

Kamlesh C. Shah

Advocate

107, "RAYNADEEP",

107, "RAYNADEEP", Opp. Dr. Amrigh Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0615 • Fax : 079-3007 0514

Ref. KC/Bopal/468+468-1+469-Paiki

Date : 18-12-2015

TO

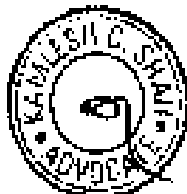
M/s. Manav Builders,
9th Floor, Safal Profitaire,
Corporate Road,
Prahlednagar, Ahmedabad.

Dear Sir,

Re : In the matter of investigation of title to the non-agriculture land admeasuring 5524 Sq.Mtrs. of Final Plot No.144/2 of Draft Town Planning Scheme No.3 (Bopal) and forming part of amalgamated Block No.468+468/1+469/Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District and Sub-District Ahmedabad, belonging to you i.e. to say to M/s. Manav Builders.

TITLE CERTIFICATE / REPORT ON TITLE

(1) On 17-12-2014 I have issued my Title Certificate with Report on title (Ref. No.KC/Bopal/468+468/1+469 Paiki, dated 17-12-2014) in respect of Non-Agricultural land for residential use situated at Bopal, Dist. Ahmedabad bearing Block No.468+469/1+469-Paiki admeasuring 16694.00 Sq.Mtrs. of Mouje : Bopal, District Ahmedabad then belonging to you. Thereafter, upon your request to update the aforesaid title report, I had arranged for taking of the searches of the available sub-registry records (Index-II) in respect of the aforesaid land and had also perused copies of papers, documents and revenue records pertaining to aforesaid land. Thereafter, on 22-08-2015, I have issued my updated Title Certificate pertaining the aforesaid land vide my letter No.KC/Bopal/468+468/1+469-Paiki. Copies of said Title Certificate dated 17-12-2014 and update title certificate dated 22-08-2015 are annexed herewith.



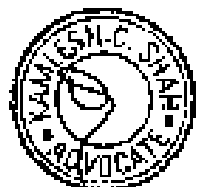
(2) Recently, you have instructed me to further investigate the titles pertaining to aforesaid land admeasuring 5524.00 Sq.Mtrs. of Final Plot No.144/2 of draft Town Planning Scheme No.3 (Bopal) which is forming part of above stated amalgamated Block No.468+468/1+469/Paiki of Mouje : Bopal and accordingly, I have arranged for taking of the searches of the available sub-registry records (Index-II) in respect of the said land for a period from year 2012 to December, 2015. I have also perused copies of papers, documents and revenue records pertaining to the said land which were made available to me.

(3) Draft Town Planning Scheme No.3 (Bopal) is applied to the lands of Mouje : Bopal including the land of amalgamated Block No.468+468/1+469/Paiki, is covered under the said draft Town Planning Scheme No.3 (Bopal) and below mentioned lands of Final Plots are given in lieu of the said amalgamated Block No.468+468/1+469/Paiki, under the said draft Town Planning Scheme No.3 (Bopal) [Ref. Copy of Order No.Narayo/No.3 (Bopal)/Case No.130/301, dated 10-09-2015 which was issued by Town Planning Officer, Town Planning Scheme Unit-11, Ahmedabad].

Sr. No.	Final Plot No.	Area in Sq.Mtrs.
1	144/1	4492.00
2	144/2	5524.00
	Total	10016.00

Out of the total land admeasuring 10594 Sq.Mtrs. of Block No.468+468/1+469/Paiki, 6878 Sq.Mtrs. of land will be deducted from revenue area of the land for Town Planning Scheme as per the provisions of The Gujarat Town Planning and Urban Development Act-1976.

(4) In view of what is stated herein above, the aforesaid land of Final Plot No.144/2 of Draft Town Planning Scheme No.3 (Bopal) admeasuring 5524 Sq.Mtrs. (more particularly described in the Schedule hereunder written) is a part



Kamlesh C. Shah

Advocate, B.A., LL.B.

WOMEN CELL

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107, 'RATNADEEP', Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref. KC/Bopal/468+468-1+469-Paiki

Date : 18-12-2015

of aforesaid land of Block No.468+468/1+469/Paiki of Mouje : Bopal and presently belongs to You – M/s. Manav Builders.

(5) Nothing objectionable is found from the searches of the available sub-registry records in respect of said land of Final Plot No.144/2 and the same appears to be free from any charge or encumbrance.

(6) The said land under investigation had remained outside the purview of erstwhile the Urban Land Ceiling and Regulation Act-1976, which stands repealed in the State of Gujarat from 30th March, 1999.

(7) In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Manav Builders to the land of Final Plot No.144/2 of Draft Town Planning Scheme No.3 (Bopal) being the said land under investigation which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to :

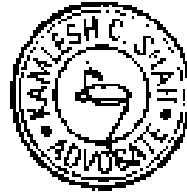
- (i) Variation / Charges (if any) upon the said draft Town Planning Scheme No.3 (Bopal) being finalized.
- (ii) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (iii) Usual declaration regarding titles being made at the time of transfer.



Dated this 18th day of December, 2015.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of freehold Non-Agriculture land situate lying and being at Bopal, Taluka : Daskroi forming part of amalgamated Block No.488+488/1+489/Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and land of Final Plot No.144/2 of Draft Town Planning Scheme No.3 (Bopal) admeasuring 5524 Sq.Mtrs. or thereabouts.



Yours faithfully,

A handwritten signature in black ink, appearing to read "Kamlesh C. Shah".

(KAMLESH C. SHAH)
ADVOCATE

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, 'RATNADEEP', Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 008. Phone : 079-2784 8194 + 3007 0513 + Fax: 079-3007 0514

Ref.No.KC/Bopal/468+469/1+489 Paldi

Date: 17-12-2014

TO

M/s. Manav Builders,
Ninth Floor, Safal Profiles,
Corporate Road, Prahladnagar,
Ahmedabad.

Dear Sir,

Re : Investigation of title pertaining Non-Agricultural
land for residential use purposes situated at
Bopal bearing Block No.468+469/1+489 Paldi of
Mofa : Bopal of Daskroi Taluka in the
Registration District of Ahmedabad and Sub-
District of Ahmedabad-9 (Bopal) admeasuring
16894.00 Sq.Mtrs. belonging to you.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the offices of the concerned Sub-Registrar are not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the offices of the Sub-Registrar, Ahmedabad-3 (Mamnagar) and Ahmedabad-9 (Bopal) are giving only the copies of their computerized records of Index No.2 from the year 1984 till 2014 and I have relied upon such searches taken and copies of records given, therefore complete search / inspection of the records (Index-I) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

(1) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. in the said Consolidation Variation Scheme, land of



Block No.468 admeasuring 4149.00 Sq.Mtrs. was given in lieu of land of old Survey No.331/1 of Mouje : Bopal and the same was shown as occupied by one Ambaram Manaji and accordingly Village Form No.7/12 (old tenure condition) was prepared showing the said Ambaram Manaji as occupier as is evidenced by mutation entry No.2328 dated 20-04-1966, which was certified by concerned authority.

(1.1) It appears from mutation entry No.2477, that the said Ambaram Manaji died on 04-07-1962 and upon his death, the said land (Old Survey No.331/1) came to be owned and possessed by his legal heirs namely (1) Fakirji Ambaram (2) Ishwarbhai Ambaram (3) Jadiben daughter of Ambaram Manaji (4) Gajraben widow of Ambaram Manaji and (5) Shakraji Ambaram, as is evidenced by aforesaid mutation entry No.2477 dated 24-05-1974, which was certified on 11-07-1975.

(1.2) It appears from the mutation entry No.2478, that the said (1) Gajraben widow of Ambaram Manaji and (2) Jadiben daughter of Ambaram Manaji relinquished their rights, title and interest in this land in favour of other heirs and their names were deleted as co-occupier by a mutation entry No.2478, dated 24-05-1974, which was certified by concerned authority. Since then the said (1) Fakirji Ambaram (2) Ishwarbhai Ambaram and (3) Shakraji Ambaram were seized and possessed of the said land of Block No.468 admeasuring 4146 Sq.Mtrs.

(2) The land of Old Survey No.331/2 admeasuring Acre 01=10 Gunthas was belonging to one Keshavji Bodaaji who sold the said land to Ambaram Manaji on 02-06-1959. On the basis of said Sale Deed dated 02-06-1959, this land was devolved in name of the Ambaram Manaji, vide aforesaid mutation entry No.2490 dated 22-05-1973, which was certified on 11-05-1986.



Kamlesh C. Shah

B.Sc., LL.B.

ADVOCATE

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107, "RATNADEEP", Opp. Dr. Amisha Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 005, Phone : 079-2724 5154 • 3007 051d • Fax : 079-3007 0514

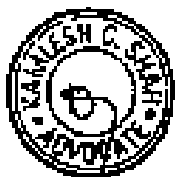
Ref.No.KC/Bopu/468+468/1+468 Palki

Date : 17-12-2014

(2.1) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. In the said Consolidation Variation Scheme, land of Block No.468/1 admeasuring 5058.00 Sq.Mtrs. was given in lieu of land of old Survey No.331/2 of Mouje : Bopal and the same was shown as occupied by one Ambaram Manaji and accordingly Village Form No.7/12 (old tenure condition) was prepared showing the said Ambaram Manaji as occupier as is evidenced by mutation entry No.2329 dated 20-04-1968, which was certified by concerned authority.

(2.2) It appears from mutation entry No.3442, that the abovenamed Ambaram Manaji died some where in year 1962-63 and upon his death, the said land (Old Survey No.331/2, Block No.468/1) came to be owned and possessed by his legal heirs namely (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jadiben daughter of Ambaram Manaji and (4) Shakraji Ambaram, as is evidenced by aforesaid mutation entry No.3442 dated 08-04-1988, which was certified on 11-05-1988. Since then, the said (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jadiben daughter of Ambaram Manaji and (4) Shakraji Ambaram were seized and possessed of the said land of Block No.468/1 admeasuring 5058 Sq.Mtrs. Further, I am told / informed by you that as on the date of posting of said mutation entry No.3442 (i.e. 08-04-1988) Gejarsben widow of Ambaram Manaji was not alive and she had expired prior to this date.

(3) It appears from mutation entry No.3779, that the above Block Nos.468 and 468/1 were amalgamated upon an application made by Fakirji Ambaram and others and was given new amalgamated Block No.468+468/1. Detailed note thereof was made / recorded in the revenue records vide aforesaid mutation entry No.3779 which was certified on 17-03-1990.

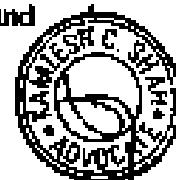


(4) Thereafter the said (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jodiben daughter of Ambaram Manaji and (4) Shakraji Ambaram sold and conveyed the said land of amalgamated Block No.488+488/1 admeasuring Acre 02-11 Gunthas in favour of Parsottamdas Ishwarbhai by and under a Sale Deed dated 16-04-1980, which was registered at the Office of the Sub-Registrar, Ahmedabad on the same day under Serial No.7866. On the basis of the said Sale Deed dated 16-04-1980 this land of amalgamated Block No.488+488/1 was devolved in name of the Purchaser - Parsottamdas Ishwarbhai Patel vide mutation entry No.3551 dated 25-04-1980 which was certified by concerned authority.

(5) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. In the said Consolidation Variation Scheme, land of Block No.489 admeasuring Acre 04-36 Gunthas was given in lieu of land of old Survey Nos.328 and 352/2 of Mouje : Bopal and the same was shown as occupied by one Chuthaji Kalaji and accordingly Village Form No.7/12 was prepared showing the said Chuthaji Kalaji as occupier as is evidenced by mutation entry No.2329 dated 20-04-1969, which was certified by concerned authority.

(5.1) It appears from mutation entry No.2738, that the abovenamed Chuthaji Kalaji died some where in year 1975 and upon his death, the said land (Block No.489) came to be owned and possessed by his legal heirs namely (1) Bhajaji Chuthaji (2) Mangaji Chuthaji (3) Gejareben daughter of Chuthaji Kalaji and (4) Leelaben daughter of Chuthaji Kalaji, as is evidenced by aforesaid mutation entry No.2738 dated 24-02-1982 which was certified on 27-03-1982.

(5.2) It appears from mutation entry No.3007, that the abovenamed Bhajaji Chuthaji died on 29-12-1982 and upon his death, his share in the said land (Block No.489) came to be owned and possessed by his legal heirs namely (1) Kashiben widow of Bhajaji Chuthaji (2) Shantibhaji Bhajaji (3) Kanaaji Bhajaji (4) Sitaben daughter of Bhajaji Chuthaji (5) Subhadraben daughter of Bhajaji and



Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

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107, "PATNADEEP", Opp. Dr. Anand Park Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 9184 • 3007 0515 • Fax : 079-3007 0514

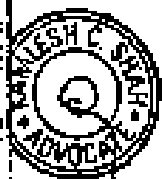
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Date : 17-12-2014

(5) Minor Dhabuben daughter of Bhalaji Chuthaji, as is evidenced by aforesaid mutation entry No.3007 dated 24-08-1985 which was certified by concerned authority.

(5.3) Thereafter the said (1) Mangaji Chuthaji (2) Gajaraben daughter of Chuthaji Kalaaji (3) Leelaben daughter of Chuthaji Kalaaji (4) Shambhaji Bhalaji (5) Kanaji Bhalaji (6) Sitaben daughter of Bhalaji Chuthaji (7) Subhadraaben daughter of Bhalaji Chuthaji and (8) Kashiaben widow of Bhalaji Chuthaji for self and as guardian of Minor-Dhabuben Bhalaji sold and conveyed the said land forming part of Block No.469 Paki (Old Survey No.352/2) admeasuring 7487.00 Sq.Mtrs. to Parsottamdas Ishwarbhai Patel by under a Sale Deed dated 04-04-1990, which was registered at the office of the Sub-Registrar, Ahmedabad on 21-07-1990 under Serial No.8077. On the basis of this Sale Deed dated 04-04-1990, this land was devolved in name of the Purchaser – Parsottamdas Ishwarbhai vide mutation entry No.3917, dated 24-07-1990 which was certified by concerned revenue authority.

(6) Thereafter the said Parsottamdas Ishwarbhai sold and conveyed the said land of Block No.468+469/1 admeasuring 9207 Sq.Mtrs. and the Block land forming part of No.469 Paki (Old Survey No.352/2) admeasuring 7487.00 Sq.Mtrs. to (1) Meftaji Kanthaji (2) Lalaji Meftaji (3) Kacharaji Meftaji (4) Kanthi Meftaji (5) Jayantiji Meftaji (6) Govindji Meftaji (7) Jitendra Gabhuji (8) Mangaji Gabhuji and (9) Rajendra Gabhuji by under a two different Sale Deeds dated 31-03-1993 and 12-04-1993, which were registered at the office of the Sub-Registrar, Ahmedabad under Serial Nos.6623 and 7416. On the basis of the said two Sale Deeds dated 31-03-1993 and 12-04-1993, this lands were devolved in names of the Purchasers – Meftaji Kanthaji and eight others vide mutation entry No.4174, dated 19-04-1993, which was certified by concerned revenue authority. Thereafter the Revenue Department had



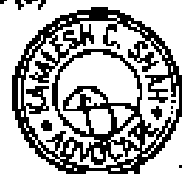
prepared a new Village Form No.7/12, in respect of aforesaid lands of Maftaji Kanthaji and eight others and had given a New amalgamated Block No.488+488/1+489 Palid, admeasuring 16894 Sq.Mtre. to these lands.

(7) Further, it is observed from the contents of mutation entry No.5121, dated 21-12-1998, that under the proceedings initiated under Section 84/C of the Tenancy Act, this land was vested in government (Order No.Gano/Cases/688/83, dated 09-10-1998) however, it is also observed from the contents of mutation entry No.5218, dated 05-01-2000 that, the aforesaid order was challenged by the said land owners Maftaji Kanthaji and others before the Dy. Collector, Ja. Shu. Appeal and the appeal was allowed by the said authority under his Order No.Gano/appeal/Case No.223/86, dated 05-01-2000. Thus, the names of the said land owners were restored in the revenue records vide aforesaid order dated 05-01-2000.

