

TITLE - REPORT

File No. HSS/TCR/180

Date: 12/01/2019

To,
M/S. SHANTI INFRACON, A PARTNERSHIP FIRM
Having its Office at
Shikshapatri Bungalows
Nr. Shreeji Party Plot,
Kanbha, Ahmedabad

Re: - In the matter of investigation of title to the immovable properties of (1) Non Agricultural Land of **Final Plot No.16** having its area admeasuring 1336 sq. mtrs., Original Plot No.325 admeasuring 2226 sq. mtrs., (allotted in lieu of Block No.678 admeasuring 2231 sq. mtrs., as per Re-Survey/ Promulgation (allotted in lieu of Old Block No.325) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad), (2) Non Agricultural Land of **Final Plot No.17** having its area admeasuring 1396 sq. mtrs., Original Plot No.326 admeasuring 2326 sq. mtrs., (allotted in lieu of Block No.677 admeasuring 2323 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.305/2) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) and (3) Non Agricultural Land of **Final Plot No.11** having its area admeasuring 4613 sq. mtrs., Original Plot No.319 admeasuring 7689 sq. mtrs., (allotted in lieu of Block No.680 admeasuring 7794 sq. mtrs., as per Re-Survey/ Promulgation (allotted in lieu of Old Block No.304) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) all situate, lying and being at Mouje Kanbha, Taluka Daskroi & District Ahmedabad and Registration Sub-District at Ahmedabad-12 (Nikol) and belongs to **M/S. SHANTI INFRACON, A PARTNERSHIP FIRM.**



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As per your oral instructions along with file and subsequent discussions, I have caused necessary searches to be taken with the Revenue, Sub-Registry records for a

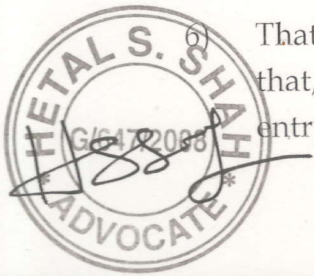
period of last about 30 years for above mentioned property through my search clerk and from that, and from the information given to me and believing the same to be true, correct and trustworthy, also believing the documents furnished in the file, to be true and genuine, and also based upon the revenue record along with information given by you and rely-upon that I hereby give my Title Clearance Report as follows:-

TRACING OF TITLE:-

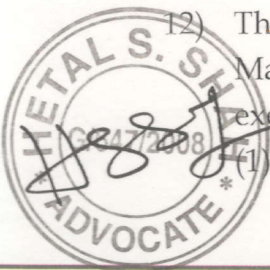
BLOCK NO.678 (OLD BLOCK NO.325):-

- 1) It appears from the revenue record as well as documents which is furnished in the file that, Land bearing old Survey No.305/1 admeasuring in Acre-0-22 Guntha equivalent to 2226 sq. mtrs., or thereabout was belonged to Jethabhai Lallubhai prior to the year 1970.
- 2) That against the said land, Jethabhai Lallubhai had obtained loan from Kanbha Vividh Karyakari Seva Sahkari Mandali Ltd., and charge was recorded into revenue record - refer Mutation entry No.2715 dated 22/02/1973 and said entry was certified by concern revenue authority.
- 3) Thereafter, Jethabhai Lallubhai died on 02/02/1977, during his lifetime he had made his registered Will on 02/02/1971 in respect of the said land along with the other lands and pursuant to such will aforesaid land bequeathed to his daughter in law Shardaben w/o Manubhai Jethabhai - refer Mutation entry No.2906 dated 12/04/1977 and said entry was certified by concern revenue authority on 10/10/1977.
- 4) Thereafter in respect of the said land along with other lands, Amalgamation scheme had applicable accordance with the order which was passed by Settlement Commissioner, Ahmedabad and pursuant to thereof, Block No.325 admeasuring 2226 sq. mtrs., came into existence in lieu of the land of Survey No.305/1 - refer Mutation entry No. 3229 dated 01/05/1994 and said entry was certified by concern revenue authority.
- 5) Subsequently, aforesaid loan of Kanbha Vividh Karyakari Seva Sahkari Mandali Ltd., had repaid by Shardaben w/o Manubhai Jethabhai and as per the Certificate of the Mandali dated 08/03/1988 charge of said Mandali had removed from the said land - refer Mutation entry No.3415 dated 11/07/1988 and said entry was certified by concern revenue authority.

