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2064 sq. mtrs. (Land bearing Revenue Survey No. 649/5) of Mouje
Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and
Sub-District of Ahmedabad-11 (Aslali)

Boundries of land bearing Final Plot No.58/1

East :- by land bearing Final Plot No.72

West :- by Land bearing Final Plot No.56/3, 56/2, 55/2

North :- by land bearing Final Plot No.48/3

South :- 12 mtrs. T.P. Road

Place :- Ahmedabad

Date :- 30/08/2021



KAMLESH R. VYAS
ENR. No. G/2657/2003
[Signature]
ADVOCATE

1

KAMLESH R. VYAS (Advocate)

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REPORT ON TITLE

Re. : In the matter of investigation of title to the immovable property being Non Agricultural use land bearing Revenue Survey No. 649/6 total admeasuring 304 sq. mtrs. which covered under the Town Planning Scheme No.72 (Hathijan-Vinzol) and allotted Final Plot No.58/3 and area has been fixed to the extent of 182 sq. mtrs. of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).at present belonging to M/s. United Prime Infra a partnership Firm.

I have taken necessary searches of revenue records, Dist. Registrar Ahmedabad- (City), Sub-Registrar, Ahmedabad-5 (Narol), Ahmedabad-13 (Dascroi) and Ahmedabad-11 (Aslali) for more than last 30 years and after verification of certain documents, deeds, papers, permission produced before me for issuing title certificate and report of Non Agricultural use land bearing Revenue Survey No. 649/6 total admeasuring 304 sq. mtrs. which covered under the Town Planning Scheme No.72 (Hathijan-Vinzol) and allotted Final Plot No.58/3 and area has been fixed to the extent of 182 sq. mtrs. of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) and at present belonging to M/s. United Prime Infra, a Partnership Firm of Ahmedabad i.e. PRESENT PARTY and I give my opinion on the title to the said land more particularly described in the schedule hereunder written as under:

01. That prior to 1952 the then agricultural use land bearing Revenue Survey No. 649/6 admeasuring 00 Acre 03 gunthas of Mouje Vinzol was belonging to one (1) Sursangji Rajaji and (2) Jashwantsing Devising (as legal heir of late Devising Rajaji) as per Mutation Entry No.446 and 2454.



02. That thereafter the co owner of said land Jashwantsing Devising died on 31/01/1956 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Minor Kanubhai Jashwantsing and (2) Minor Babubhai Jashwantsing through their natural guardian Bhojaji Sursangji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.3168 dated 23/04/1956 and duly certified by the revenue authority concerned .
03. Further thereafter oral partition was made between family members of said land owner Sursangji Rajaji and his share in the said land bearing Revenue Survey No.649/6 admeasuring 0 Acre 34 gunthas paiki came into the share of his grandson Mohabatsing Bhojaji. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4213 dated 16/12/1968 duly certified by the revenue authority concerned on 18/01/1969.
04. That thereafter the co owner of said land Babubhai Jashwantsing died on 09/10/1988 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by Premila Wd/o. Babubhai for self and natural guardian of (1) Minor Kirit Babubhai , (2) Minor Ketan Babubhai, (3) Minor Gajendra Babubhai and (4) Minor Bhavnaben D/o. Babubhai. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5413 dated 02/01/1989 and duly certified by the revenue authority concerned .
05. That thereafter the said Mohabatsing Bhojaji died on 06/09/1988 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Leelaben Wd/o.



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Mohabatsing Bhojaji, (2) Dilipsing Mohabatsing, (3) Pruthvising Mohabatsing, (4) Gambharsing Mohabatsing, (5) Hathising Mohabatsing, (6) Bharatsing Mohabatsing and (7) Fulba D/o. Mohabatsing Bhojaji and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5397 dated 22/03/1995 and duly certified by the revenue authority concerned.

06. That thereafter the co-owner of said land Gambharsing Mohabatsing died on 10/10/1996 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Sajjanben Wd/o. Gambharsing Mohabatsing, and (2) Rajendrasing Gambharsing . and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5845 dated 21/12/2003 and duly certified by the revenue authority concerned on 07/02/2004.
07. That thereafter the co-owner of said land Hathising Mohabatsing died on 22/10/2000 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by (1) Champaben Wd/o. Hathising Mohabatsing, (2) Hetal D/o. Hathising Mohabatsing, (3) Minor Hina D/o. Hathising Mohabatsing, and (4) Minot Nita D/o. Hathising Mohabatsing,, through their natural guardian her mother Champaben and their names were entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5846 dated 21/12/2003 and duly certified by the revenue authority concerned on.