(8) It appears from mutation entry No.5297, that the abovenamed Maftaji Kanthaji died on 14-04-2001, and upon his death, his share in the said land of amalgamated Block No.488+488/1+489 Palid came to be jointly owned and possessed by his legal heirs namely (1) Lalaji Maftaji (2) Kacharaji Maftaji (3) Kantaji Maftaji (4) Jayantaji Maftaji (5) Govindaji Maftaji (6) Somiben Maftaji and (7) Amthiben Maftaji and is evidenced by mutation entry No.5297, which was certified on 16-06-2001.

(9) It appears from mutation entry No.5298, that the abovenamed (1) Somiben Maftaji and (2) Amthiben Maftaji relinquished their rights in the said land and their names were deleted from the revenue records vide aforesaid mutation entry No.5298, which was certified on 16-06-2001.

(10) It appears from the searches of the sub-registry records on 11-08-2004 the said (1) Lalaji Maftaji (2) Kacharaji Maftaji (3) Kantaji Maftaji (4) Jayantaji Maftaji (5) Govindaji Maftaji (6) Mangaji Gabhuji (7) Rajendra Gabhuji and (8)



Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

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107, 'RAYNADEEP', Opp. Dr. Amrlesh Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 008. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

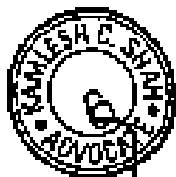
Ref.No.KC/Bona/468+468/1+469 Palki

Date : 17-12-2014

Jitendra Gabhuji had sold of the said land in favour of (1) Shaktaraji Gabhai (2) Babuji Gabhai (3) Bharatji Gabhai and (4) Dineshji Gabhai which was also registered in the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) on 11-08-2004 under Serial No.4576. The details of said sale were recorded in the revenue records vide mutation entry No.6119, dated 19-12-2005 however this entry was not certified by the concerned revenue officer. It is also observed from the searched of the sub-registry records that, thereafter on 05-05-2007 the aforementioned sale deed dated 19-12-2005 was also cancelled by the parties and a Deed of Cancellation in respect thereof was registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on 05-05-2007 under Serial No.5083.

(11) Thereafter the said 1) Lalluji Mafaji (2) Kacharsaji Mafaji (3) Kantiji Mafaji (4) Jayantiji Mafaji (5) Govindji Mafaji (6) Mangaji Gabhuji (7) Rajendra Gabhuji and (8) Jitendra Gabhuji sold and conveyed the said land of Block No.468+468/1+469 Palki admeasuring 16884.00 Sq.Mtrs. in favour of Harakhchand Ramji Gala by land under a Sale Deed dated 05-05-2007, which was registered at the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under Serial No.6072. On the basis of this Sale Deed dated 05-05-2007, this land was devolved in name of the Purchaser -Harakhchand Ramji Gala, vide mutation entry No.7355 dated 09-04-2009, which was certified on 10-06-2009.

(12) The said Harakhchand Ramji Gala had applied for Non-Agricultural use permission for residential purpose for the said Block No.468+468/1+469 Palki which has been given by the District Collector, Ahmedabad by his Order No.CB/LAND-2/N.A/GR-550/2011, dated 05-08-2012. Resultant mutation entry for recording the details of said N.A. order was done in revenue record by a mutation entry No.8934 dated 22-06-2012, which was certified on 25-07-2012.

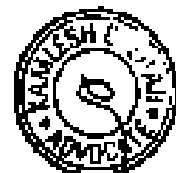


(13) Thereafter, on 26-02-2013 the said Harakhchand Ramji Gala owner of the said land of Block No.468+468/1+469 Palhi admeasuring 16694 Sq.Mtrs. who was also partner of one M/s. Manav Builders (a partnership firm), brought this land, as his capital in the said firm vide / under a Deed of Reconstitution of Partnership dated 26-02-2013, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal), on 26-02-2013 under Serial No.1048. On the basis of the aforesaid registered Deed of Reconstitution of Partnership, the name of said M/S. MANAV BUILDERS had been entered in to revenue records as owner / occupier of 16694 Sq.Mtrs. of land Block No.468+468/1+469 Palhi vide mutation entry No.9325 dated 08-03-2013, which is certified on 18-04-2013. Since then, You M/s. Manav Builders is seized and possessed of the said land more particularly described in the Schedule hereunder written.

(14) Nothing objectionable is found in the searches of the available sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(15) As per your say and instructions, Public Notice is dispensed with.

(16) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your title i.e. to say title of M/s. Manav Builders, as mentioned above over the said non-agricultural land for residential purpose admeasuring 16694.00 Sq.Mtrs. of Block No.468+468/1+469 Palhi of Mouja : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) are clear and marketable and are free from any encumbrances or charges and are also free from reasonable doubts subject however to :



Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

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107, 'RATHADEEP', Opp. Dr. Amrta Parikh Hospital, Old High Court Road, Newangpara,
Ahmedabad-380 006. Phone : 079-2754 8134 + 3007 0516 + Fax: 079-3007 0514

Ref.No.KC/Bopal/468+469/1+469 Paid

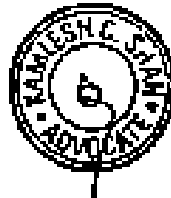
Date : 17-12-2014

- (a) Conditions of N.A. Order No.CB/LAND-2/NA/SR-550/2011, dated 06-06-2012 are fulfilled
- (b) Usual declaration / indemnity regarding no charge or encumbrances and titles being made at the time of sale.

THE SCHEDULE ABOVE REFERRED TO (Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Bopal bearing Block No.468+469/1+469 Paid of Mouje : Bopal of Daekroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) admeasuring 16884.00 Sq.Mtrs. or thereabouts.

Date : 17-12-2014
Ahmedabad.



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kamlesh C. Shah'.

(KAMLESH C. SHAH)
ADVOCATE.

Kamlesh C. Shoh

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107, 'RATNADEEP', Opp. Dr. Amrigh Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 979-2764 3194 * 3007 0615 * Fax : 979-3007 0614

Ref.KC/Bopai/468+468/1+469 Paik

Date : 22-08-2015

To

M/s. Manav Builders,
Ninth Floor, Safal Profitaire,
Corporate Road, Prahladnagar,
Ahmedabad.

Dear Sir,

Re : Updated Title Certificate pertaining to Non-Agricultural land for residential use purpose situated at Bopai bearing Block No.468+468/1+469 Paik of Mouje : Bopai of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopai) admeasuring 16684.00 Sq.Mtrs. belonging to you.

(1) On 17-12-2014 I have issued my Title Certificate with Report on title (Ref. No.KC/Bopai/468+468/1+469 Paik, dated 17-12-2014) in respect of Non-Agricultural land for residential use purpose situated at Bopai, Dist. Ahmedabad bearing Block No.468+468/1+469 Paik of Mouje : BOPAI, District Ahmedabad admeasuring 16684.00 Sq.Mtrs. belonging to you.

(2) Recently, you have instructed me to update my report on title pertaining to aforesaid land and accordingly, I have arranged for taking of the searches of the available sub-registry records (Index-II) in respect of the said land for a further period from year 2012 to June 2015. I have also perused copies of papers, documents and revenue records pertaining to the said land which were made available to me.

(3) Nothing objectionable is found from the searches (from 2012 to June 2015) of the available sub-registry records in respect of said land and the same appear to be free from any charges or encumbrance. You have also



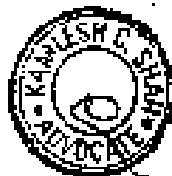
informed me, that you have not transferred the said land or any part thereof to any one, in any manner whatsoever.

In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Manav Builders to the said land which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to Usual declaration regarding titles being made at the time of transfer.

Dated this 22nd day of June, 2015.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Bopal bearing Block No.468+468/t+468 Palki of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-8 (Bopal) admeasuring 16694.00 Sq.Mtrs. or thereabouts.



Yours faithfully,


(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. KC/Bopal/212

Date: 31-03-2010

To

M/S. GALA SAFAL DEVELOPERS
Navneet House,
Gurukul Road, Memnagar,
Ahmedabad.

Dear Sir,

**Re: Non-Agricultural lands bearing Block No.463,
474, 475, 476+477-A, 476+477-B, 487, 490,
492, 493, 494, 495-P, 496, 497 and 499
collectively admeasuring 92473.00 Sq.Mtrs.,
and 495 of Mouje : Bopal once belonging to
you M/s. Gala Safal Developers.**

1. I have submitted my title certificate with report on title in respect of each of the captioned land bearing Block Nos. 463, 474, 475, 476+477-A, 476+477-B, 487, 490, 492, 493, 494, 495-P, 496, 497 and 499 of Mouje: Bopal which belonged to you M/s. Gala Safal Developers.

2. As instructed by you, by this report, I hereby give details of further developments in respect of these captioned lands.

3. At the request of the owner / occupier of these captioned lands, Mamlatdar, Daskroi Taluka, Ahmedabad District, has by his order No.RTS/Akatrit/Bopal/Vashi/ 5855/09 dated 06-01-2010 amalgamated these captioned lands into one amalgamated Block No.463+474+475+476+477-A+476+477-B+487+490+492+493+494+495 Paiki+496+497+499 admeasuring H 9-24-73 i.e. to say 92473.00 Sq.Mtrs.,



3.1. Resultant mutation of this order of amalgamation is done in revenue records by a mutation entry No.7816 which is certified on 16-02-2010.

3.2. Implementation of this amalgamation order is done in revenue records and Village Form No.7/12 for the said amalgamated Block admeasuring 92473 Sq.Mtrs. is prepared showing your occupancy, i.e. occupancy of M/s. Gala Safal Developers.

4. Town Planning Scheme is applied to Village : Bopal and the land as per amalgamated Block No. 463+474+475+476+477-A+476+477-B+487+490+492+ 493+494+495 Paiki+496+497+499 is covered under draft Town Planning scheme No.3 (Bopal) and is given Final Plot Nos. as under :-

<u>Sr. No.</u>	<u>Final Plot No.</u>	<u>Area in Sq. Mtrs.</u>
1.	158/1	10746.00
2.	158/2	61036.00
3.	158/3	2185.00
	Total	73967.00

rest of the land admeasuring 18506 Sq.Mtrs., will be deducted from revenue area of the land for T. P. Scheme as per the provisions of The Gujarat Town Planning and Urban Development Act-1976.



Ref. KC/Bopal/212**Date: 31-03-2010**

5. A partnership firm constituted by the partnership deed dated 01-09-2009 comprising of five partners were carrying on business in the name and style and M/s. Manav Builders. By a deed of reconstitution of the partnership dated 20-01-2010 two more partners namely (1) Quality Business Forms Private Limited, representing partnership firm in the capacity as partners of M/s. Safal Gala Realities consisting of other partners and (2) Shri Shantilal R. Gala representing a partnership firm in the capacity of a partner of M/s. Safal Gala Developers consisting of other partners have been admitted as partners of M/s. Manav Builders on and from 20-01-2010. This deed of Reconstitution of Partnership of M/s. Manav Builders has been duly stamped and is registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) under registration No.1133.

5.1 YOU M/s. Gala Safal Developers have introduced capital contribution in the form of land described below owned by M/s. Gala Safal Developers and cost of these portions / parts of the land so contributed has been credited to the capital account of M/s. Gala Safal Developers as partner of M/s. Manav Builders.

<u>Sr. No.</u>	<u>Final Plot No.</u>	<u>Area in Sq. Mtrs.</u>
1.	158/1	10746.00
2.	158/2/3 i.e. part of Final Plot No.158/2	15462.00
3.	158/3	2185.00
	Total	28393.00



allotted in lieu of and forming part of amalgamated Block No.463+474+475 +476+477-A+476+477-B+487+490+492+493+494+495+496+497+499 of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) admeasuring 35505 Sq.Mtrs. out of 92743 Sq.Mtrs. as per revenue record.

5.2 On the basis of the aforementioned Deed of Reconstitution of Partnership dated 20-01-2010 of the reconstituted firm of M/s. Manav Builders, land admeasuring 28393.00 Sq.Mtrs. comprising Final Plot Nos.158/1, 158/2 Paiki (i.e. 158/2/3) and 158/3 of Draft Town Planning Scheme No.3 (Bopal) corresponding to land admeasuring 35505.00 Sq.Mtrs. as per revenue records is mutated in the name of M/s. Manav Builders by a mutation entry No.7857 recorded on 20-02-2010 which is due for certification. Thus land admeasuring 35505 Sq.Mtrs. forming part of amalgamated Block No.463+474+475+476+477-A+476+477-B+487+490 +492+493+494+495+496+497+499 of Mouje : Bopal as per revenue record which includes land admeasuring 28393.00 Sq.Mtrs. of Final Plot Nos.158/1, 158/2 Paiki (i.e. 158/2/3) and 158/3 is mutated in name of M/s. Manav Builders and Village Form No.7/12 will be prepared accordingly on the certification of mutation entry No.7857 out of this 35505 Sq.Mtrs., portion of comprising Final Plot Nos.158/1, 158/2 Paiki (i.e. 158/2/3) and 158/3 admeasuring 28393 Sq.Mtrs. will be available for N.A. use and rest



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date: 31-03-2010

of the land admeasuring 7112 Sq.Mtrs. will be taken in Town Planning Scheme No.3 (Bopal).

6. A partnership firm constituted by the partnership deed dated 11-06-2009 comprising of five partners were carrying on business in the name and style of M/s. Safal Engineers And Infrastructure. By a deed of reconstitution of the partnership dated 25-09-2009 one more partner Shri Uday Hasmukhlal Vora representing a partnership firm in the capacity of a partner of M/s. Safal Gala Developers consisting of other partners has been admitted as partner of M/s. Manav Builders on and from 25-09-2009. This deed of Reconstitution of Partnership of M/s. Safal Engineers and Infrastructure has been duly stamped and is registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) under registration No.929.

6.1 YOU M/s. Gala Safal Developers have introduced capital contribution in the form of land described below owned by you and cost of these portions / parts of the lands so contributed has been credited to the capital account of M/s. Gala Safal Developers as partner of M/s. Safal Engineers and Infrastructure.



<u>Sr. No.</u>	<u>Final Plot No.</u>	<u>Area in Sq. Mtrs.</u>
1.	158/2 Part (i.e. 158/2/1)	17797.00
2.	158/2 Part (i.e. 158/2/2)	27777.00
	Total	45574.00

allotted in lieu of and forming part of amalgamated Block No.463+474+475 +476+477-A+476+477-B+487+490+492+493+494+495+496+497+499 of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) admeasuring 56968 Sq.Mtrs. out of 92743 Sq.Mtrs. as per revenue record.

6.2 On the basis of the aforementioned Deed of Reconstitution of Partnership deed dated 25-09-2009 of the reconstituted firm of M/s. Safal Engineers and Infrastructure, land admeasuring 45574.00 Sq.Mtrs. comprising Final Plot Nos.158/2 Part (i.e. 158/2/1) and 158/2 Part (i.e. 158/2/2) of Draft Town Planning Scheme No.3 (Bopal) corresponding to land admeasuring 56968.00 Sq.Mtrs. as per revenue record is mutated in the name of M/s. Safal Engineers and Infrastructure by a mutation entry No.7856 recorded on 20-02-2010 which is due for certification. Thus land admeasuring 56968.00 Sq.Mtrs. forming part of amalgamated Block No.463+474+475+476+477-A+476+477-B+487+490+492+493+494+495+496+497+499 of Mouje : Bopal as per revenue record which includes land admeasuring 45574.00 Sq.Mtrs. of Final Plot Nos.158/2 Part (i.e. 158/2/1) and 158/2 Part (i.e. 158/2/2) is mutated in name of M/s. Safal Engineers



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Ref. KC/Bopal/212

Date: 31-03-2010

and Infrastructure and Village Form No.7/12 will be prepared accordingly on the certification of mutation entry No.7856. Out of this 56968.00 Sq.Mtrs. of land comprising Final Plot Nos.158/2 Part (i.e. 158/2/1) and 158/2 Part (i.e. 158/2/2) will be available for N.A. use and rest of the land admeasuring 11394.00 Sq.Mtrs. will be taken in Town Planning Scheme No.3 (Bopal).