That, from the perusal of Mutation entry No.3416 dated 14/07/1988 it is found that, charge was removed in respect of the said land which please noted and said entry was certified by concern revenue authority.

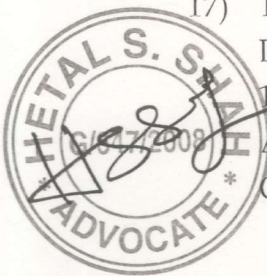


- 7) Thereafter, Shardaben w/o Manubhai Jethabhai had sold and conveyed old tenure agricultural land of Block No.325 admeasuring 2226 sq. mtrs., in favour (1) Rameshbhai Chhotabhai Patel and (2) Samjuben wd/o Nanubhai Chhotabhai Patel by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad under Sr. No. 17401 dated 13/09/1988 – refer Mutation entry No.3419 dated 17/09/1988 and said entry was certified by concern revenue authority.
- 8) Thereafter against the land of Block No.325, Rameshbhai Chhotabhai Patel had obtained loan from The Kanbha Seva Sahkari Mandali Ltd., and accordingly charge of said Mandali was recorded into revenue record – refer Mutation entry No.3508 dated 09/07/1990 and said entry was certified by concern revenue authority.
- 9) Subsequently, aforesaid loan of Kanbha Seva Sahkari Mandali Ltd., had repaid by (1) Rameshbhai Chhotabhai Patel and (2) Samjuben wd/o Nanubhai Chhotabhai Patel and as per the Certificate of the Mandali dated 26/03/2014 charge of said Mandali had removed from the said land – refer Mutation entry No.5120 dated 10/04/2014 and said entry was certified by concern revenue authority.
- 10) That, at relevant time while giving the effect into revenue record of Mutation entry No.3419 by mistakenly only name of Rameshbhai Chhotabhai Patel was recorded for the land of Block No.325 and therefore, Mamlatdar of Daskroi had passed its Rectification order bearing No. ADM/Kshati Sudhara/Kanbha/SR.146/2014 dated 26/06/2014 and pursuant to thereof name of Samjuben wd/o Nanubhai Chhotabhai had admitted in the land of Block No.325 – refer Mutation entry No.5134 dated 26/06/2014 and said entry was certified by concern revenue authority.
- 11) Thereafter, aforesaid co-owners (1) Rameshbhai Chhotabhai Patel and (2) Samjuben wd/o Nanubhai Chhotabhai Patel had sold and conveyed old tenure agricultural land of Block No.325 admeasuring 2226 sq. mtrs., in favour of (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2066 dated 20/10/2015 – refer Mutation entry No.5255 dated 20/10/2015 and said entry was disallowed by concern revenue authority.
- 12) Thereafter, (1) Smitaben Rameshbhai Patel, (2) Anandiben Ramabhai Patel, (3) Manishaben Bhadreshbhai Patel and (4) Hinalben Bhadreshkumar Patel had executed a Confirmation Deed in respect of the land of Block No.325 in favour of (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai



Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2070 dated 20/10/2015.