08. That thereafter the co-owner of said land Dilipsing Mohabatsing died on 07/10/1992 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his only one legal heir his wife Jyotsana Wd/o. Dilipsing Mohabatsing and her name was entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5948 dated 12/04/2005 and duly certified by the revenue authority concerned.
09. Further thereafter there were some mistakes accrued at the time of computerization of Revenue Records which was promulgated/rectified as per the order of Mamlatdar Gandhingar. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6401 dated 10/12/2008 which was certified by the concerned authority.
10. Further thereafter said land owners (1) Bharatsing Mohabatsing for self and as power of attorney holder of (2) Leelaben Wd/o.Mohabatsing Bhojaji, (3) Sajjan Wd/o. Gambharsing Mohabatsing, (4) Pruthvising Mohabatsing, (5) Champaben Wd/o. Hathising Mohabatsing for self and as natural guardian and mother of her minor daughters (6) Minor Hetal D/o. Hathising Mohabatsing (7) Minor Hina D/o. Hathising Mohabatsing (8) Minor Nita D/o. Hathising Mohabatsing (9) Fulba D/o. Mohabatsing, (10) Rajendrasing Gambharsing, (11) Jyotsanaben Wd/o. Dilipsing Mohabatsing for their Legal Necessity and Benefit of Estate as provided under the provision of Hindu Law, sold and conveyed the said land Survey No.649/6 adm 304 sq. mtrs. to (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel. A Deed of Conveyance in respect whereof was executed on 29/03/2008 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on 06/06/2008 under serial No.5693. The



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entry to that effect was entered in the revenue records of mutation entry book under serial No.6498 dated 03/12/2009 and duly certified by the revenue authority concerned on 20/02/2010.

11. Further it is not out of place to mentioned even through Bharatsing Mohabatsing and others were holding undivided $\frac{1}{2}$ share in the said land, but in the said sale deed No.5693/2008 by mistake shown total land which mistake has been rectified and a Deed of Rectification has been executed by (1) Bharatsing Mohabatsing for self and as power of attorney holder of (2) Leelaben Wd/o. Mohabatsing Bhojaji, (3) Sajjan Wd/o. Gambhirsing Mohabatsing, (4) Pruthvising Mohabatsing, (5) Champaben Wd/o. Hathising Mohabatsing for self and as natural guardian and mother of her minor daughters (6) Minor Hetal D/o. Hathising Mohabatsing (7) Minor Hina D/o. Hathising Mohabatsing (8) Minor Nita D/o. Hathising Mohabatsing (9) Fulba D/o. Mohabatsing, (10) Rajendrasing Gambhirsing, (11) Jyotsanaben Wd/o. Dilipsing Mohabatsing infavour of (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel on 16/02/2010 duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) under serial No.1581 rectified that sale has been done for the land bearing Revenue Survey No.649/6 adm 304 sq. mtrs. paiki 152 sq. mtrs.
12. Further thereafter said land owner (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel sold and conveyed the said land Survey No.649/6 adm 304 sq. mtrs. to. (1) Dilipbhai Gordhandas Patel and (2) Pradeep Gordhandas Patel. A Deed of Conveyance in respect whereof was executed on 26/03/2009 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) on 30/03/2009 under serial No.1813 . The entry to that effect was entered in the revenue records of mutation entry book under



serial No.6499 dated 03/12/2009 and duly certified by the revenue authority concerned on 20/02/2010.

13. it is not out of place to mentioned even through Bharatsing Mohabatsing and others were holding undivided ½ share in the said land, but in the said sale deed No.1813/2009 by mistake shown total land which mistake has been rectified and a Deed of Rectification has been executed by (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel infavour of (1) Dilipbhai Gordhandas Patel and (2) Pradeep Gordhandas Patel on 16/02/2010 duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) under serial No.1581 rectified that sale has been done for the land bearing Revenue Survey No.649/6 adm 304 sq. mtrs. paiki 152 sq. mtrs.
14. Further thereafter (1) Subhashbhai Prahaladbhai Patel and (2) Vallabhbhai Prahaladbhai Patel (3) Dilipbhai Gordhandas Patel and (4) Pradeep Gordhandas Patel sold and conveyed the said land Survey No.649/6 adm 304 sq. mtrs. paiki 152 sq. mtrs. to. (1) Rameshbhai Ravjibhai dobariya (HUF) (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. . A Deed of Conveyance in respect whereof was executed on 30/12/2009 and duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) under serial No.9237. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6534 dated 05/01/2010 and duly certified by the revenue authority concerned on 25/02/2010.
15. Further thereafter as per notification of the Gujarat Revenue Department dated 17/03/2012, Taluka of Ahmedabad district was Restructured and divided into two new Taluka namely Ahmedabad City (East) and City (West) and said Village Vinzol covered uner the new Taluka City (Eat). The entry to that effect was entered in the revenue records of mutation entry book under



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serial No.7109 dated 03/05/2012 and duly certified by the revenue authority concerned on 05/05/2012