7. In view of the above, the amalgamated land of Block No.463+474+475+476+477-A+476+477-B+487+490+492+493+494+495+496+497+499 of Mouje : Bopal covered under Bopal Town Planning Scheme No.3, which stood in your name i.e. to say in the name of M/s. Gala Safal Developers, now consequent upon your joining as partner in the firms M/s. Manav Builders and M/s. Safal Engineers and Infrastructure and bringing your land as capital to be treated as stock-in-trade in the respective firms stands vested in two partnership firms namely (1) Manav Builders 35505.00 Sq.Mtrs. as per revenue records and 28393.00 Sq.Mtrs., as per Town Planning Scheme. (2) Safal Engineers and Infrastructures 56968.00 Sq.Mtrs. as per revenue records and 45574.00 Sq.Mtrs. as per Town Planning Scheme, subject to (a) certification of mutation entry No.7857 and 7856 (b) preparation of Village Form No.7/12 in name of the respective firms on certification of mutation entry and (c) variation if any in Town Planning Scheme No.3 of Bopal.



Yours faithfully,

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/463

Date : 10-09-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being Non-Agricultural land bearing Block No.463 admeasuring 14468 Sq.Mtrs. of Mouje : Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to (you) M/s. Gala Safal Developers – a Partnership Firm.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing your title as are made



(1) The land bearing Block No.463 is comprised of Old Survey No.339 admeasuring A 1=28 G and Survey No.341 admeasuring A 1=35 G thus collectively admeasuring A 3=23 G equivalent to 14468 Sq.Mtrs. The land consolidation scheme was applied to this village in the year 1966.

(1.1) It is observed from revenue records that these lands bearing Survey Nos.339 and 341 of which Block No.463 is formed originally belonged to Punjaji father of Khodaji and he had mortgaged this land with one Deva Ranchhod prior to 1955 with condition that on repayment of the mortgage amount, these lands should revert back to him or to his heirs.

(1.2) The said Mortgagee Deva Ranchhod died intestate on 18-03-1955 and upon his death, these lands were devolved in names of his heirs (1) Ishwar Deva (2) Chunilal Deva and (3) Dahyabhai Deva and upon oral partition of family properties, those lands had fallen to the share of Ishwar Deva as is evidenced by mutation entry No.1070.

(1.3) Khodaji son of Late Punjaji redeemed the mortgage and repurchased these lands by a sale deed dated 14-10-1981, which was registered under No.12205.

(1.3-1) On the basis of the sale deed dated 14-10-1981, the name of Khodaji Punjaji was mutated as owner / occupier by a mutation entry No.2692 which was certified.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
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(2) The Non-Agriculture permission for residential purpose has been granted by Taluka Development Officer by his No.T.P.Jaman-Gh-1-S.R.-24 dated 08-01-1994 and I am informed the N.A. Permission presently subsists and land is assessed as N.A. land.

(3) The said occupier Khodaji Punjaji and alongwith him, his wife Kamuben and sons (1) Baldevji (2) Ramanji (3) Girish (4) then Minor Bharat through guardian father Khodaji entered into three agreements for sale all on 23-03-1990 with three different persons for sale of one-third undivided share in this land to each, such agreement in favour of Taraben Baldevbhai was registered under registration No.7110, in favour of Kankuben Mangaldas under registration No.7111, and in favour of Bharat Mangaldas under registration No.7112.

(3.1) Thereafter at the instance and say of the aforementioned agreement holders, the said Khodaji Punjaji, his wife Kamuben and sons Baldevji, Ramanji, Girish and Bharat then major all through their Power of Attorney Khodabhai Atmaram sold 1/6th undivided share in the subject land by six sale deeds as under :

Sr. No.	Date of sale deed / Regn. No.	Names of Purchasers	Confirming Party	Reference to Agreement No. / Date
1.	29-03-1995 / 1260	(1) Jayesh Bachubhai (2) Haribhai Jaksibhai (3) Bipin Babulal	Taraben Baldevbhai	7110 / 23-03-1990



2.	29-03-1995 / 1263	(1) Jayesh Bachubhai (2) Haribhai Jaksibhai (3) Bipin Babulal	Taraben Baldevbhai	7110 / 23-03-1990
3.	29-03-1995 / 1261	(1) Vinubhai Vaghabhai (2) Ganesh Shanabhai (3) Jagabhai Devabhai	Bharat Mangaldas	7112 / 23-03-1990
4.	29-03-1995 / 1262	(1) Bharat Ambalal (2) Ramesh Ambalal	Baldev Mangaldas (Kankuben Mangaldas expired)	7111 / 23-03-1990
5.	29-03-1995 / 1264	(1) Bharat Ambalal (2) Ramesh Ambalal	Baldev Mangaldas (Kankuben Mangaldas expired)	7111 / 23-03-1990
6.	29-03-1995 / 1265	(1) Jagabhai Devabhai (2) Atmaram Karan	Bharat Mangaldas	7112 / 23-03-1990

(3.2) The said Khodaji Punjaji, his wife Kamuben and sons Baldev, Ramanji and Girish have executed confirmatory declaration on 16-07-1996 confirming sale of land by them to the aforementioned Purchasers through their Power of Attorney Khodabhai Atmaram which is registered with the Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.2850. Likewise Bharat Khodaji has executed confirmatory declaration on 23-09-1996 which is registered under No.3860.

(4) Thereafter each of the Purchasers of 1/6th share in the subject land by the documents mentioned above, sold their 1/6th undivided share in the subject land purchased by them to Priyanand Co. Operative Housing Society Limited (for short original Priyanand Society) registered on 20-01-1983 under registration No.GH-10513 under the provisions of The Gujarat Co. Operative Societies Act-1961 as per details given below :



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

5

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 10-09-2009

Sr. No.	Namesh of Vendors	Regn. No. / Date of Sale Deed in favour of Priyanand Society	Reference to Registration No. / Date of sale deed of purchase by Vendors
1.	(1) Jayesh Bachubhai (2) Haribhai Jaksibhai (3) Bipin Babulal	3483 / 27-08-1996	1260 / 29-03-1995
2.	(1) Jayesh Bachubhai (2) Haribhai Jaksibhai (3) Bipin Babulal	3484 / 27-08-1996	1263 / 29-03-1995
3.	(1) Vinubhai Vaghabhai (2) Ganesh Shanabhai (3) Jagabhai Devabhai	3480 / 27-08-1996	1261 / 29-03-1995
4.	(1) Bharat Ambalal (2) Vinubhai Ambalal	3481 / 27-08-1996	1262 / 29-03-1995
5.	(1) Bharat Ambalal (2) Vinubhai Ambalal	3482 / 27-08-1996	1264 / 29-03-1995
6.	(1) Jagabhai Devabhai (2) Atmaram Karan	3813 / 20-09-1996	1265 / 29-03-1995

(4.1) On the basis of the six sale deeds referred above in favour of original Priyanand Society, the entire land of Block No.463 was mutated in name of original Priyanand Society by a mutation entry No.4864.

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006



and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.463 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(5.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(5.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(6) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

7

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/463

Date : 10-09-2009

Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(6.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(6.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(7) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.



(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad by it's Letter No.Pachat-Sahak-Amalgamation-V-421 to 425/2007 dated 12-04-2007 passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.463 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761



Ref. No.KC/Bopal/463**Date : 10-09-2009**

Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(8.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(8.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.463 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(8.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed



dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands, upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(8.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(8.5) Thus, this land bearing Block No.463 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(9) It is further noticed from the searches of the concerned Sub-Registrar's office that (1) Chandaben (2) Madhuben (3) Amratben (4) Dharaben (5) Indiraben (6) Hansaben all daughters of late Khodaji Punjaji have executed agreement for sale of their 6/11th share in the land bearing Block No.463 and 496 in favour of Jayram Prabhatbhai Desai on 19-05-2009 which is registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.3683. This apart the aforesaid daughters of Late Khodaji Punjaji through their Power of Attorney holder Mukeshkumar Baldevbhai have filed civil suit in the court of Principal Senior Civil Judge Ahmedabad (Rural) numbered as SPL Civil suit No.239/2009 on 02-07-2009 against other heirs of Late Khodaji and Purchasers of Block No.463 land including Priyanand Society and Gala Safal Developers. I am informed that this suit is pending and that no injunction is granted by the Court.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

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Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/463

Date : 10-09-2009

(10) This land bearing Block No.463 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(11) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(12) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them save and except as discussed in para-9 of this report.

(13) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.



In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.463 admeasuring 14468 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Agreement for Sale dated 18-05-2009 registered on 19-05-2009 under registration No.3683 executed by Chandaben and other daughters of Late Khodaji in favour of Jayram Prabhatbhai.
- (d) Out come of SPL Civil suit No.239/2009 filed by the daughters of Late Khodaji Punjaji pending before Principal Senior Civil Judge Ahmedabad Rural.
- (e) Development Scheme envisaged by you and commitment for booking / allotment (if any) of any unit done pursuant thereto.

Dated this 10th day of September, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.463 (comprised of old



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

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Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

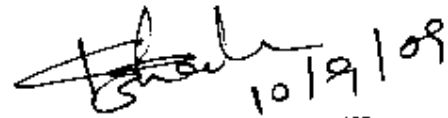
Ref. No.KC/Bopal/463

Date : 10-09-2009

Survey No.339 and 341) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 1-44-68 (i.e. 14468 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,




10/9/09

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/474

Date : 11-08-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road.
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.474
admeasuring 7993 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 11th day of August, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.474 (comprised of old Survey No.352/1 and 353/2) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-79-93 (i.e. 7993 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/474-A

Date : 11-08-2009

Search report on title to land bearing Block No.474 of Mouje : 'Bopal,
Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/474 dated : 11-08-2009.

(1) The land bearing Block No.474 admeasuring 7993 Sq.Mtrs. of Mouje : Bopal is comprised of old Survey Nos.352/1 and 353/2. This land originally belonged to (1) Mohan Ranchhod (2) Ishwarbhai Devabhai (3) Chunilal Devabhai and (4) Dahyabhai Devabhai. The said occupiers Ishwarbhai and Dahyabhai sons of Devabhai relinquished their rights in favour of their brother Chunilal and therefore their names were deleted as occupiers by a mutation entry No.2746.

(1.1) The names of Mohan Ranchhod having expired intestate on 11-06-1960 without any direct heir, his name was deleted devolving his share in favour of his nephews who were the other occupiers namely Ishwarbhai Devabhai and others by a mutation entry No.2136.

(1.2) The names of the family members of the said occupier Chunilal namely four sons (1) Ramanlal (2) Chimanlal (3) Baldevbhai (4) Ratilal and wife Diwaliben was devolved as occupiers in this ancestral land during his life time by a mutation entry No.2794.

(2) Non-Agricultural use permission for this land bearing Block No.474 alongwith other lands bearing Block Nos.476-A, 477-A, 485, 486, 501, 502 and 503-A collectively admeasuring 45933 Sq.Mtrs. has been given by the Order No T.P.Jaman-GH-S.R.-18 dated 13-12-1990 of the Talka Development officer Dascroi and had been lastly extended upto 23-06-2006.



Thereafter, this land continues to be non-agriculture and is assessed as non-agriculture as per certificate dated 10-08-2009.

(3) The said Chunilal Devidas and his family members whose names were devolved as mentioned above sold this N.A. land bearing Block No.474 admeasuring 7993 Sq.Mtrs. to Vrajvan Co. Operative Housing Society Limited by two sale deeds both dated 06-12-1991 registered under No.29518 and 29524. The male vendors have executed the sale deed for self and as Karta of their respective families for the legal necessities of their respective families.

(4) On the basis of the two sale deeds referred above, the name of Vrajvan Co. Operative Housing Society Limited has been mutated as occupier of this land by mutation entry No.6859 recorded on 19-09-2007 and certified on 20-12-2007.

(4.1) Litigations were preferred by the heirs of late Shankarji Somaji (tenant) against the original owner Chunilal Devabhai and Vrajvan Co. Operative Housing Society Limited before the Dy. Collector (Land Reforms) Ahmedabad in Case No.Ganot-Vivad-178/96. The Dy. Collector (Land Reforms) had by his order dated 13-01-1997 remanded the matter to Mamlatdar and Agricultural land Tribunal Dascroi Ahmedabad and this matter was filed by the Mamlatdar as in earlier Ganot Case No.174/99, the Applicants had accepted and up held the right of Vrajvan Co. Operative Housing Society Limited. The Applicants had also filed civil suit in Civil Court as well as before Gujarat Revenue Tribunal. All these cases before the revenue authorities and before the Civil Court were unconditionally withdrawn by the applicants as is evidenced by mutation entry No.6376. Therefore the Mamlatdar and Agricultural land Tribunal has passed orders in



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/474-A

Date : 11-08-2009

terms of the withdrawals in the remanded matter, in remand case No.71/06 (Remand) dated 19-06-2007 Resultant mutation of this order has been done in revenue records by mutation entry No.6858 which has been certified on 30-10-2007. Thereafter, mutation entry No.6859 as mentioned above, devolving name of Vrajvan Society was recorded.

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006.

(6) The members of Vrajvan Co. Operative Housing Society Limited in it's Annual General meeting held on 30-06-2006 unanimously resolved by resolution No.3 to sell this land and District Registrar of Co. Operative Societies Rural Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-06 dated 16-07-2006 granted permission for sale of this land.

(6.1) Accordingly Vrajvan Co. Operative Housing Society Limited sold this land in two portions-one-half portion each to Priyanand Co. Operative



Housing Society Limited Vibhag-1 (Regn. No.GH-22814 dated 31-08-2006) by two sale deeds both dated 12-02-2007 registered with the Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.1732 and 1734.

(6.2) On the basis of the sale deeds referred above and after the litigations referred to hereinafter were set at rest, the name of Priyanand Co. Operative Housing Society Limited Vibhag-1 was mutated as owner occupier of this land by a mutation entry No.6907 and 6908 both certified on 29-02-2008.

(7) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division inter alia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986



Ref. No.KC/Bopal/474-A**Date : 11-08-2009**

(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective Extra Ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.474 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(8.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.



(8.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.474 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(8.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(8.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Ref. No.KC/Bopal/474-A

Date : 11-08-2009

(8.5) Thus, this land bearing Block No.474 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(9) This land bearing Block No.474 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(10) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(11) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.



(12) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(13) During searches of the concerned Revenue and Sub-Registry records, the said land / property is presently found to be free from any encumbrances and charges.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.474 admeasuring 7993 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka. District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/474 dated 11-08-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 11th day of August, 2009.




 11/8/09
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/475

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

**Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.475
admeasuring 1518 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.**

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.475 (comprised of old Survey No.343/9) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-15-18 (i.e. 1518 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

(Signature)
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/475-A

Date : 01-07-2009

Search report on title to land bearing Block No.475 of Mouje : Bopal,

Taluka : Daskroi.

Ref : Title Certificate No.KC/Bopal/475 dated : 01-07-2009.

(1) It appears that prior to 1970 the land of Block No.475 of Mouje : Bopal admeasuring Acre 0=15 Gunthas (i.e. 1518.00 Sq.Mtrs.) was belonging to one Somaji Vaghaji who died on 15-11-1976 and upon his death the said land came to be owned and possessed by his legal heir, his son namely Shankarji Somaji whose name was entered in the revenue records by mutation entry No.4202.

(2) The Taluka Development Officer, Daskroi Taluka had issued non-agricultural use permission (N.A. Permission) in respect of the said land vide his Order No.T.P / JMN / G-1 / S.R./17-V-611 dated 04-04-1995 and a note regarding the said order and N.A. Permission was made / entered in to revenue records by mutation entry No.4505. I am informed that this N.A. permission presently subsists and is not withdrawn or cancelled and is properly regularly assessed as non-agriculture land and N.A. assessments are regularly paid.

(3) Thereafter, on 10-04-1995 the abovenamed Shankarji Somaji sold the said land to (1) Vasudhaben Vinodkumar and (2) Purviben Vinodkumar and a Sale Deed in respect thereof was registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on 10-04-1995 under Serial No.1418. As the said land was acquired by said Shankarji Somaji as an ancestral property, all the family members of said Shankarji viz his sons and daughters namely (1) Sonaji Shankarji (2) then minor Babuji Shankarji (3) then minor Vikramji



Shankarji (4) then minor Ranjanben Shankarji all through guardian father Shankarji (5) Gomitiben Shankarji (6) Surajben Shankarji (7) Rajliben Shankarji and (8) Motiben Shankarji were also joined as Vendors in the said sale deed and they had also signed / executed the sale deed as Vendors. Since then, the said land came to be jointly owned and possessed by the said Smt. Vasuben Vinodkumar and Purviben Vinodkumar and their names were entered in to revenue records by mutation entry No.4506.