- 13) Thereafter, under the promulgation of re-survey records were prepared by Mamlatdar of Daskroi, Ahmedabad and under the order which was passed by SLR (Superintendent of Land Records) Office, Ahmedabad Mr. VIJAY KANAIYALAL SHAH (SLR) bearing No. Resurvey/DSO/Aakarbandh/Kayamkhardo/KANBHA/2016 dated 05/04/2016 and on that basis, New Block No.678 admeasuring 2231 sq. mtrs., came into existence in lieu of old Block No.325 admeasuring 2226 sq. mtrs., - refer Mutation entry No.5293 dated 11/04/2016 and said entry was certified by concern revenue authority.
- 14) That, against the order which passed by Circle Officer of Kathwada under Mutation entry No.5255 dated 20/10/2015, (1) Pareshkumar Kanubhai Patel, (2) Prakashbhai Dahyabhai Patel, (3) Rajendrakumar Dahyabhai Patel and (4) Joitaram Ramdas Patel being a disputant had filed an appeal u/s. 108 (5) of Land Revenue Code, bearing No. RTS/Appeal Case No.24/2016 before the Court of Deputy Collector, Daskroi Prant, Ahmedabad. In which their appeal had allowed by Deputy Collector, Daskroi Prant, Ahmedabad and overruled the order which passed by Circle Officer of Kathwada and ordered to Certified Mutation entry No.5255 vide his order dated 11/05/2016 - refer Mutation entry No.5294 dated 28/06/2016 and said entry was certified by concern revenue authority.
- 15) That, on implementation of Draft Town Planning Scheme No.517 (Kanbha-Kunjad), Final Plot No.16 having its area admeasuring 1336 sq. mtrs., Original Plot No.325 admeasuring 2226 sq. mtrs., had allotted in lieu of Block No.678 admeasuring 2231 sq. mtrs., as per Re-Survey/Promulgation which allotted in lieu of Old Block No.325.
- 16) Thereafter, in respect of the Land of Block No.678 (old Block No.325), N.A Use Permission for the Residential Purpose had issued by District Collector, Ahmedabad vide his order bearing No. CB/CTS-1/NA/SR/1697/16 dated 09/06/2017 along with conditions stated therein for admeasuring 1336 sq. mtrs., - refer Mutation entry No.5371 dated 24/07/2017 and said entry was certified by concern revenue authority.
- 17) Thereafter, (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) had sold and conveyed Non Agricultural Land of Final Plot No.16 having its area admeasuring 1336 sq. mtrs., Original Plot No.325 admeasuring 2226 sq. mtrs., (allotted in lieu of Block No.678

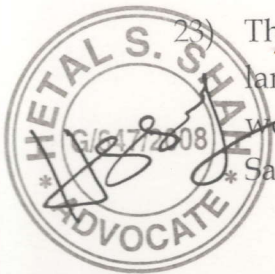


admeasuring 2231 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.325) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) to M/s. SHANTI INFRACON, a partnership firm by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-12 (Nikol) under Sr. No.23315 dated 28/12/2018 – refer Mutation entry No.5522 dated 03/01/2019 and said entry propose to be certified by concern revenue authority.

- 18) Thus, Non Agricultural Land of Final Plot No.16 having its area admeasuring 1336 sq. mtrs., Original Plot No.325 admeasuring 2226 sq. mtrs., (allotted in lieu of Block No.678 admeasuring 2231 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.325) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) is belonging to **M/S. SHANTI INFRACON**, a partnership firm.

BLOCK NO.677 (OLD BLOCK NO.326):-

- 19) It is appears from the revenue record as well as documents which is furnished in the file that, Land bearing old Survey No.305/2 admeasuring in Acre-0-23 Guntha equivalent to 2326 sq. mtrs., or thereabout was belonged to Shivabhai Kashibhai prior to the year 1970.
- 20) That earlier against the said land, Shivabhai Kashibhai had obtained loan from Bank of India and charge was recorded into revenue record under Mutation entry No.2900 dated 09/06/1977 and said entry was certified by concern revenue authority. Subsequently, said loan of Bank of India had repaid by him and as per the Certificate of the Bank dated 15/05/1983 charge of Bank of India had removed from the said land – refer Mutation entry No.3208 dated 23/09/1983 and said entry was certified by concern revenue authority.
- 21) Thereafter in respect of the said land along with other lands, Amalgamation scheme had applicable accordance with the order which was passed by Settlement Commissioner, Ahmedabad and pursuant to thereof, Block No.326 admeasuring 2326 sq. mtrs., came into existence in lieu of land of Survey No.305/2 – refer Mutation entry No. 3229 dated 01/05/1994 and said entry was certified by concern revenue authority.
- 22) Thereafter against the land of Block No.326, Shivabhai Kashibhai had obtained loan from The Kanbha Seva Sahkari Mandali Ltd., and accordingly charge of said Mandali was recorded into revenue record – refer Mutation entry No.3573/4 dated 03/05/1991 and said entry was certified by concern revenue authority.
- 23) Thereafter, Shivabhai Kashibhai died intestate on 15/01/1995 hence aforesaid land by way of succession right devolved upon his legal heir viz. (1) Shardaben and/o Shivabhai Kashibhai, (2) Pareshbhai Shivabhai, (3) Giraben Shivabhai, (4) Sangitaben Shivabhai and (5) Dimpleben Shivabhai and their names were entered



into the revenue record – refer Mutation entry No. 3750 dated 23/01/1995 and said entry was certified by concern revenue authority.