16. That thereafter the co-owner of said land Kanubhai Jashwantsinh died on 30/10/2013^{14d} as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his only one one legal heir (1) Prataben Wd/o. Kanubhai Jashwantsinh (2) Ajay Kanubhai, (3) Rohit Kanubhai, and (4) Vanraj Kanubhai and their names was entered on the revenue records as owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7468 dated 10/03/2014 and duly certified by the revenue authority concerned on 11/04/2014.
17. Further thereafter (1) Ketanbhai Babubhai, (2) Kirit Babubhai, (3) gajendrasinh a.ias jayendrakumar babubhai, (4) premilaben Wd/o. Babubhai (5) Bhavnaven D/o. Babubhai, (6) Prataben Wd/o. Kanubhai Jashwantsinh (7) Ajay Kanubhai, (8) Rohit Kanubhai, and and (9) Vanraj Kanubhai, sold and conveyed the said land Survey No.649/6 adm 304 sq. mtrs. paiki 152 sq. mtrs. to. (1) Rameshbhai Ravjibhai dobariya (HUF) (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai. . A Deed of Conveyance in respect whereof was executed on 20/08/2016 and duly registered with the Sub-Registrar, Ahmedabad-13 (City) under serial No.1906. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7724 dated 20/08/2016 and duly certified by the revenue authority concerned on 28/09/2016.
18. That thereafter the said land. was covered under the DRAFT Town Planning Scheme – 72 (Hathijan-Vinjol) and as such Final Plot No.58/3 (O.P. No.58/6) was given in lieu of old bearing Revenue Survey No.649/6 and area thereof was fixed



to the extent of 182 sq.mts. as it is seen from the Form "F" vide Rules 21 and 35 framed under the Gujarat Town Planning & Urban Development Act, 1976 for time being in force and applicable to the said land.

19. That thereafter said land was converted into Non Agricultural Residential Use Land as per order No.CB/JAMIN-3/NA/VINZOL/S.NO./BLOCK NO.647/1, 649/6./S.R/599/2017 dated 14/11/2017 of the DISTRICT Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7869 dated 07/12/2017 and duly certified by the revenue authority concerned on 16/01/2018.
20. Further thereafter (1) Rameshbhai Ravjibhai dobariya (HUF) (2) Hansaben Rameshbhai Patel, (3) Mukeshbhai Bhagwanbhai, Chandarana and (4) Geetaben Pravinbhai Desai had sond and conveyed the said N.a. Residnetial Use Land bearing S. No.649/6 and Final Plot No.5/3 of T.P.S. No.72 admeasuring 182 sq. mtrs. to M/s. Shreeji Developers a Partnership Firm. . A Deed of Conveyance in respect whereof was executed on 27/09/2018 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) under serial No.14046. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7986 dated 16/10/2018 and duly certified by the revenue authority concerned on 30/11/2018
21. Further thereafter (1) Pradeepbhai Naginbhai Thakkar and (2) Harish Naginbhai Thakkar both autho. partner of M/s. Shreeji Developers sold and conveyed the said N.a. Residnetial Use Land bearing S. No.649/6 and Final Plot No.5/3 of T.P.S. No.72 admeasuring 182 sq. mtrs. to (1) Dinesh Mangaldas shah, (2) Pruthviraj Sanvantraj Kankriya, (3) prakashkumar Bhanvarilal bagrecha. A Deed of Conveyance in respect whereof was executed on 29/10/2018 and duly registered with the Sub-



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Registrar, Ahmedabad-11 (Aslali) under serial No.15634 . The entry to that effect was entered in the revenue records of mutation entry book under serial No.8099 dated 18/01/2021 and duly certified by the revenue authority concerned on 03/03/2021

22. Further thereafter(1) Dinesh Mangaldas shah, (2) Pruthviraj Sanvantraj Kankriya, (3) prakashkumar Bhanvarilal bagrecha have sold and conveyed the said N.a. Residential Use Land bearing S. No.649/6 and Final Plot No.5/3 of T.P.S. No.72 admeasuring 182 sq. mtrs. to M/s. United Prime Infra a partnership Firm. A Deed of Conveyance in respect whereof was executed on 01/04/2021 and duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) under serial No.6205. The entry to that effect was entered in the revenue records of mutation entry book under serial No.8441 dated 05/04/2021 and duly certified by the revenue authority concerned on 25/05/2021.

23. And since then the Present party M/s. United Prime Infra a Partnership Firm of Ahmedabad is holding the said Residential Use Non Agricultural Land as absolute owner and possessor thereof.

24. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati Daily News Paper SANDESH on 30/12/2020 inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

Thus I am of the opinion that the title to the said land, is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to:



1. Usual Declaration made at the time of dealing of said land
2. Fulfill of all the terms and conditions of mentioned in Non Agricultural Permission
3. Provision of the Gujarat Town Planninag and Urban Development Act, and
4. Any other laws, acts, rules and regulations as may be applicable at the time being in force

DESCRIPTION OF LAND

All that piece of parcel of Non Agricultural use land bering Revenue Survey No. 649/6 total admeasuring 304 sq. mtrs. which covered uner the Town Planning Scheme No.72 (Hathijan-Vinzol) and allotted Final Plot No.58/3 and area has been fixed to the extent of 182 sq. mtrs. of Mouje Vinzol of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedbad-11 (Aslali).

Boundries :-

East :- by land bearing Final Plot No.58/1 paiki
 West :- by Land bearing Final Plot No.56/3
 North :- by land bearing Final Plot No.58/1 paiki
 South :- 12 mtrs. T.P. Road

Place :- Ahmedabad

Date :- 30/08/2021



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Kamlesh
 ADVOCATE