(3.1) The said Vasudhaben Vinodkumar and Purviben Vinodkumar had created a charge on the said land in favour of Sabarmati Co. Operative Bank Limited which was noted in other rights column of Village Form No.7/12 by mutation entry No.5011. The said charge was then released by the said Bank and note regarding Bank's charge deleted is done in the revenue records by mutation entry No.6120.

(4) Thereafter, on 23-05-2005 the said Smt. Vasudhaben Vinodkumar and Purviben Vinodkumar sold the said land to Smt. Hinaben Ashvinbhai Patel (2) Smt. Vaishali Ajaybhai Patel and (3) Smt. Survi Jayeshbhai Patel and a Sale Deed in respect thereof was registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on 07-12-2005 under Serial No.4029. Since then the land was jointly seized and possessed by the said Purchasers (1) Smt. Hinaben (2) Smt. Vaishaliben and (3) Smt. Surviben and their names were entered as occupiers. In the revenue records on 02-01-2006 by mutation entry No.6127.

(5) It is observed from the searches of Sub-Registrar that the said Vendors Vasudhaben Vinodbhai and others had entered into agreement for sale of this land to Pritiben Pankajbhai on 04-09-2003, which was registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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No.3442. I am informed that the said Pritiben Pankajbhai has not taken any action against the said Vasudhaben and another and the Purchaser Hinaben and others and her right for specific performance is extinguished by efflux of time.

(6) Thereafter the said Purchasers Hinaben Ambalal Patel and others sold this land as Non-Agriculture land to Priyanand Co. Operative Housing Society Limited (registration No.GH-10513 dated 20-01-1983) by a sale deed dated 30-01-2006 registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) on 04-02-2006 under registration No.769.

(6.1) On the basis of the above referred sale deed the name of Purchaser Priyanand Co. Operative Housing Society Limited was entered as occupier by a mutation entry No.6181.

(7) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land



under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

(7.1) The land under investigation bearing Block No.475 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(8) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(8.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share. appointing them as it's Booking agent for the proposed scheme in it's lands.

(9) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

5

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(9.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(9.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(10) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.



(10.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(10.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(11) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate itself into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of itself in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.475 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in it's name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(11.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(11.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.475 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.



(11.3) Pursuant to the aforementioned permission for sale and agreements for sale with its erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject lands under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received its consideration.

(11.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(11.5) Thus, this land bearing Block No.475 of Mouje : Bopal presently stands in your name, that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(12) This land bearing Block No.475 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(13) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(14) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(15) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(16) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers - a partnership firm to the Non-Agricultural land bearing Block No.475 admeasuring 1518 Sq.Mtrs. of Mouje:

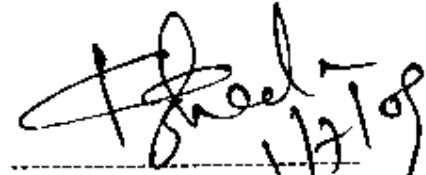


Bopal of Daskroi Taluka. District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/475 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.





(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A

Date : 01-07-2009

To

M/s. Gala Safal Developers.
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block
No.476+477-A admeasuring 12678 Sq.Mtrs. of
Mouje : Bopal of Dascroi Taluka in the
Registration District of Ahmedabad and Sub-
District of Ahmedabad-3 (Memnagar)
belonging to (you) M/s. Gala Safal
Developers – a Partnership Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka in Case No.01/07 not to obstruct use of pedestrian Nal Road passing through land of Survey No.476+477 to the owner of lands of Block Nos.478 and 479.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.476+477-A (comprised of old Survey No.351/8, 351/9, 351/11) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 1-26-78 (i.e. 12678 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,



[Handwritten Signature]

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (A)

Date : 01-07-2009

Search report on title to land bearing Block No.476+477-A of Mouje :

Bopal, Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/476+477-A dated : 01-07-2009.

(1) The Land bearing Block No.476+477-A admeasuring A 3 – 14 G equivalent to 13557 Sq.Mtrs. is comprised of old Survey Nos.351/8, 351/9 and 351/11 of Mouje : Bopal

(2) This land originally prior to 1978 belonged to Magan Lilaji and upon his death, it was devolved in names of his heirs namely (1) Maghaji Maganji (2) Lakhaji Maganji (3) Nagaraji Maganji (3) then minor Bhalaji Maganji through his guardian mother Bai Jadj and (4) Bai Jadi widow of Maganji, as is evidenced by mutation entry Nos.1081 and 1088.

(2.1) The said occupier Maghaji Maganji died instate and upon his death, the names of his heirs namely (1) Kanaji Maghaji (2) Baldevji Maghaji and Bhailal Maghaji were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3168.

(2.1-1)The said Kanaji and Bhailal relinquished their rights in favour of other heirs of late Maganji and therefore their names were deleted as occupiers by a mutation entry No 3933.

(2.1-2)The only heir from the branch of Maghaji, namely Baldevji died unmarried and therefore his name was deleted by a mutation entry No.3931.

(2.2) The said Lakhaji Maganji died intestate and upon his death, the names of his heirs namely (1) Dhabuben widow of Lakhaji for self and as guardian of



minor daughter Bhikhiben (2) Dhanaji Lakhaji (3) Abhaji Lakhaji (4) Jamaji Lakhaji were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3959

(2.3) The said Nagarji Maganji died intestate and upon his death name of his son Dahyaji Nagarji was devolved as occupier to the extent of his share in the land, whereas the name of his widow Sitaben was not devolved as she had remarried as is evidenced by mutation entry No.2871. The name of his daughter was deleted by mutation entry No.2726.

(2.4) The said Bhalaji Maganji died intestate on 09-03-1987 and upon his death, names of his heirs namely (1) Rupaben widow Bhalaji (2) Dahiben Bhalaji (3) Laxmiben Bhalaji and (4) then minors Kanaji, Ashok and Rajiben through their guardian mother Rupaben were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3337.

(2.5) The said Bai Jadi widow Maganji had died intestate long back and the name of her daughter Shakariben Maganji was devolved as occupier by a mutation entry No.3932.

(3) The non-agricultural use permission for this land alongwith other lands bearing Block Nos.474, 485, 486, 501, 502, 503-B collectively admeasuring 45933 Sq Mtrs. has been granted by order No.T.P.Dascroi-T.P.Jaman-GH-S.R.-18 dated 13-12-1990 of the Taluka Development officer Dascroi Taluka and this permissions was lastly extended upto 23-06-2006 and thereafter I am informed that it has not been cancelled or withdrawn and is presently assessed as N.A. land and N.A. assessments are regularly paid.

(4) The said occupiers (1) Dahyaji Nagarji (2) Shakariben Maganji (3) Rupaben widow of Bhalaji for self and as guardian of then minors Kamaji,



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
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Ashok and Rajiben (4) Dahiben Bhalaji (5) Laxmiben Bhalaji (6) Dhabuben widow of Lakhaji for self and as guardian of minor Bhikhiben (7) Dhanaji Lakhaji (8) Abhaji Lakhaji (9) Jamaji Lakhaji all through their Power of Attorney Holder Laxmanji Sursangji sold this land to Vrajvan Co. Operative Housing Society Limited by three sale deeds - 1/3 part each - all of dated 25-01-1993 registered in the office of Sub-Registrar Ahmedabad under registration Nos.947, 948 and 949 and on the basis of these sale deeds, the name of Purchaser Society Vrajvan Co. Operative Housing Society Limited was mutated by mutation entry Nos 4216, 4217 and 4218.

(4.1) I am further informed that all the persons then minors as on the date of sale 25-01-1993 must have attained majority by now and none of such persons then minors have raised any dispute or voided the sale done in favour of the said Vrajvan Co. Operative Housing Society Limited.

(5) The said Vrajvan Co. Operative Housing Society Limited passed unanimous resolution being resolution No.03 in it's General Meeting held on 30-06-2006 for sale of this land to Priyanand Co. Operative Housing Society Vibhag-1. The District Registrar of Co. Operative Societies Rural Ahmedabad granted permission for sale of 12678 Sq.Mtrs. of land forming part of this land to Priyanand Co. Operative Housing Society Limited Vibhag-1 by his order No.Pachat-Sahak-Permission-Vashi-06 dated 16-07-2006.

(5.1) Pursuant to the aforementioned Resolution and permission of the District Registrar, Co. Operative Societies, the said Vrajvan Co. Operative Housing Society Limited sold portion admeasuring 12678 Sq.Mtrs. of this land by three sale deeds each for 4226 Sq.Mtrs. land all of date 26-03-2007, which have been registered in the office of Sub-Registrar Ahmedaba-3 (Memnagar)



under Serial Nos.2046, 2048 and 2050. The Vendor Vrajvan Co. Operative Housing Society Limited kept North-West portion admeasuring 879.00 Sq.Mtrs. with it.

(5.2) On the basis of aforementioned three sale deeds, portion of this land admeasuring 12678 Sq.Mtrs. has been devolved in the name of the Purchaser Priyanand Co. Operative Housing Society Limited Vibhag-1 by a mutation entry No.6791.

(6) In the suit being suit No.01/07 filed by the owners of Block Nos.478 and 479 land in the Mamlatdar Court, Daskroi claiming pedestrian right of way in the lands of Block Nos.476+477, the Mamlatdar Court has passed order on 30-08-2007 not to obstruct owners of lands of Block Nos.478 and 479 in making use of pedestrian road (Natroad) passing through Block Nos.476+477 lands till the case is decided. This order is mutated in revenue record by a mutation entry No.6984. I am informed that this issue pending before the Mamlatdar's Court is likely to be decided shortly.

(7) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (A)

Date : 01-07-2009

following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(8) However since the lands of both the above societies viz Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006 Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(9) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate themselves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847



dated 12-04-2007 and this land bearing Block No.476+477-A of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(9.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(9.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.476+477-A under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(9.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (A)

Date : 01-07-2009

admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(9.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(9.5) Thus, this land bearing Block No.476+477-A of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(10) This land bearing Block No.476+477-A under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks



involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(11) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(12) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(13) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(14) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges save and except that there has been an apparent printing error in computerized Village Form No.7/12 dated 11-06-2009 in that in the outer column the area in occupation of Vrajvan Co. Operative Housing Society Limited is shown as 879.00 Sq.Mtrs. instead of 879.00 Sq.Mtrs., whereas the area in occupation of present occupier M/s. Gala Safal Developers and it's predecessors-in-title is correctly shown as 12678.00 Sq.Mtrs.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.476+477-A admeasuring 12678 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

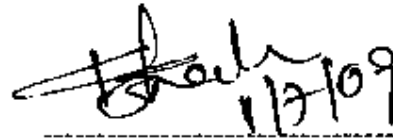
Ref. No.KC/Bopal/476+477-A (A)

Date : 01-07-2009

Schedule of my Title Certificate (Ref No. KC/Bopal/476+477-A dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka in Case No.01/07 not to obstruct use of pedestrian Nal Road passing through land of Survey No.476+477 to the owner of lands of Block Nos.478 and 479.

Dated this 1st day of July, 2009.



(KAMLESH C. SHAH)
ADVOCATE.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (Prest)

Date : 20-09-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

**Re : Investigation of title to the property being
Non-Agricultural land bearing Block
No.476+477-A Paiki admeasuring 879
Sq.Mtrs. of Mouje : Bopal of Dascroi Taluka
in the Registration District of Ahmedabad
and Sub-District of Ahmedabad-3 (Memnagar)
belonging to (you) M/s. Gala Safal
Developers – a Partnership Firm.**

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is



clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka in Case No.01/07 not to obstruct use of pedestrian Nal Road passing through land of Survey No.476+477 to the owner of lands of Block Nos.478 and 479.
- (d) Certification of mutation entry No.7589.
- (e) Correction of area in computerized Village Form No.7/12 as 879 Sq.Mtrs. instead of 889 Sq.Mtrs.

Dated this 20th day of September, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.476+477-A Paiki (comprised of old Survey No.351/8, 351/9, 351/11 Paiki) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-08-79 (i.e. 879 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

(KAMLESH C. SHAH)
ADVOCATE.

[Handwritten signature]
Advocate
20/9/09

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (A) /p

Date : 20-09-2009

Search report on title to land bearing Block No.476+477-A of Mouje :

Bopal, Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/476+477-A dated : 20-09-2009.

(1) The Land bearing Block No.476+477-A admeasuring A 3 – 14 G equivalent to 13557 Sq.Mtrs. is comprised of old Survey Nos.351/8, 351/9 and 351/11 of Mouje : Bopal

(2) This land originally prior to 1978 belonged to Magan Lilaji and upon his death, it was devolved in names of his heirs namely (1) Maghaji Maganji (2) Lakhaji Maganji (3) Nagaraji Maganji (3) then minor Bhalaji Maganji through his guardian mother Bai Jadj and (4) Bai Jadi widow of Maganji, as is evidenced by mutation entry Nos.1081 and 1088.

(2.1) The said occupier Maghaji Maganji died instate and upon his death, the names of his heirs namely (1) Kanaji Maghaji (2) Baldevji Maghaji and Bhailal Maghaji were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3168.

(2.1-1)The said Kanaji and Bhailal relinquished their rights in favour of other heirs of late Maganji and therefore their names were deleted as occupiers by a mutation entry No.3933.

(2.1-2)The only heir from the branch of Maghaji, namely Baldevji died unmarried and therefore his name was deleted by a mutation entry No.3931.

(2.2) The said Lakhaji Maganji died intestate and upon his death, the names of his heirs namely (1) Dhabuben widow of Lakhaji for self and as guardian of minor daughter Bhikhiben (2) Dhanaji Lakhaji (3) Abhaji Lakhaji (4) Jamaji



Lakhaji were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3959.

(2.3) The said Nagarji Maganji died intestate and upon his death name of his son Dahyaji Nagarji was devolved as occupier to the extent of his share in the land, whereas the name of his widow Sitaben was not devolved as she had remarried as is evidenced by mutation entry No.2871. The name of his daughter was deleted by mutation entry No.2726.

(2.4) The said Bhalaji Maganji died intestate on 09-03-1987 and upon his death, names of his heirs namely (1) Rupaben widow Bhalaji (2) Dahiben Bhalaji (3) Laxmiben Bhalaji and (4) then minors Kanaji, Ashok and Rajiben through their guardian mother Rupaben were devolved as occupiers to the extent of his share in the land as is evidenced by mutation entry No.3337.

(2.5) The said Bai Jadi widow Maganji had died intestate long back and the name of her daughter Shakariben Maganji was devolved as occupier by a mutation entry No.3932.

(3) The non-agricultural use permission for this land alongwith other lands bearing Block Nos.474, 485, 486, 501, 502, 503-B collectively admeasuring 45933 Sq.Mtrs. has been granted by order No.T.P.Dascroi T.P.Jaman-GH-S.R.-18 dated 13-12-1990 of the Taluka Development officer Dascroi Taluka and this permissions was lastly extended upto 23-06-2006 and thereafter I am informed that it has not been cancelled or withdrawn and is presently assessed as N.A. land and N.A. assessments are regularly paid.

(4) The said occupiers (1) Dahyaji Nagarji (2) Shakariben Maganji (3) Rupaben widow of Bhalaji for self and as guardian of then minors Kamaji, Ashok and Rajiben (4) Dahiben Bhalaji (5) Laxmiben Bhalaji (6) Dhabuben widow of Lakhaji for self and as guardian of minor Bhikhiben (7) Dhanaji



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

3

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-A (A)/P

Date : 20-09-2009

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Lakhaji (8) Abhaji Lakhaji (9) Jamaji Lakhaji all through their Power of Attorney Holder Laxmanji Sursangji sold this land to Vrajvan Co. Operative Housing Society Limited by three sale deeds - 1/3rd part each - all of dated 25-01-1993 registered in the office of Sub-Registrar Ahmedabad under registration Nos.947, 948 and 949 and on the basis of these sale deeds, the name of Purchaser Society Vrajvan Co. Operative Housing Society Limited was mutated by mutation entry Nos.4216, 4217 and 4218.