- 24) Thereafter, aforesaid co-owners (1) Shardaben wd/o Shivabhai Kashibhai, (2) Pareshbhai Shivabhai, (3) Giraben Shivabhai, (4) Sangitaben Shivabhai and (5) Dimpleben Shivabhai had sold and conveyed old tenure agricultural land of Block No.326 admeasuring 2326 sq. mtrs., in favour of (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10 %) and (4) Joitaram Ramdas Patel (Partner of 5%) by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2321 dated 23/11/2015 – refer Mutation entry No.5259 dated 23/11/2015 and said entry was certified by concern revenue authority.
- 25) Thereafter, (1) Puja Bhupendrabhai Amin and (2) Suraj Bhupendrabhai Amin through his natural guardian Sangitaben d/o Shivabhai & w/o Bhupendrabhai Amin had executed a Confirmation Deed in respect of the land of Block No.326 in favour of (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2322 dated 23/11/2015.
- 26) Thereafter, Kahan Rakeshbhai Patel through his natural guardian Dimpleben d/o Shivabhai & w/o Rakeshbhai Patel had executed a Confirmation Deed in respect of the land of Block No.326 in favour of (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2323 dated 23/11/2015.
- 27) Thereafter, Jinal Dipakbhai Patel and Kush Dipakbhai Patel through his natural guardian Giraben d/o Shivabhai & w/o Dipakbhai Patel had executed a Confirmation Deed in respect of the land of Block No.326 in favour of (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2324 dated 23/11/2015.
- 28) Thereafter, Manthan Pareshbhai Patel through his natural guardian Pareshbhai Shivabhai Patel had executed a Confirmation Deed in respect of the land of Block No.326 in favour of (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2325 dated 23/11/2015.



- Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2325 dated 23/11/2015.
- 29) Thereafter, Loan of The Kanbha Seva Sahkari Mandali Ltd., had repaid by (1) Shardaben wd/o Shivabhai Kashibhai, (2) Pareshbhai Shivabhai, (3) Giraben Shivabhai, (4) Sangitaben Shivabhai and (5) Dimpleben Shivabhai and as per the Certificate dated 01/12/2015 said charge of The Kanbha Seva Sahkari Mandali Ltd., was deleted from the revenue record – refer Mutation entry No.5270 dated 21/01/2016 and said entry was certified by concern revenue authority.
- 30) Thereafter, under the promulgation re-survey records were prepared by Mamlatdar of Daskroi, Ahmedabad and under the order which was passed by SLR (Superintendent of Land Records) Office, Ahmedabad Mr. VIJAY KANAIYALAL SHAH (SLR) bearing No. Resurvey/DSO/Aakarbandh/Kayamkhardo/KANBHA/2016 dated 05/04/2016 on that basis, New Block No.677 admeasuring 2323 sq. mtrs., came into existence in lieu of old Block No.326 admeasuring 2326 sq. mtrs., – refer Mutation entry No.5293 dated 11/04/2016 and said entry was certified by concern revenue authority.
- 31) That, on implementation of Draft Town Planning Scheme No.517 (Kanbha-Kunjad), Final Plot No.17 having its area admeasuring 1396 sq. mtrs., Original Plot No.326 admeasuring 2326 sq. mtrs., had allotted in lieu of Block No.677 admeasuring 2323 sq. mtrs., as per Re-Survey/Promulgation which allotted in lieu of Old Block No.326
- 32) Thereafter, in respect of the Land of Block No.326, N.A Use Permission (Residential Purpose) had issued by District Collector, Ahmedabad vide his order bearing No. CB/CTS-1/NA/SR/1699/16 dated 21/04/2017 along with conditions stated therein for admeasuring 1396 sq. mtrs., - refer Mutation entry No.5350 dated 29/04/2017 and said entry was certified by concern revenue authority.
- 33) Thereafter, (1) Pareshkumar Kanubhai Patel (Partner of 42.50%), (2) Prakashbhai Dahyabhai Patel (Partner of 42.50%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10 %) and (4) Joitaram Ramdas Patel (Partner of 5%) had sold and conveyed Non Agricultural Land of Final Plot No.17 having its area admeasuring 1396 sq. mtrs., Original Plot No.326 admeasuring 2326 sq. mtrs., (allotted in lieu of Block No.677 admeasuring 2323 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.326) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) to M/s. SHANTI INFRACON, a partnership firm by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-12 (Nikol) under Sr. No.23313 dated 28/12/2018 – refer Mutation entry No.5521 dated 03/01/2019 and said entry propose to be certified by concern revenue authority