(4.1) I am further informed that all the persons then minors as on the date of sale 25-01-1993 must have attained majority by now and none of such persons then minors have raised any dispute or voided the sale done in favour of the said Vrajvan Co. Operative Housing Society Limited.

(5) The said Vrajvan Co. Operative Housing Society Limited passed unanimous resolution being resolution No.03 in it's General Meeting held on 30-06-2006 for sale of this land. The District Registrar of Co. Operative Societies Rural Ahmedabad granted permission for sale of 13557 Sq.Mtrs. of land bearing Block No.476+477-A by his order No.Pachat-Sahak-Permission-Vashi-06 dated 16-07-2006.

(5.1) Pursuant to the aforementioned Resolution and permission of the District Registrar, Co. Operative Societies, the said Vrajvan Co. Operative Housing Society Limited had earlier sold portion admeasuring 12678 Sq.Mtrs. of this land to Priyanand Co. Operative Housing Society Limited, ^{Vibhag-1} by three sale deeds each for 4226 Sq.Mtrs. land, all of date 26-03-2007, which have been registered in the office of Sub-Registrar Ahmedaba-3 (Memnagar) under Serial Nos.2046, 2048 and 2050. The Vendor Vrajvan Co. Operative Housing Society Limited kept North-West portion admeasuring 879.00 Sq.Mtrs. with it. The said Vrajvan Co. Operative Housing Society Limited sold the remaining



portion admeasuring 879 Sq.Mtrs. of this land to you M/s. Gala Safal Developers by a sale deed dated 14-09-2009, which is registered in the office Sub-Registrar Ahmedabad-3 (Memnagar) on the same day under registration No.8423.

(5.2) On the basis of aforementioned three sale deeds, portion of this land admeasuring 12678 Sq.Mtrs. had been devolved in the name of the Purchaser Priyanand Co. Operative Housing Society Limited Vibhag-1 by a mutation entry No.6791 and on the basis of sale deed dated 14-09-2009, your name that is to say name of Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7589 recorded on 18-09-2009 which is pending for certification in due course of time.

(6) In the suit being suit No.01/07 filed by the owners of Block Nos.478 and 479 land in the Mamlatdar Court, Daskroi claiming pedestrian right of way in the lands of Block Nos.476+477, the Mamlatdar Court has passed order on 30-08-2007 not to obstruct owners of lands of Block Nos.478 and 479 in making use of pedestrian road (Nalroad) passing through Block Nos.476+477 lands till the case is decided. This order is mutated in revenue record by a mutation entry No.6984. I am informed that this issue pending before the Mamlatdar's Court is likely to be decided shortly.

(7) Thus, this land bearing Block No.476+477-A Paiki admeasuring 879 Sq.Mtrs. of Mouje : Bopal presently belong to you that is to say to M/s. Gala Safal Developers and will be entered in Village Form No.7/12 as owner / occupier thereof on certification of mutation entry No.7589..

(8) This land bearing Block No.476+477-A under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been



Ref. No.KC/Bopal/476+477-A (A) /p**Date : 20-09-2009**

included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(10) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(11) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(12) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(13) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges save and except that there has been an apparent printing error in computerized Village Form No.7/12 dated 11-06-2009 in that in the outer column the area in occupation of Vrajvan Co. Operative Housing Society Limited is shown as 889.00 Sq.Mtrs. instead of correct area of 879.00 Sq.Mtrs., which need to be corrected.



In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.476+477-A Paiki admeasuring 879 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/476+477-A dated 20-09-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka in Case No.01/07 not to obstruct use of pedestrian Nal Road passing through land of Survey No.476+477 to the owner of lands of Block Nos.478 and 479.
- (d) Certification of mutation entry No.7589.
- (e) Correction of area in computerized Village Form No.7/12 as 879 Sq.Mtrs. instead of 889 Sq.Mtrs.

Dated this 20th day of September, 2009.



Kamlesh C. Shah
 Advocate
 20/9/09
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-B

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block
No.476+477-B admeasuring 4249 Sq.Mtrs. of
Mouje : Bopal of Dascroi Taluka in the
Registration District of Ahmedabad and Sub-
District of Ahmedabad-3 (Memnagar)
belonging to (you) M/s. Gala Safal
Developers – a Partnership Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing your title as are made available to me in respect of the captioned property.



hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka dated 30-07-2007 in respect of right of way of occupants of Block Nos.478 and 479 passing through lands of Block Nos.476+477 till finalization of suit No.1/07.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.476+477-B (comprised of old Survey No.351/10) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-42-49 (i.e. 4249 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-B (A)

Date : 01-07-2009

Search report on title to land bearing Block No.476+477-B of Mouje :

Bopal, Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/476+477-B dated : 01-07-2009.

(1) It appears from mutation entry No.2541 that originally, the land of Block No.476 + 477-B (old revenue Survey No.351/10) admeasuring 4249.00 Sq.Mtrs. and other lands were belonging to one Mahijiji Akbarji, who died some where before year 1970 and upon his death the said land/s came to be jointly owned and possessed by his legal heirs Hiraben widow of Mahijiji and son – Shakaraji Mahijiji. It also appears from the said entry No.2541 that the said Hiraben had released / relinquished her rights in favour of her son – Shakaraji and by said mutation entry No.2541, the name of Hiraben was also deleted. Thus, after the death of Mahijiji the said Shakaraji Mahijiji was seized and possessed of the said land of Block No.476 + 477-B (old revenue Survey No.351/10).

(2) Thereafter, the abovenamed Shakaraji Mahijiji died on 21-06-1983 and upon his death the said land came to be owned and possessed by his legal heirs Manguben widow of Shakaraji Mahijiji and sons – Mahotji Shakaraji and Punamji Shakaraji and their names were entered in to revenue records by mutation entry No.2932 which was certified on 20-01-1984.

(3) Thereafter on 06-03-1990, the said (1) Manguben (2) Mahotji and (3) Punamji agreed to sell the said land to (1) Pankajbhai Thakarshibhai and (2) Ashok Sankalchand and an agreement for sale dated 06-03-1990 in respect thereof was registered at the office of the Sub-Registrar Ahmedabad on the same day under serial No.5537. I have perused a true copy of said agreement



for sale and it was provided therein that the owners (Vendors) will sell the land in favour of purchasers and/or their nominees.

(3.1) Thereafter, the above named Manguben had died and after her death the said land remained in the co-ownership of said Mahotji and Punamji also the heirs of Late Manguben . Thereafter, on 23-09-1994 the said Mahotji and Punamji at the instance and say of said Bankhatdar – Pankajbhai and Ashokbhai, sold the said land to (1) Madhuben Khodabhai and (2) Kanubhai Khodabhai and a Sale Deed in respect thereof was registered at the office of the Sub-Registrar, Memnagar (Ahmedabad-3) on the same day under serial No.2376. I have perused a true copy of said Sale Deed and found that the abovenamed Pankajbhai Thakarshi and Ashokbhai Sankalchand had also joined themselves as confirming party to the said Sale Deed and they had confirmed the sale of the said land by said Mahotji and Punamji (co-owners) in favour of said Madhuben and Kanubhai (Purchasers). In the revenue records the names of said Madhuben and Kanubhai were entered by mutation entry No.4387 which was certified on 06-04-1995 and since then, the said Madhuben and Kanubhai were jointly seized and possessed of the said land.

(3.2) From the searches of the sub-registry records taken as aforesaid, it was found that the above named Mahijiji Akbarji had one daughter namely Paliben, who being a daughter of said Mahijiji had on 20-10-1997 executed a deed of confirmation in favour of abovenamed Madhuben Khodabhai and Kanubhai Khodabhai, whereby she (Paliben) had confirmed the aforesaid Sale Deed dated 23-09-1994 which was executed by Mohatji Shakaraji and Punamaji Shakaraji. It is also mentioned in the said deed of confirmation that she (Paliben) had also received amount of consideration of her share in the said land from said Mahotji and Punamji. The said deed of confirmation is registered at the office of the Sub-Registrar, Memnagar (Ahmedabad-3) on 20-10-1997 under Serial No.3258.



Ref. No.KC/Bopal/476+477-B (A)

Date : 01-07-2009

(4) The Taluka Development Officer, Daskroi Taluka had issued non-agricultural use permission (N. A. Permission) in respect of the said land vide his Order No.T.P. / JMN / G-1 / S.R./35-Vashi 2594 dated 29-11-1996. This N.A. permission presently subsist and is not withdrawn or cancelled and is regularly assessed as N.A. land and N.A. assessments are paid.

(5) Thereafter, on 07-07-1997 the said (1) Madhuben Khodabhai and (2) Kanubhai Khodabhai sold the said land to (1) Kusumben Mohanlal (2) Rajeshwariben Rohitbhai (3) Kailashben Kumudchandra and (4) Vaidehiben Saurabhkumar and a Sale Deed in respect thereof was registered at the office of the Sub-Registrar Memnagar (Ahmedabad-3) on the same day (07-07-1997) under serial No.1882 and the names of the said purchasers were entered in to revenue records by mutation entry No.4963 which was certified on 20-10-1997 and since then the said (1) Kusumben Mohanlal (2) Rajeshwariben Rohitbhai (3) Kailashben Kumudchandra and (4) Vaidehiben Saurabhkumar were jointly seized and possessed of the said land.

(6) Thereafter on 17-08-1999, the said (1) Kusumben Mohanlal (2) Rajeshwariben Rohitbhai (3) Kailashben Kumudchandra and (4) Vaidehiben Saurabhkumar agreed to sell the said land to (1) Lilaben Natvarlal Patel (2) Pankajkumar Natvarlal Patel (3) Natvarlal Chandubhai Patel and (4) Prahaladbhai Chandubhai Patel and an agreement for sale dated 17-08-1999 in respect thereof was registered at the office of the Sub-Registrar Memnagar (Ahmedabad-3) under serial No.2188.

(6.1) Thereafter on 17-09-2004 the said (1) Kusumben Mohanlal (2) Rajeshwariben Rohitbhai (3) Kailashben Kumudchandra and (4) Vaidehiben



Saurabhkumar sold the said land to the Agreement holders (1) Lilaben Natvarlal Patel (2) Pankajkumar Natvarlal Patel (3) Natvarlal Chandubhai Patel and (4) Prahaladbhai Chandubhai Patel and a Sale Deed dated 17-09-2004 in favour of them in respect thereof was registered at the office of the Sub-Registrar Memnagar (Ahmedabad-3) on 07-10-2004 under serial No.5312. The names of the said Purchasers were entered in to revenue records by mutation entry No.5840 which is certified on 10-12-2004. Since then, the said (1) Lilaben Natvarlal Patel (2) Pankajkumar Natvarlal Patel (3) Natvarlal Chandubhai Patel and (4) Prahaladbhai Chandubhai Patel were jointly seized and possessed of the said land.

(7) From the copy of Village Form No.7/12 of said land it appears that by mutation entry No.5812 a charge on the said land for payment of Panchayat Tax and N.A. charges is noted in column for other rights of Village Form No.7/12. In this connection I am informed that such payments of Panchayat Tax and N.A. charges are duly paid and copies of receipts thereof alongwith copy of certificate dated 16-12-2005 issued by Talati : Bopal with regard to such payments are also submitted before me.

(8) Thereafter the said owners / occupiers (1) Lilaben Natvarlal (2) Pankajkumar Natvarlal (3) Natvarlal Chandubhai and (4) Prahaladbhai Chandubhai sold and conveyed this land as N.A. land to Priyanand Co. Operative Housing Society Limited by a sale deed dated 28-02-2006 registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) on 08-03-2006 under registration No.1941. It has been mentioned in the sale deed that each of the Vendor had purchased their share in this land from out of their self acquired funds.



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(8.1) On the basis of the sale deed referred above, this land was devolved in name of the Purchaser Society Priyanand Co. Operative Housing Society Limited by a mutation entry No.6180.

(8.2) There is a pedestrian Nal Road in Block Nos.476+477 for the passage of occupants of adjoining Block Nos.478 and 479. These occupants of adjoining Block Nos.478 and 479 had filed suit being suit No.1/07 in Mamlatdar Court of Daskroi Taluka and Mamlatdar Court Daskroi has issued stay order restraining Priyanand Society not to obstruct passage of occupants of Block Nos.478 and 479 through the said Pedestrian Road till the suit is decided. I am informed the matter is pending in the Mamlatdar Court.

(9) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.



The land under investigation bearing Block No.476+477-B of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(9.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(9.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30 share. appointing them as it's Booking agent for the proposed scheme in it's lands.

(10) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-B (A)

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following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(10.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(10.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(11) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(11.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal



Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(11.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(10) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.476+477-B of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(12.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(12.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.476+477-B under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(12.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3



(Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively* joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(12.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(12.5) Thus, this land bearing Block No.476+477-B of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(13) This land bearing Block No.476+477-B under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(14) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted,



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/476+477-B (A)

Date : 01-07-2009

booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(15) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(16) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(17) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges

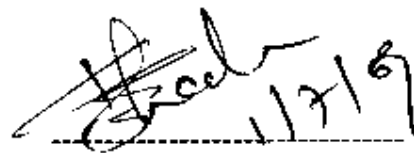
In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the land bearing Block No.476+477-B admeasuring 4249 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/476+477-B dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-



- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.
- (c) Stay of Mamlatdar Court Daskroi Taluka dated 30-07-2007 in respect of right of way of occupants of Block Nos.478 and 479 passing through lands of Block Nos.476+477 till finalization of suit No.1/07.

Dated this 1st day of July, 2009.




(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/487

Date : 01-07-2009

To

M/s. Gala Safal Developers.
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

**Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.487
admeasuring 5463 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.**

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.487 (comprised of old Survey No.345/3 and 345/4) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-54-63 (i.e. 5463 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

[Signature]
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/487-A

Date : 01-07-2009

Search report on title to land bearing Block No.487 of Mouje : Bopal,

Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/487 dated : 01-07-2009.

(1) The land bearing Block No.487 is comprised of old Survey Nos.345/3 and 345/4 and it admeasuring A 1=14 G equal to 5463 Sq.Mtrs. This land originally in the year 1951 belonged to (1) Manaji Mohanji (2) Babaji Mohanji and (3) Shankerji Mohanji, having been devolved upon then on the death of their father Mohanji as is evidenced from mutation entry No.822 recorded in the year 1951. Even in the land consolidation statement, the names of Manaji Mohanji and others were shown as occupiers of this land as is evidenced by mutation entry No.2329.

(2) The aforesaid occupiers (1) Manaji Mohanji (2) Babaji Mohanji (3) Mohanji as also (4) Gandaji Lalluji (5) Gabhaji Gandaji sold and conveyed this land to Becharji Velaji and Kacharaji Velaji by two sale deeds each for one-half portion of land both dated 05-12-1981 registered with Sub-Registrar Ahmedabad with Sub-Registrar Ahmedabad under registration Nos.14251 and 14260. I am informed copies of these two sale deeds are not available with you. Therefore the reasons for joining Gandaji Lalluji and Ghabhaji Gandaji as Vendors is not understood. No Revenue link or relationship is traceable. However whatever may be the relationship, since they have joined as Vendors, there is no risk or legal impediment to the Purchaser.

(2.1) On the basis of the two sale deeds referred above, the names of the Purchasers Becharji, Velaji and other were mutated as owner / occupier of this land by a mutation entry Nos.2708 and 2709.

(2.1-1) Some proceeding under Sec.84-C of the Bombay land Revenue Code 1879 was initiated against the Purchasers Becharji Velaji and



other. However the same were dropped on finding that the Purchasers holds agricultural lands as is evidenced by mutation entry No.2928.

(3) It is observed from the searches of the Sub-Registry of the Ahmedabad that the said Becharji Velaji and Kacharaji Becharji had entered into Agreement for sale of this land on 22-11-1993, which was registered in the office of Sub-Registrar Ahmedabad under No.25285. However thereafter the aforementioned agreement for sale has been cancelled by the parties on 21-06-1997 by executing cancellation deed for cancellation of the said Agreement for Sale which has been registered in the office of Sub-Registrar Ahmedabad under registration No.2034. Thus all rights of purchase arising under the said agreement for sale have extinguished.