- 34) Thus, Non Agricultural Land of Final Plot No.17 having its area admeasuring 1396 sq. mtrs., Original Plot No.326 admeasuring 2326 sq. mtrs., (allotted in lieu of Block No.677 admeasuring 2323 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.326) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) is belonging to **M/S. SHANTI INFRACON**, a partnership firm.

BLOCK NO.680 (OLD BLOCK NO.319):-

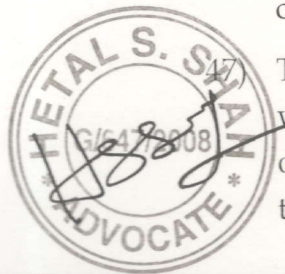
- 35) It is appears from the revenue record as well as documents which is furnished in the file that, Land bearing old Survey No.304 admeasuring in Acre-1-36 Guntha equivalent to 7689 sq. mtrs., or thereabout was belonged to (1) Kashiben wd/o Chhotabhai Pragjibhai as self and as a natural guardian of Minors (a) Rameshbhai Chhotabhai, (2) Samjuben wd/o Vinubhai Chhotabhai, (3) Kapilaben Chhotabhai and (4) Madhuben Chhotabhai prior to the year 1963.
- 36) Thereafter, Kashiben wd/o Chhotabhai Pragjibhai died on 26/01/1963 and upon the response which had given by other co-owners of the land, her name was deleted from the revenue record – refer Mutation entry No.2291 dated 24/10/1964 and said entry was certified by concern revenue authority.
- 37) Thereafter, out of aforesaid co-owners paiki Kapilaben Chhotabhai had willingly relinquished her right, title and interest from the said land in favour of other co-owners hence her name was deleted from the revenue record – refer Mutation entry No.2322 dated 29/04/1965 and said entry was certified by concern revenue authority. That against the said land, charge had recorded into second right column of village form No.7/12 – refer Mutation entry No.2323 dated 25/05/1965.
- 38) Thereafter in respect of the said land along with other lands, Amalgamation scheme had applicable accordance with the order which was passed by Settlement Commissioner, Ahmedabad and pursuant to thereof, Block No.319 admeasuring 7689 sq. mtrs., came into existence in lieu of land of Survey No.304 – refer Mutation entry No. 3229 dated 01/05/1994 and said entry was certified by concern revenue authority.
- 39) That against the said land, Rameshbhai Chhotabhai had obtained loan from Kanbha Seva Sahkari Mandali Ltd., and charge was recorded into revenue record – refer Mutation entry No.3508 dated 09/07/1990 and said entry was certified by concern revenue authority.
- 40) Thereafter, in respect of the said land along with other lands an order had passed by Mamlatdar of Daskroi bearing No. RTS/Record Promulgation/Kanbha/68/08 dated 12/09/2008 and as per the intimation of Government and upon the procedure of promulgation errors of computerized village form No.7/12 & 6 have been modified and pursuant to thereof name of Samjuben wd/o Vinubhai Chhotabhai had mentioned in lieu of Samjuben wd/o Nanubhai Chhotabhai –



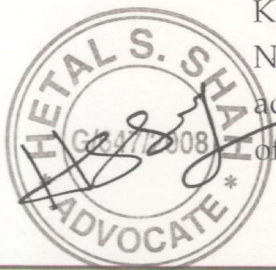
refer Mutation entry No.4539 dated 08/10/2008 and said entry was certified by concern revenue authority.