(4) The Non-Agriculture use permission for residential purpose for this land had been given by the Taluka Development Officer Daskroi Taluka Panchayat Ahmedabad by his order No.T.P.Jaman-S.R.-5/2246 dated 30-09-1995. Resultant mutation of this N.A. order is done in revenue record by a mutation entry No.4859. I am informed this N.A. permission presently subsists and it is not cancelled or withdrawn.

(5) Thereafter the said occupiers Becharji Velaji and Kacharaji Becharaji sold this land to Priyanand Co. Operative Housing Society Limited by a sale deed dated 31-01-1997, which was registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) on the same day under registration No.408. I have perused copy of this sale deed and it is observed that the Vendors have stated that each of the Vendor has purchased this land from out of their self acquired fund and that none of them has thrown his share into his HUF / ancestral properties.

(5.1) On the basis of sale deed referred above, the name of Priyanand Co. Operative Housing Society Limited has been mutated as the owner / occupier of this N.A. land by a mutation entry No.4861.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 01-07-2009

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513. passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Assit. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.487 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(6.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(6.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively



having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(7) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No GH-9687, after passing necessary resolution and on submitting proposals for the sub-division. Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division inter alia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(7.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(8) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(8.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(8.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(9) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to



amalgamate itself into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.487 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(9.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(9.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's land the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.487 under investigation



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/487-A

Date : 01-07-2009

alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(9.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands, upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(9.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(9.5) Thus, this land bearing Block No.487 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(10) This land bearing Block No.487 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been



included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(11) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(12) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(13) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(14) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.487 admeasuring 5463 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/487 dated 01-07-



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/487-A

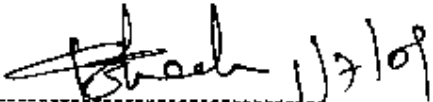
Date : 01-07-2009

2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.





(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/490

Date : 01-07-2009

To

M/s. Gala Safal Developers.
Navneet House. Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.490
admeasuring 2833 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.490 (comprised of old Survey No.343/2) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-28-33 (i.e. 2833 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

A handwritten signature in black ink, appearing to be "Kamlesh C. Shah", with the date "13/09" written below it.
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/490-A

Date : 01-07-2009

Search report on title to land bearing Block No.490 of Mouje : Bopal,

Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/490 dated : 01-07-2009.

(1) The land bearing Block No.490 admeasuring A 0-28 G equal to 2833 Sq.Mtrs. is comprised of Old Survey No.343/2. This land originally prior to 1965 belonged to Punjabhai Jagabhai and Maganbhai Parshottam as is evidenced by mutation entry No.1097. This land was recorded as a fragment by a mutation entry No.827. However this entry about the fragment was deleted by a mutation entry No.3491 on ground that this land is an irrigated land.

(1.1) The said Punjabhai Jagabhai died somewhere in the year 1950 and names of his heirs his sons Bababhai, Haribhai, heirs of his late son Mohanbhai namely Baldevbhai, Vishnubhai and Madhuben widow of Mohanbhai were devolved as occupiers for his share in the land by a mutation entry No.2161.

(1.2) The said Maganbhai Parshottam died intestate and upon his death, his share in the land was devolved in the names of his heir Punjiben as occupier by a mutation entry No.2480.

(1.2-1) The said Punjiben died intestate without any Children and any direct heirs. Therefore the name of her nearest relation Dahyabhai Chhaganbhai was devolved in her place by a mutation entry No.2993.

(1.3) The said Haribhai Punjabhai died intestate on 08-11-1985 and upon his death, the names of his heirs his sons Dashrathbhai, Kantibhai, daughter Gomtiben and Somiben his widow were devolved as occupiers by a mutation entry No.3372. However thereafter the said Kantibhai having expired



intestate on 28-02-1989 and Somiben having expired intestate on 03-02-1990, their names were deleted as is evidenced by a mutation entry No.3956.

(1.4) The said Bababhai Punjabhai died intestate in the year around 1988 and upon his death, the names of his heirs – his son Manubhai and daughters – Dhuliben and Manjulaben were devolved in his place by a mutation entry No.3373.

(1.5) With the above devolutions, this land stood devolved in names of (1) Manubhai Bababhai (2) Dhuliben Bababhai (3) Manjula Bababhai (4) Dashrathbhai Haribhai (5) Gomtiben Haribhai (6) Baldevbhai Mohanbhai (7) Vishnubhar Mohanbhai (8) Madhuben widow of Mohanbhai (9) Dahyabhai Chhaganbhai as the owners / occupiers thereof.

(2) The Taluka Development Officer Taluka Panchayat Daskroi Taluka granted Non-Agricultural use permission for the entire area of this land for residential purpose by his order No J.P.Jaman-G-SR-71 dated 24-07-1989.

(3) The said occupiers Manubhai, Bababhai and others as mentioned in para-1.5 above sold this land as N.A. land to Patanjali Co. Operative Housing Society Limited (Regn. No.GH-9687 dated 22-01-1982) by a sale deed dated 28-11-1991 which is registered in the office of Sub-Registrar Ahmedabad under registration No.28763.

(3.1) On the basis of the sale deed referred above this land as N.A. land was devolved in name of Patanjali Co. Operative Housing Society Limited by a mutation entry No.4052.

(4) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/490-A

Date : 01-07-2009

submitting proposals for the sub-division. Asst. Registrar of Co. Operative Societies District Panchayat. Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(4.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(4.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share. appointing them as it's Booking agent for the proposed scheme in it's lands.

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under



registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited Vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, lands of Mouje : Bopal and Ghuma other than the land under investigation collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

(5.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands

(5.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(6) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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(7) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(7.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asslt. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.490 of Mouje : Bopal and other lands of Mouje : Bopal collectively



admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(9) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(9.1) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's land the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.490 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(9.2) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights, in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(9.3) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(9.4) Thus, this land bearing Block No.490 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(10) This land bearing Block No.490 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(11) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or



transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(12) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(13) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

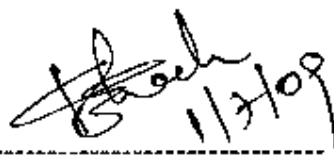
(14) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers - a partnership firm to the Non-Agricultural land bearing Block No.490 admeasuring 2833 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No.KC/Bopal/490 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009




 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/492

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.492
admeasuring 8802 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.492 (comprised of old Survey Nos.344/1 and 344/2) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-88-02 (i.e. 8802 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

A handwritten signature of Kamlesh C. Shah, written in black ink.

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
Date : 01-07-2009

Ref. No.KC/Bopal/492-A

Search report on title to land bearing Block No.492 of Mouje : Bopal,

Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/492 dated : 01-07-2009.

(1) The land bearing Block No.492 admeasuring A 2-06 G i.e. 8802 Sq.Mtrs. is comprised of Old Survey Nos.344/1 and 344/2 of Mouje : Bopal and stood devolved in the joint names of Manaji Mohanji and Babaji Mohanji they having purchased it from Ishwar Ambalal in the year 1955 as is evidenced by mutation entry No.1053 and upon introduction of land consolidation scheme to this village the same stood occupied by them as owners / occupiers thereof as is evidenced by mutation entry No.2329.

(2) The Taluka Development Officer Taluka Panchayat Daskroi granted non-agriculture use permission for the entire area of this land and other lands of Block Nos.463, 494, 497 by his order No.T.P.Jama-1-S.R.-24-V-2074 dated 08-01-1993 for residential purpose. I am informed that this permission is valid and is not cancelled or withdrawn.

(3) The said Manaji Mohanji and Babaji Mohanji sold one-half portion of this N.A. land admeasuring 4401 Sq.Mtrs. to Pankaj Thakersi by two sale deeds each of one-half portion that is 2200.05 Sq.Mtrs. each both dated 05-09-1994 registered in the office of Sub-Registrar Ahmedabad under registration Nos.2135 and 2137 and on the basis of these two sale deed, the name of Purchaser Pankaj Thakersi was devolved as owner / occupier of the half-portion of this land by a mutation entry No.4364/1 and 4364/2. It appears from the searches of Sub-Registry record that these Vendors Manaji Mohanji and others had entered in to agreement for sale on 22-10-1991 with Pankaj Thakersi which was registered under No.26398 for sale of one-half portion of land.



(4) The said Manaji Mohanji and Babaji Mohanji sold one-half portion of this N.A. land admeasuring 4401 Sq.Mtrs. to Rasiklal Natverlal Gandhi by two sale deeds each of one-half portion that is 2200.05 Sq.Mtrs. each both dated 05-09-1994 registered in the office of Sub-Registrar Ahmedabad under registration Nos.2136 and 2138 and on the basis of these two sale deed, the name of Purchaser Rasiklal Natverlal Gandhi was devolved as owner / occupier of the half-portion of this land by a mutation entry No.4364/1 and 4364/2. It appears from the searches of the Sub-Registry record that the aforesaid Vendors Manaji Mohanji and others had entered in to Agreement for Sale with Resiklal N. Gandhi for sale of one-half portion of this land on 22-10-1991 which was registered under No.26397.

(4.1) In all the four sale deeds referred in para-3 and 4 above, the family members of Vendors namely (1) Nagarji Manaji (2) Shivaji Manaji (3) Lilaben Shivaji (4) Kalaji Manaji (5) Ujamben Manaji (6) Manguben Nagarji for self and as guardian of minor Mohanji (7) Dhuliben Babaji (8) Chanduben Kalaji all through their Power of Attorney Bharat Mangaldas have joined as Vendors and have confirmed the sale.

(5) Thereafter the said occupier Rasiklal Natverbhai Gandhi sold one-half portion admeasuring 4401 Sq.Mtrs. of this land purchased by him to Priyanand Co. Operative Housing Society Limited (Registration No.GH-10513 dated 20-01-1983) by a sale deed dated 10-03-1997 which was registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.839.

(5.1) Thereafter the said occupier Pankaj Thakersi sold one-half portion admeasuring 4401 Sq.Mtrs. of this land purchased by him to Priyanand Co. Operative Housing Society Limited (Registration No.GH-10513 dated 20-01-1983) by a sale deed dated 10-03-1997 which was registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.840.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
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(5.2) On the basis of the aforementioned two sale deeds, this entire land admeasuring 8802 Sq.Mtrs. (4401 + 4401 Sq.Mtrs.) was devolved in name of the Purchaser Priyanand Society by a mutation entry No.4872.

(6) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Assit. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.492 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(6.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.



(6.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands

(7) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division inter alia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(7.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
Date : 01-07-2009

Ref. No.KC/Bopal/492-A

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(8) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(8.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(9) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.



(10) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate themselves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.493 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(10.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(10.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's land the District Registrar



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
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of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.492 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(10.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights, in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(10.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(11) Thus, this land bearing Block No.492 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.



(12) This land bearing Block No.492 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(13) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(14) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(15) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999. However it is observed from the searches of Sub-Registry office that Sanjay Jayantilal Patel and Rajesh Jayantilal Patel through their Power of Attorney Mitesh Chinubhai Patel has executed agreement for sale on 21-03-2006 in favour of Atulbhai Manubhai Patel for sale of 2132.66 Sq.Mtrs. land of Block No.492, 3810.33 Sq.Mtrs. from Block No.1397 and portions of other Blocks which has been registered under No.2689. From the searches of revenue record and scrutiny of documents submitted to me, I have not come across



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
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any document vesting any interest in Block No.492 land under investigation and therefore prima-facie the said Sanjay Jayantilal and Rajesh Jayantilal had no right or interest in the land under investigation and therefore the agreement executed by them is prima-facie unlawful. This apart, I am informed, that the Agreement holder has not pursued his right and invoked any proceeding for specific performance, which right is by now lost under limitation.

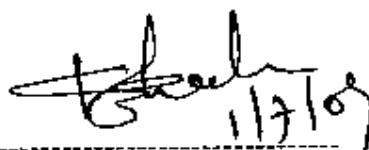
(16) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.492 admeasuring 8802 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No.KC/Bopal/492 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.




(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/493

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

**Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.493
admeasuring 5160 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.**

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing your title as



are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I submit my title report with certificate on title as under :

(1) The land bearing Block No.493 is comprised of Old Survey No.340/1. This land originally prior to 1975 belonged to one Shanaji Ramtuji and upon his death in the year around 1968, this land was devolved in the names of his heirs (1) Bai Reva – widow of Shanaji Ramtuji (2) minor Melaji Shanaji through his guardian mother Bai Reva by a mutation entry No.2306. The said Bai Reva widow Shanaji died intestate and her name was deleted as owner / occupier by a mutation entry No.3747.

(1.1) The said Melaji Shanaji also died intestate on 11-11-1991 and upon his death, the names of his heirs namely (1) Keshiben widow of Melaji Shanaji and three minors (1) Suraji (2) Fataji (3) Shakariben through their guardian mother Keshiben were brought on record as owners / occupiers by a mutation entry No.4043.

(2) The said Melaji Shanaji during his life time had applied for Non-Agricultural use permission for residential purpose for the entire area of this Block land which was granted by the Taluka Development officer, Dascroi Taluka, Ahmedabad by his Order No.T.P.Jaman-G-1-S.R.-77 dated 26-04-1990. Resultant mutation of this order is done in revenue records and Village Form No.7/12 for this land is found endorsed as Non-Agriculture. I am informed that this N.A. Permission is not withdrawn or cancelled thereafter till date and that it is presently assessed as N.A. land and N.A. assessments are regularly paid.



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(3) The said Melaji Shanaji during his life time through his Power of Attorney Keshubhai Ambalal had executed agreement for sale dated 05-02-1990 in favour of Narmadaben Nanjibhai for sale of this land, which was registered in the office of Sub-Registrar, Ahmedabad under registration No.2921. Pursuant to this Agreement for Sale, abovenamed Bai Keshi widow of Melaji for self and as guardian of her three children Suraji, Fataji and Shakariben sold this land as N.A. land to the said agreement holder Narmdaben Nanjibhai by a sale deed dated 25-06-1993, which is registered in the office of Sub-Registrar, Ahmedabad under registration No.14255. They had also executed Indemnity Bond in favour of the Purchaser which was also registered on 25-06-1993 under registration No.14256.

(3.1) On the basis of the sale deed dated 25-06-1993 referred above, the name of the Purchaser Narmadaben Nanjibhai was devolved as owner occupier by a mutation entry No.4198.

(3.2) I have perused plain copy of this sale deed and it is mentioned therein that the land was sold pursuant to the said agreement for sale dated 05-02-1990, executed by her husband Melaji Shanaji and that the sale was for maintainance and benefit of the minor children for their legal necessities. I am informed that no minor of late Melaji Shanaji thereafter has challenged or voided this sale so far and the time for voiding the sale has expired under the Limitation Act.

(4) Thereafter, on 31-08-1996, the said owner / occupier Narmadaben Nanjibhai sold this N. A. land admeasuring 5160 Sq.Mtrs. to the Priyanand Co. Operative Housing Society Limited by sale deed dated 31-08-1996, which was registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.3560.



(4.1) On the basis of the sale deed referred above, the name of the Priyanand Co. Operative Housing Society Limited was devolved as owner / occupier by a mutation entry No.4788.

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.493 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(5.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/493

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(5.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(6) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

Mouje : Bopal

<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986



(6.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(6.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(7) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

7

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/493

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permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad by it's Letter No.Pachat-Sahak-Amalgamation-V-421 to 425/2007 dated 12-04-2007 passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.493 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007



(8.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(8.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.493 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(8.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands, upon receipt of compensation thereof and the



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

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Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 01-07-2009

said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(8.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(8.5) Thus, this land bearing Block No.493 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(9) This land bearing Block No.493 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(10) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.



(11) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(12) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(13) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges save and except as under :

- (a) Melaji Shanaji had executed sale deed on 18-07-1979 in favour of Nathaji Ranchhod which was registered under No.7710. However, on the basis of this sale deed mutation entry No.2599 was recorded on 03-09-1979, which was disputed. This apart this entry was taken in review by the competent Revenue Authority who declared the sale to be illegal and void, it being to be against the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holdings Act (Tukdadharo) and cancelled the mutation entry recording the name of the said Nathaji and upon his death the name of his son Masangji. Thereafter, the said Masangji Nathaji had presented the sale deed again before the Revenue Authority for entering his name as successor of Nathaji Ranchhod, which entry though recorded under No.2945 on 16-01-1984 was also not certified on ground that the sale of then agriculture land was that of a fragment which stands void as per the provisions of The Prevention of Fragmentation and consolidation of Agriculture



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Lands Act and the sale was declared void by order of Revenue Authority. Thereafter he has not taken out any proceedings against this order of the competent Revenue Authority.

- (b) One Shri Pravinbhai Nathalal purporting to be Power of Attorney of Melaji Shanaji had executed sale deed dated 29-05-1990 in favour of Ananddham Co. Operative Housing Society Limited which was registered under Serial No.12451. However this deed of transfer has not been presented for mutation of the name of Purchaser Society, as no effect of this sale deed is found recorded in revenue record Village Form No.6 or 7/12 and no effort was made by the said Purchaser Ananddham Society to chase possession, which from chain of events show that the possession had all along remained with Narmadaben Nanjibhai and thereafter it has remained with subsequent Transferees upto the present Transferee. I have perused copy of this transfer deed dated 29-05-1990 and find that the same is executed by one Shri Pravinbhai Nathalal purporting to be the Power of Attorney of the said Melaji Shanaji. Thereafter the subject sale deed dated 29-05-1990 in favour of the said Ananddham Society was not presented before the revenue Authority for mutation of the name of the said Purchaser Ananddhan Society. Thereafter mutation of names of heirs of the said Melaji Shanaji took place and that the heirs of late Melaji Shanaji, pursuant agreement for sale executed by Melaji Shanaji as discussed above sold this land to Narmadaben Nanjibhai and from her to Priyanand Society and from Priyanand Society to Nirmalanand Society and from



Nirmalanand Society to its present owners Gala Safal Developers as discussed above in my title report. From the time of sale deed in May, 1990 till the present time that is to say for over almost 19 years the Transferee Anandham Society has not chased or persued its right of ownership on this land by virtue of the sale deed in question. In my view the said Ananddham Society has lost its right to sue for the subject land under the Limitation Act, unless otherwise is proved and all Transferees from the heirs of Melaji Shanaji through proper instruments of transfer as discussed above were at most are construed to be in adverse possession for a period over 12 years and have gained possessory title and acquired ownership and the said Ananddham Society has abandoned its right over the subject land.

- (c) One Agreement for Sale is found executed by the said Melaji Shanaji in favour of proposed Vrajvan Co. Operative Housing Society Limited by its promoter Shri Dilip Shantilal Shah on 25-04-1990 which is registered under No.9544. No further evidence pursuing for execution of sale based on the agreement for sale is forth coming. I am also informed that the said Agreement holder has not initiated any action either through Revenue Dept. or Civil Court against the said Melaji Shanaji and/or his successors in title so far. More than 12 (Twelve) years have passed and therefore the right to seek specific performance through court is lost under The Limitation Act and therefore the agreement for sale is of no consequence.

In view of the above and further in view of my observation made in para-13 above, I am of the opinion that your title that is to say title of



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

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Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 01-07-2009

M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.493 admeasuring 5160 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.493 (comprised of old Survey No.340/1) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-51-60 (i.e. 5160 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,



[Handwritten Signature]
11/7/09

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/494

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road.
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.494
admeasuring 6070 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.494 (comprised of old Survey No.340/2) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-60-70 (i.e. 6070 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

A handwritten signature in black ink, appearing to read "Kamlesh C. Shah", written over a horizontal line.

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
Date : 01-07-2009

Ref. No.KC/Bopal/494-A

Search report on title to land bearing Block No.494 of Mouje : Bopal,

Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/494 dated : 01-07-2009.

(1) This land bearing Block No.494 admeasuring A 1=20 G equal to 6070 Sq.Mtrs. is comprised of old Survey No.340/2. This land originally prior to 1969 belonged to Khodabhai Chhaganbhai as is evidenced by mutation entry No.326 and upon his death on 06-04-1969, this land was devolved in names of his heirs his sons (1) Prahladbhai (2) Bachubhai (3) Babubhai and (4) Savitaben Khodabhai by a mutation entry No.2330. However the said Savitaben Khodabhai relinquished her rights in this land in favour of other heirs and therefore her name was deleted as occupier by a mutation entry No.2331.

(1.2) Thereafter an oral partition of family ancestral properties including this land took place on 01-01-1982 amongst the heirs of late Khodabhai and as per the partition, this land had fallen to the share of Babulal Khodidas Patel as is evidenced by mutation entry No.2877.

(2) The Taluka Development Officer Taluka Panchayat Daskroi Taluka granted non-agriculture use permission for residence by his order No.T.P.Jamin-S.R.-24-V-2074 dated 08-01-1993. I am informed that N.A. permission for this land presently subsists and is not withdrawn or cancelled and that this land is presently assessed as N.A. land and N.A. assessments are regularly paid.

(3) The said Babulal Khodidas Patel through his Power of Attorney Baldev Mangaldas sold this land to Bharatbhai Mangaldas by two sale deeds one each for one-half portion of this land, both on 16-02-1994 which have



been registered with Sub-Registrar Ahmedabad under registration No.3727 and 3728.

(3.1) On the basis of the above sale deeds, the name of Bharatbhai Mangaldas was devolved as occupier by a mutation entry No.4272.

(4) Thereafter the said owner / occupier Bharatbhai Mangaldas sold this N. A. land admeasuring 6070 Sq.Mtrs. to the Priyanand Co. Operative Housing Society Limited by sale deed dated 31-08-1996, which sale deed was registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.3562.

(4.1) On the basis of the sale deed referred above, the name of the Priyanand Co. Operative Housing Society Limited was devolved as owner / occupier by a mutation entry No.4790.

(4.2) It is observed from the searches of the Sub-Registrar Ahmedabad that a deed of rectification has been executed on 28-03-1997 which is registered in the office of Sub-Registrar Ahmedabad under registration No.1093. By this rectification deed, the capacity of Bharatbhai Mangaldas was corrected as Karta of his HUF instead as self.

(4.3) I am informed that no dispute or litigation is initiated by any of the heirs of Bharatbhai Mangaldas against sale of this land to Priyanand Society.

(5) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
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Ref. No.KC/Bopal/494-A

Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.494 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(5.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(5.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(6) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division



of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(6.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(6.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(7) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.
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(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.494 of Mouje : Bopal and other lands of Mouje : Bopal collectively



admeasuring 88761 Sq Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(8.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(8.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's land, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.493 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(8.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
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Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(8.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(8.5) Thus, this land bearing Block No.494 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(9) This land bearing Block No.494 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(10) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or



transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(11) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(12) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(13) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges save and except it is observed that the said Babubhai Khodidas had entered in to agreement with Kankuben Mangaldas for self of this land on 03-11-1990 which was registered in the office of Sub-Registrar, Ahmedabad under registration No.26556. It appears the said Kankuben Mangaldas happens to be a family member of Bharatbhai Mangaldas who had purchased this land. I have not been given copy of sale deed dated 31-08-1996. Therefore I cannot find out whether the sale was pursuant to the Agreement. However if it was not so, and said Agreement holder Kankuben happens not to be a member of the Purchaser Bharatbhai Mangaldas family, her right for specific performance under the agreement for sale has extinguished under limitation.

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.494 admeasuring 6070 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/494 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Ref. No.KC/Bopal/494-A

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
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- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.




(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
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Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/495

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.495
admeasuring 2226 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.495 (comprised of old Survey No.345/5) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-22-26 (i.e. 2226 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,



[Handwritten Signature]
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/495-A

Date : 01-07-2009

Search report on title to land bearing Block No.495 of Mouje : Bopal,
Taluka : Daskroi.

Ref : Title Certificate No.KC/Bopal/495 dated : 01-07-2009.

(1) It appears from a copy of Village Form No.7/12 for the years 1973-74 to 1982-83, that the an agricultural land of Block No.495 (Old Survey No.345/5) admeasuring Acre 0=22 Gunthas i.e. 2226 Sq.Mtrs. was jointly belonging to (1) Chanduji Kadvaji (2) Juhaji Kadvaji (3) Javanji Kadvaji and (4) Bai Dhabu widow of late Kadvaji Sankaji and their names were entered in to revenue records upon death of Kadvaji Sankaji (who died somewhere in year 1951) by mutation entry No.2712. It also appears from the copy of said Village Form No.7/12, that in column for "other rights" of Village Form No.7/12, earlier the name of one Ambaram Ataji was appearing which was thereafter deleted from revenue records by and under mutation entry No.4277 which was certified on 21-10-1994. Further, by and under the said mutation entry No.4277 the said land was also converted as Old Tenure land.

(1.1) Thus, by virtue of and under the afore mentioned mutation entries the said agricultural land (Old Tenure) was jointly held by the abovenamed (1) Chanduji Kadvaji (2) Juhaji Kadvaji (3) Javanji Kadvaji and (4) Bai Dhabu Kadvaji.

(2) Thereafter, the said land of Block No.495 admeasuring 2226 Sq.Mtrs. alongwith other land of Block No.496 was converted in to non-agricultural land by and under an order No.TP/JMN/G-1/SR/9-V-167 dated 27-01-1995 passed by the Taluka Development Officer, Daskroi Taluka. I am informed



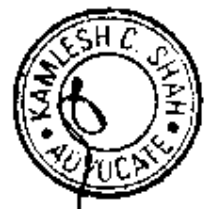
that this N.A. permission presently subsists and is not cancelled or withdrawn and this land is presently assessed as non-agriculture land and N.A. assessments are regularly paid.

(3) It appears from mutation entry No.4423 that the abovenamed Chanduji Kadvaji died intestate on 18-10-1992 and upon his death his share in the said land came to be jointly owned by his legal heirs (1) Ishvarji Chanduji (2) Amrutji Chanduji and (3) Champaben Chanduji and their names were entered in to revenue records by mutation entry No.4423 which was certified on 25-07-1995.

(3.1) Thereafter, the abovenamed Champaben Chanduji had relinquished her rights in the said land in favour of said Ishvarji Chanduji and Amrutji Chanduji and her name was deleted from the revenue records by mutation entry No 4424 which was also certified on 25-07-1995.

(4) Thus, the said N.A. land of Block No.495 was belonging to (1.1) Ishvarji Chanduji (1.2) Amrutji Chanduji (2) Javanji Kadvaji (3) Juhaji Kadvaji and (4) Dhabuben widow of Kadvaji Sankaji.

(4.1) It appears and I am informed by you that, thereafter, as per an oral partition made by and between the aforesaid co-owners, the land admeasuring 1696.31 Sq.Mtrs. (forming part of said Block No.495) came to the joint share of abovenamed (1) Javanji Kadvaji (2) Juhaji Kadvaji and (3) Dhabuben Kadvaji whereas remaining portion of said Block No.495 i.e. 530.00 Sq.Mtrs. of land came to the share of said (1) Ishvarji Chanduji and (2) Amrutji Chanduji, however no mutation entry is available pertaining to said oral partition but from the searches of sub-registry records and from mutation entry No.4885 it is evident that the abovenamed (1) Javanji Kadvaji



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
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(2) Juhaji Kadvaji and (3) Dhabuben Kadvaji had sold and conveyed the said portion of land admeasuring 1696.31 Sq.Mtrs. say 1696 Sq.Mtrs. as mutated in revenue record (being the portion of their share in the said Block No.495) to one Vinubhai Vashabhai by a registered Sale Deed dated 16-07-1996 (Regn. No.2843) and on the basis of said Sale Deed dated 16-07-1996 the said portion of 1696.31 Sq.Mtrs. was mutated in the name of the said Vinubhai Vashabhai by said mutation entry No.4885. It also appears from mutation entry No.5109 and from sub-registry records that, the said 1696.31 Sq.Mtrs. land was thereafter on 05-04-1997, sold by said Vinubhai Vashabhai to one Priyanand Co. Operative Housing Society Limited by registered Sale Deed dated 05-04-1997 (Regn. No.1171) and on the basis of said Sale Deed the name of said society has been mutated in to the revenue records by said mutation entry No.5109.

(5) The said Ishwarji Chanduji and Amrutji Chanduji also sold portion of N.A. land admeasuring 530.00 Sq.Mtrs. forming part of Block No.495 which had fallen to their share to Priyanand Co. Operative Housing Society Limited (Regn. No.GH-10513 dated 20-01-1983) by a sale deed dated 25-05-2006 registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5441. It has been mentioned in the sale deed that each of them had sold his share in this portion of land for self and as karta of his family for the legal necessities and maintainance of his family.

(5.1) On the basis of the sale deed referred above, this portion of the land was also devolved in name of the Purchaser Priyanand Co. Operative Housing Society Limited.



(5.2) Thus the entire area of this land admeasuring 2226 Sq.Mtrs. stood devolved in the name of this said Priyanand Co. Operative Housing Society Limited.

(6) One Ambaram Ataji whose name was mutated as a tenant and subsequently deleted as Tenant by a mutation entry No.4277, had raised objection in the mutation of the name of Priyanand Co. Operative Housing Society Limited for 530.00 Sq.Mtrs. land and had filed civil suit being suit No.765/97 in the court of Civil Judge (Rural) Ahmedabad. However the said Ambalal Ataji and his family members had withdrawn all objections and had also withdrawn the suit, stating that the objection and the suit were filed on account of misunderstanding and had confirmed such withdrawals and the sale in favour of Priyanand Co. Operative Housing Society Limited by their confirmatory declaration executed on 23-05-2006 signed before Public Notary.

(7) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar of Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.495 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(7.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(8) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-



1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(8.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(8.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(9) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006 Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(9.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(9.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(10) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co Operative Housing Society Vibhag-2 decided to amalgamate itselfs into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of itselfs in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each



case and submitted proposals for amalgamation. The Asslt. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.495 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(10.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(10.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of its lands, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.495 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
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collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(10.3) Pursuant to the aforementioned permission for sale and agreements for sale with its erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received its consideration.

(10.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(10.5) Thus, this land bearing Block No.495 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.



(11) This land bearing Block No.495 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(12) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(13) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(14) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(15) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Ref. No.KC/Bopal/495-A

Date : 01-07-2009

In view of the above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the land Non-Agricultural bearing Block No.495 admeasuring 2226 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/495 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.



Kamlesh C. Shah
11/7/09

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/496

Date : 10-09-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being Non-Agricultural land bearing Block No.496 admeasuring 2833 Sq.Mtrs. of Mouje : Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to (you) M/s. Gala Safal Developers – a Partnership Firm.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relavent pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing your title as are made



available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I submit my title report with certificate on title as under :

(1) The land bearing Block No.496 is comprised of old Survey No.345/1 admeasuring A 0=28 G and this land belonged to Khodaji Pujaji as is evidenced by mutation entry No.686 and also by mutation entry No.2329 recorded at the time of promulgation of record as per the land consolidation scheme. This land was given to him for personal cultivation under the provisions of the Tenancy Act on New Tenure 'Prasap' condition by the order of Mamlatdar & ALT in case No.70 dated 24-01-1963 on ground that the Tenant Ambaram Ataji had refused to purchase this land as is evidenced by mutation entry No.2547. This order of the Mamlatdar and Agricultural Land Tribunal was cancelled and set aside by the Dy. Collector Ahmedabad in revision case No.580/91 dated 02-06-1992, holding that the said Ambaram Ataji cultivated the land by way of blood relationship and not as a tenant as is evidenced by mutation entry No.4278. By virtue of this order the original position as prevailed earlier to the order of the Mamlatdar & ALT was revived and Khodaji held the land on Old Tenure basis.

(2) Non-Agriculture use permission for residential purpose is given by the Taluka Development Officer Dascroi vide his order No.T.P.-Jaman/GH-1/S.R./9-V-167 dated 27-01-1995 and I am informed the same is in force and is not withdrawn or cancelled and is regularly assessed as N.A. land and N.A. assessments are paid.

(3) The said Khodaji Punjaji and his wife Kamuben and sons (1) Baldevji (2) Girishkumar and (4) Bharatji through their Power of Attorney Bharatbhai Bhikhabhai sold and transferred this land as N. A. land to (1) Vinubhai



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Bhikhabhai (2) Khodibhai Atmaram (3) Vaghubhai Sartanbhai by a sale deed dated 05-02-1996, registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.440 as is observed from the searches of the Sub-Registry office.