- 41) Thereafter, Samjuben wd/o Vinubhai Chhotabhai had sold and conveyed Land of Block No.319 admeasuring 7689 sq. mtrs., paiki her undivided portion i.e. admeasuring 3844 sq. mtrs., in favour of Shantilal Karamsibhai Patel by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-7 (Odhav) under Sr. No.7850 dated 03/06/2010 – refer Mutation entry No.4683 dated 17/06/2010 and said entry was disallowed by concern revenue authority.
- 42) Subsequently, aforesaid loan of Kanbha Seva Sahkari Mandali Ltd., had repaid by Rameshbhai Chhotabhai & others and as per the Certificate of the Mandali dated 26/03/2014 charge of said Mandali had removed from the said land – refer Mutation entry No.5120 dated 10/04/2014 and said entry was certified by concern revenue authority.
- 43) That, at relevant time occupiers names had not mentioned into Amalgamation Register hence name of Madhuben Chhotabhai had deleted from Village form No.7/12 and in context thereof, rectification order had passed by Mamlatdar of Daskroi bearing No. ADM/Kshatisudhara/Kanbha/SR.146/2014 dated 26/06/2014 and pursuant to thereof, name of Madhuben Chhotabhai had admitted in the said land – refer Mutation entry No.5135 dated 26/06/2014 and said entry was certified by concern revenue authority.
- 44) Subsequently, aforesaid loan of Kanbha Seva Sahkari Mandali Ltd., had repaid by (1) Rameshbhai Chhotabhai Patel and (2) Samjuben wd/o Nanubhai Chhotabhai Patel and as per the Certificate of the Mandali dated 20/06/2014 charge of said Mandali had removed from the said land – refer Mutation entry No.5137 dated 02/07/2014 and said entry was certified by concern revenue authority.
- 45) Thereafter, Samjuben wd/o Vinubhai Chhotabhai had executed Power of Attorney for the Land of Block No.319 admeasuring 7689 sq. mtrs., paiki undivided half portion i.e. 3844 sq. mtrs., in favour of Pareshkumar Kanubhai Patel and which Power of Attorney had duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.1184 dated 26/06/2014.
- 46) Thereafter, out of aforesaid co-owners paiki, Madhuben Chhotabhai died intestate on 12/02/1964 hence name of Jatinbhai Natvarbhai had entered as heir of deceased – refer Mutation entry No.5235 dated 14/07/2015 and said entry was certified by concern revenue authority.

- 47) Thereafter, aforesaid co-owners (1) Rameshbhai Chhotabhai Patel, (2) Samjuben wd/o Vinubhai Chhotabhai Patel and (3) Jatinbhai Natvarbhai through his Power of Attorney Holder Rameshbhai Chhotabhai Patel had sold and conveyed old tenure agricultural land of Block No.319 admeasuring 7689 sq. mtrs., in favour of



- (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2068 dated 20/10/2015. That, said Sale Deed No.2068, had confirmed by Jatinbhai Natvarlal Patel which was executed by on behalf of his Power of Attorney Holder Mr. Rameshbhai Chhotabhai Patel vide his consent letter dated 20/11/2015 and upon the assurance of the said consent letter aforesaid Sale Deed No.2068 had duly released from the Sub Registrar office at Ahmedabad-14 (Daskroi) on 20/10/2015 – refer Mutation entry No.5263 dated 18/12/2015 and said entry was certified by concern revenue authority.
- 48) Thereafter, (1) Smitaben Rameshbhai Patel, (2) Anandiben Ramabhai Patel, (3) Manishaben Bhadreshbhai Patel and (4) Hinalben Bhadreshkumar Patel had executed a Confirmation Deed in respect of the land of Block No.319 admeasuring 7689 sq. mtrs., in favour of (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10%) and (4) Joitaram Ramdas Patel (Partner of 5%) which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.2069 dated 20/10/2015.
- 49) Thereafter, under the promulgation re-survey records were prepared by Mamlatdar of Daskroi, Ahmedabad and under the order which was passed by SLR (Superintendent of Land Records) Office, Ahmedabad Mr. VIJAY KANAIYALAL SHAH (SLR) bearing No. Resurvey/DSO/Aakarbandh/Kayamkhardo/KANBHA/2016 dated 05/04/2016 on that basis, New Block No.680 admeasuring 7794 sq. mtrs., came into existence in lieu of old Block No.319 admeasuring 7689 sq. mtrs., – refer Mutation entry No.5293 dated 11/04/2016 and said entry was certified by concern revenue authority.
- 50) Thereafter, above referred Sale Deed No.7850 dated 03/06/2010 had cancelled by Shantilal Karamsibhai Patel and Samjuben wd/o Vinubhai Chhotabhai under Deed of Cancellation which was duly registered before the office of Sub Registrar at Ahmedabad-14 (Daskroi) under Sr. No.1182 dated 26/06/2014 – refer Mutation entry No.5357 dated 08/06/2017 and said entry was certified by concern revenue authority.
- 51) That, on implementation of Draft Town Planning Scheme No.517 (Kanbha-Kunjad), Final Plot No.11 having its area admeasuring 4613 sq. mtrs., Original Plot No.319 admeasuring 7689 sq. mtrs., had allotted in lieu of Block No.680 admeasuring 7794 sq. mtrs., as per Re-Survey/Promulgation which allotted in lieu of Old Block No.319.

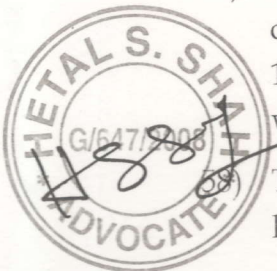


- 52) Thereafter, in respect of the Land of Block No.680 (old Block No.319), N.A Use Permission (Residential Purpose) was issued by District Collector, Ahmedabad vide his order bearing No. CB/CTS-1/NA/SR.700/16 dated 13/11/2017 along with conditions stated therein for admeasuring 4614 sq. mtrs., - refer Mutation entry No.5410 dated 20/12/2017 and said entry was certified by concern revenue authority.
- 53) Thereafter, (1) Pareshkumar Kanubhai Patel (Partner of 45%), (2) Prakashbhai Dahyabhai Patel (Partner of 40%), (3) Rajendrakumar Dahyabhai Patel (Partner of 10 %) and (4) Joitaram Ramdas Patel (Partner of 5%) had sold and conveyed Non Agricultural Land of Final Plot No.11 having its area admeasuring 4613 sq. mtrs., Original Plot No.319 admeasuring 7689 sq. mtrs., (allotted in lieu of Block No.680 admeasuring 7794 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.319) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) to M/s. SHANTI INFRACON, a partnership firm by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-12 (Nikol) under Sr. No.23311 dated 28/12/2018 - refer Mutation entry No.5520 dated 03/01/2019 and said entry propose to be certified by concern revenue authority.
- 54) Thus, Non Agricultural Land of Final Plot No.11 having its area admeasuring 4613 sq. mtrs., Original Plot No.319 admeasuring 7689 sq. mtrs., (allotted in lieu of Block No.680 admeasuring 7794 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.319) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) is belonging to **M/s. SHANTI INFRACON**, a partnership firm.

GENERAL:-

- 55) Further, Lands of Final Plot Nos.11, 16 & 17 were amalgamated under the Permission which issued by Ahmedabad Urban Development Authority vide its Letter bearing Ref. No. IFP-709189/7/2018/478 dated 19/12/2018 - 28/12/2018 along with conditions stated therein.
- 56) Further, in respect of the Lands of Final Plot Nos.11, 16 & 17 total admeasuring 7345 sq. mtrs., Development Permission & plans were sanctioned by Ahmedabad Urban Development Authority for 47 Residential units and 1 Society Office total units 48 vide its Letter bearing Ref. No. IFP-709189/7/2018/478 dated 19/12/2018 - 28/12/2018 along with conditions stated therein.
- 57) Thereafter, **M/S. SHANTI INFRACON**, a partnership firm commenced construction of Residential Bungalows type units on the lands of Final Plot Nos.11, 16 & 17 total admeasuring 7345 sq. mtrs., for its prospective purchaser/s and which scheme is known as **"SHIKSHAPATRI VILLA"**

That, as a part of investigation of Titles, I have published Public Notice for the said lands in local daily newspaper **"DIVYA BHASKAR"** dated 29/12/2018 inviting



any claims demand or objection upon aforesaid lands, and in reply to said public notice, I have not received any claim or objection thereof till today.

- 59) Further, M/s. Shanti Infracon, a partnership firm vide its Declaration cum Indemnity dated 11/01/2019 informed that, there is no suit, Litigation, Injunction, Pending in respect of said lands as well as said firm has not created any charge, Lien or mortgage in respect of said lands and the said lands are completely free from all encumbrances.

I have obtained searches from the Sub Registrar Office at Ahmedabad-1 (City), Ahmedabad-14 (Daskroi), Ahmedabad-7 (Odhav) and Ahmedabad-12 (Nikol) records, which are perused herewith and no registered charge/lien/mortgage is found in respect of aforesaid lands.

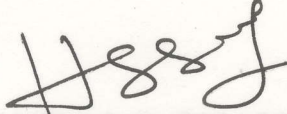
In view of what is stated above and information, papers, documents, etc. perused in Xerox/original before me and believing same to be true, genuine and reliable, I am of the opinion that, TITLES in respect of the immovable properties of (1) Non Agricultural Land of **Final Plot No.16** having its area admeasuring 1336 sq. mtrs., Original Plot No.325 admeasuring 2226 sq. mtrs., (allotted in lieu of Block No.678 admeasuring 2231 sq. mtrs., as per Re-Survey/ Promulgation (allotted in lieu of Old Block No.325) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad), (2) Non Agricultural Land of **Final Plot No.17** having its area admeasuring 1396 sq. mtrs., Original Plot No.326 admeasuring 2326 sq. mtrs., (allotted in lieu of Block No.677 admeasuring 2323 sq. mtrs., as per Re-Survey/Promulgation (allotted in lieu of Old Block No.305/2) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) and (3) Non Agricultural Land of **Final Plot No.11** having its area admeasuring 4613 sq. mtrs., Original Plot No.319 admeasuring 7689 sq. mtrs., (allotted in lieu of Block No.680 admeasuring 7794 sq. mtrs., as per Re-Survey/ Promulgation (allotted in lieu of Old Block No.304) of Draft Town Planning Scheme No.517 (Kanbha-Kunjad) all situate, lying and being at Mouje Kanbha, Taluka Daskroi & District Ahmedabad and Registration Sub-District at Ahmedabad-12 (Nikol) are clear, marketable and free from all encumbrances beyond reasonable doubts and subject to.....

1. Mutation entry Nos. 5522, 5521 & 5520 to be certified by concern revenue authority.
2. Fulfillment of the Conditions which mentioned into Non Agricultural Use Permission.
3. Compliance of the Conditions which mentioned into Development Permission & Plans sanctioned by Ahmedabad Urban Development Authority.

Provisions of The Gujarat Town Planning and Development Act, 1976 and use as per Zone of A.U.D.A and plans of construction being sanctioned by A.U.D.A and provisions of Draft Town Planning Scheme No.517 (Kanbha-Kunjad)



5. Usual Declaration cum Indemnity.
6. Any other laws, acts, rules and regulation as may be applicable at the time being in force.


HETAL S. SHAH
(ADVOCATE)



Disclaimers:-

1. I have at instruction of Landowner conducted a due diligence relating to their ownership right to the said lands for the purpose of issuing my title certificate. It is expressly clarified that this title certificate & report is restricted only to the ownership rights of Landowner to the said land and does not address any other issue.
2. This Certificate & report is based upon the copies of the documents as provided to me by Landowner. Wherever required I have received instructions and information in relation to preparation of this updated Title Certificate & report from Landowner.
3. In connection with this Title Certificate & report it may be noted that:
 - a. The accuracy of the Title Certificate & report necessarily depends on the documents as furnished to me and the information provided to me during the course of our discussion, being true, complete and accurate. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
 - b. For the purpose of updating the Title Certificate & report I have conducted searches at the Office of the concerned Sub Registrar. However, Searches at the Office of the Sub Registrar were subject to availability of the records and also to records being torn and mutilated. I therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records of on account of records being torn and mutilated.
 - c. To the extent that, this Title Report contains or refers to reports, representation, Memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the content of such report, memoranda, lists, information, opinions or advice.
 - d. The accuracy of the report is to be ascertained with regard to past 30 years for which I have carried out my search in the revenue records. Any reference prior to the period of 30 years only for reference to related the flow of title and I disclaim any responsibility in this regard.
 - e. Please ascertain that the government authority have not put any restriction in making construction on the said land because of any historical monument/religious place/water body/gas line/Electricity line etc., situated nearby, or road line and widening, or proposed public transportation system in surrounding area also verify that there is no acquisition/reservation in said land and there are no pending litigation or injunction / *statusquo* granted therein in respect of said land
 - f. This Title Certificate has been prepared in accordance with and is subject to the Laws of India.