(3.1) On the basis of this sale deed dated 05-02-1996, this land was devolved in the names of the three Purchasers (1) Vinubhai Bhikhabhai (2) Khodidas Atmaram (3) Vaghubhai Sartanbhai by a mutation entry No.4584. recorded on 18-03-1996. Certain objections and litigation had been filed against certification of this mutation entry which I have discussed elsewhere in this report and ultimately fresh entry No.7001 has been recorded which is certified as discussed hereafter.

(4) The aforementioned Purchasers Vinubhai Bhikhabhai and others as mentioned above sold this land as a N.A. land to Priyanand Co. Operative Housing Society Limited by a sale deed dated 07-08-1996 which is registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) under registration No.3190.

(4.1) On the basis of sale deed dated 07-08-1996, the name of Purchaser Priyanand Co. Operative Housing Society Limited could not be mutated because of pending dispute in regard to certification of earlier mutation entry No.4584 as mentioned above. However on amicable settlement of the disputes, which I have discussed later on in this report, the name of Priyanand Society was mutated by a mutation entry No.7002 which is certified on 14-11-2008 and the name of it's predecessors in title the said Vendors Vinubhai Bhikhabhai and other are mutated as occupiers by a mutation entry No.7001 which is certified on 05-06-2008 as per the order dated 30-05-2008 both mutations are recorded,



as per the order dated 30-05-2008 of Mamlatdar in RTS-Takrari case No.330/08.

(5) It is observed from the searches of Sub-Registrar record that, the said Khodaji Punjaji for self and as Karta of his family even though this land was sold by him to the said Vinubhai Bhikhabhai and others, and during the pendency of objection against mutation entry No.4574 mutating names of Purchasers Vinubhai Bhikhabhai and others, entered into agreement for sale of this land to Hargovind Ishwarbhai on 19-02-2005 which was registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) under registration No.1347. Thereafter at the instance and say of the Agreement holder Hargovind the said Khodaji Punjaji sold this land to Yogin Manubhai by a sale deed dated 05-07-2007 which was registered in the office of Sub-Registrar Ahmedabad under registration No.5389.

(5.1) On the basis of the sale deed referred above the name of the Purchaser Yogin Mamubhai was mutated as owner / occupier by a mutation entry No.6094, which was certified on 06-01-2005. Litigation ensued against certification of this entry which I have discussed elsewhere in this report, and upon cancellation of the sale deed dated 13-07-2005 in favour of Yogin Manubhai by a deed of cancellation dated 05-07-2007 registered under No.7164, the name of Yogin Manubhai recorded as occupier by a mutation entry No.6094 was deleted as occupier by a mutation entry No.6896 which is certified on 29-02-2008.

(6) The said Khodaji Punjaji died intestate on 26-11-2007 and the names of his heirs (1) Kamlaben widow of Khodaji his daughters (2) Madhuben (3) Amratben (4) Chandaben (5) Dharaben (6) Indiraben (7) Hansaben, his sons (8) Baldevji (9) Ramanji (10) Girish (11) Bharatji were devolved as occupiers by a mutation entry No.6956 objection was filed the Priyanand Society and this



Ref. No.KC/Bopal/496**Date : 10-09-2009**

entry was cancelled by order dated 20-11-2008 of Mamlatdar in RTS / Takarari case No.351/1 as discussed elsewhere in this report.

(7) I will come back to further devolutions from Priyanand Co. Operative Housing Society Limited (for short original Priyanand) after I deal with objections and litigation in respect of devolutions that had taken place upto original Priyanand Society.

(a) The said Khodaji Punjaji had filed SPL Civil suit No.215/1996 (converted into Regular Civil Suit No.18/06) in the court of Civil Judge (CJ) Ahmedabad against Bharatbhai Bhikhabhai who was the Power of Attorney of the said Khodaji Punjaji and other family members and against the Purchaser Vinubhai Bhikhabhai and others alleging that the sale deed dated 05-02-1996 registered under No.440 has been executed by the said Bharatbhai Bhikhabhai purporting to be his Power of Attorney but no Power of Attorney was given by him and his family members and to cancel the sale deed dated 05-02-1996 executed by the said Bharatbhai Bhikhabhai in favour of the said Vinubhai Bhikhabhai and others.

(a-1) Compromise was reached between the parties to the suit and this suit No.215/06 was withdrawn by the said Khodaji Punjaji on 06-07-2007 and the order in terms of the withdrawal pursis was passed by the Hon'ble Civil Judge on 06-07-2007.

(b) The said Priyanand Society had filed civil suit numbered as SPL Civil suit No.277/2006 against the said Vinubhai Bhikhabhai and other two from whom it had purchased the subject land as well as against the said



Khodaji Punjaji, his wife and his sons, Bharatbhai Bhikhabhai Power of Attorney of Khodaji Punjaji and others and Yogin Manubhai Patel praying for reliefs (i) to declare that Priyanand Society is the owner of the subject land, (ii) that the sale deed dated 13-07-2005 registered under No.5389 in favour of Yogin Manubhai is illegal and void and for injunction against the defendants not to do any act of transfer or otherwise in respect of the suit land. This suit was compromised out side the court and Yogin Manubhai has agreed for cancellation of the sale deed in his favour and the Hon'ble Court passed orders in terms of the withdrawal pursis dated 06-07-2007.

- (c) The said Priyanand Society had also filed Appeal being Appeal No.RTS/Appeal/case No.133/2001 before the Dy. Collector Viramgam Prant against Yogin Manubhai, Khodaji Punjaji and his sons and Mamlatdar Dascroi Taluka against Certification of mutation entry No.6094 mutating name of Yogin Manubhai as occupier of the subject land on the basis of sale deed dated 13-07-2005 registered under No.5389. After hearing the parties, the Dy. Collector Viramgam Prant allowed this appeal and ordered for cancellation of mutation entry No.6094 and to mutate the name of the Appealant Society in the revenue record. In the Judgment order, the Dy. Collector Viramgam Prant has recorded that there has been compromise between the parties and the sale deed dated 13-07-2005 registered under No.5389 has been cancelled by a deed of cancellation dated 05-07-2007 registered under No.7164. Accordingly mutation entry No.6094 was cancelled. It has further been recorded in the order of Dy. Collector Viramgam Prant that the said Khodaji Punjaji and Yogin Manubhai has admitted and accepted the sale deed executed in favour of the said Vinubhai Bhikhabhai and others and the sale deed executed by Vinubhai Bhikhabhai and others in favour of Priyanand Society.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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- (c-1) The effect of this order of the Dy. Collector Viramgam Prant has been mutated in revenue record by mutation entry No.7000 and mutation entry No.7001 has been recorded mutating the names of Vinubhai Bhikhabhai and other two as occupiers on the basis of sale deed dated 05-02-1996 registered under No.440 and this entry is certified. Likewise the name of Priyanand Society as occupier of the subject land on the basis of sale deed dated 07-08-1996 registered under No.3190 is mutated by a mutation entry No.7002 which is certified.
- (d) The said heirs of Khodaji Punjaji namely Kamlaben widow of Khodaji Punjaji and sons and daughters of Khodaji Punjaji whose names were mutated as occupiers as occupiers by a mutation entry No.6956 upon death of Khodaji Punjaji had objected against certification of mutation entry No.7001 and 7002 mutating names of the said Purchasers Vinubhai Bhikhabhai and other two and Priyanand Society.
- (d-1) This matter under dispute has been decided by Mamlatdar Dascroi Taluka on 05-11-2008 in case No.RTS/Takarai Case No.330/08 ordering for certification of mutation entry Nos.7001 and 7002. It has been observed by the Mamlatdar Dascroi Taluka that the said Khodaji Punjaji has accepted and confirmed sale deed in favour of Vinubhai Bhikhabhai and others and in favour of Priyanand Society in case No.133/06 before the Dy. Collector Viramgam Prant and therefore the objection do not sustain.
- (e) The said Priyanand Society had raised objection against certification of mutation entry No.6956 mutating names of heirs of Khodaji Punjaji as occupiers of the subject land, on ground that Priyanand Society is the



present owner of the subject land, having purchased the land from Vinubhai Bhikhabhai and others by proper instruments of transfer.

- (e-1) Mamlatdar Dascroi Taluka has decided this objection in case No.RTS-Takarai-Case No.351/08 by his order dated 20-11-2008, ordering for cancellation of mutation entry No.6956 and accordingly this mutation entry was not certified and cancelled with the result that the names of the heirs of late Khodaji Punjaji were deleted as occupiers.

(7.1) It will be observed from above that there were cross objections and Litigations and that all matters before the Revenue Department and before the Civil Court has been decided in the amicable compromise reached between the contesting parties and sale deed in favour of Vinubhai Bhikhabhai and other two and in favour of Priyanand Society has been admitted and confirmed by the contesting parties viz Khodaji Punjaji, heirs of Khodaji Punjaji and Yogin Manubhai and all disputes have been settled at rest.

(7.2) The said Yogin Manubhai has executed confirmatory declaration on 05-07-2007 before Public Notary Shri Bhupendra Thakker declaring and confirming as under :

- (i) That he admits and confirms sale deed executed by Khodaji Punjaji, his wife and sons through their Power of Attorney Bharat Bhikhabhai Patel in favour of Vinubhai Bhikhabhai and other two registered under No.440 and sale deed executed by the said Vinubhai Bhikhabhai and other two in favour of Priyanand Society by a sale deed dated 07-08-1996 registered under No.3190.
- (ii) That the subject land is in lawful possession of the Priyanand Society.



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(iii) That the said Khodaji Punjaji whose name was appearing as occupier of subject land had under misunderstanding executed agreement for sale on 19-02-2005 in favour of Hargovind Ishwarbhai and at his instance had executed sale deed dated 13-07-2005 in his favour which was registered under No.5389 and that he had executed agreement for assignment of his rights under the sale deed with Jenish Bharatbhai Patel and other four on 14-06-2006 which was registered under No.6084. After knowing full and correct facts and as per the settlement reached, cancellation deed for cancellation of sale deed dated 13-07-2005 (Regn. No.5389) has been executed on 05-07-2007, which is registered under No. 7164 and the agreement for assignment of rights with the said Jenishbhai Bharatbhai and other four has also been cancelled by a cancellation deed dated 05-07-2007 which is registered under No.7163. Thus, all rights arising under the subject sale deed dated 13-07-2005 and agreement dated 14-06-2006 for assignment of agreement rights have been extinguished.

(8) It is further observed from the searches of Sub-Registrar Ahmedabad-3 (Memnagar) that Shri Hemant Lalbhai purporting to be the Power of Attorney of Khodaji Punjaji and his family members had executed agreement for sale on 26-08-1997 in favour of (1) Vasant Shankerbhai (2) Kamlesh Chhaganlal and (3) Gopal J. Dodia which has been registered under No.2661. It is observed from Sub-Registry searches and searches of revenue record that the said agreement holders have not pursued their right under the agreement for sale by way of any proceedings or otherwise for specific performance under the agreement for over last 12 years as nothing is forth coming in the searches caused for chasing their rights under the agreement and it seems clear that the said agreement holders have abandoned their rights under the agreement and



even otherwise their right to sue for specific performance is lost and extinguished under the Limitation Act.'

(9) I have discussed above devolutions up to original Priyanand Society. Thereafter, original Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006.

(10) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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(11) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad by it's letter No.Pachat-Sahak-Amalgamation-V-421 to 425/2007 dated 12-04-2007 passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.496 of Mouje : Bopal which could not be included in sub-division of Priyanand Co. Operative Housing Society Limited Vibhag-1 and thereafter in Nirmalanand Co. Operative Housing Society at the time of amalgamation because of the objections and Litigations described above, was considered to have been included in Nirmalanand Co. Operative Housing Society Limited at the time of registration of Nirmalanand Co. Operative Housing Society Limited at the time of it's Registration under No.22842 on 12-04-2007 by amending order No.Pachat-Sahak-Vibhajan-amalgamation amendment order / V-4095/411/09 dated 18-02-2009 / of the Assit. Registrar Co. Operative Societies District Panchayat Ahmedabad Accordingly this land was devolved in name of Nirmalanand Co. Operative Housing Society Limited by a mutation entry No.7332.

(12) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 15-04-2008 with M/s. Chandani



Investments and Tejas Kiranbhai Patel for sale of this Block No.496 land to them or to their nominee.

(13) Thereafter pursuant to resolution being Resolution No.3 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 10-05-2009 for sale of this Block No.496 land, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Nadhan-01-K-3/466/2009 dated 27-05-2009 granted permission for sale of this land bearing Block No.496 under investigation of Mouje : Bopal on the terms and conditions mentioned therein.

(13.1) Pursuant to the aforementioned permission for sale and at the instance and say of the Agreement holders M/s. Chandani Investments and Tejas Kiran Patel the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land admeasuring 2833 Sq.Mtrs. as per revenue record to M/s. Gala Safal Developers by a sale deed dated 05-09-2009, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.8176. In this sale deed the said M/s. Chandani Investments through their Partner Navinchandra N. Shah and Tejas Kiran Patel through his Power of Attorney Shri Deepak Amrutlal Patel have respectively joined as Confirming Parties No.1 and No.2 and have confirmed the sale and extinguished their respective agreement rights in the subject land under investigation upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(13.2) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7580 which is recorded on 08-09-2009 and which is pending for certification in due course of time.



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(13.3) Thus, this land bearing Block No.496 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(14) It is further noticed from the searches of the concerned Sub-Registrar's office that (1) Chandaben (2) Madhuben (3) Amratben (4) Dharaben (5) Indiraben (6) Hansaben all daughters of late Khodaji Punjaji have executed agreement for sale of their 6/11th share in the land bearing Block No.496 as well as Block No.463 in favour of Jayram Prabhatbhai Desai on 19-05-2009 which is registered in the office of Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.3683. Apparently this is long after deletion of their names as occupiers in RTS-Takarari-Case No.351/08 decided by the Mamlatdar and Khodaji Punjaji during his life time including others having admitted and confirmed sale of this land to Vinubhai Bhikhubhai and others.

(15) This land bearing Block No.496 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.



(16) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(17) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them and all of them have been settled at rest save and except agreement for sale executed by the daughters of Late Khodaji in favour of Jayram Prabhatbhai Desai as mentioned in para-14 above.

(18) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

In view of the above and further in view of my observation made in para- 5, 6 and 7 above, I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.496 admeasuring 2833 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

15

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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- (c) Agreement for Sale dated 18-05-2009 registered on 19-05-2009 under registration No.3683 executed by Chandaben and other daughters of Late Khodaji in favour of Jayram Prabhatbhai.
- (d) Certification of mutation entry No.7580.
- (e) Development Scheme envisaged by you and commitment for booking / allotment (if any) of any unit done pursuant thereto.

Dated this 10th day of September, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.496 (comprised of old Survey No.345/1) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-28-33 (i.e. 2833 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.



Yours faithfully,

[Handwritten Signature]
10/09/09

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/497

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar. Ahmedabad.

Dear Sir,

Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.497
admeasuring 4148 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – Partnership
Firm.

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you, I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variation, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.497 (comprised of old Survey No.346/2) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 0-41-48 (i.e. 4148 Sq.Mtrs.) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,



[Handwritten signature]
11/7/09

(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/497-A

Date : 01-07-2009

Search report on title to land bearing Block No.497 of Mouje : Bopal,
Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/497 dated : 01-07-2009.

(1) The land bearing Block No.497 (comprised of Old Survey No.346/2) admeasuring A 1-01 G equivalent to 4148 Sq.Mtrs. of Mouje : Bopal originally prior to application of land consolidation scheme to this village belonged to Becharji Ranchhodji and in the consolidation scheme this land was shown as owned and occupied by the said Becharji Ranchhodji.

(2) Upon death of the said Becharji Ranchhodji the names of his heirs namely his 3 sons Pratapji, Popatji and Somaji and daughter Babuben were devolved as owners / occupiers by a mutation entry No.1714, which was certified after hearing objection by the Revenue Competent Authority.

(2.1) Thereafter the said Pratapji Becharji, Babuben Becharji and Soniben Widow of Somaji Becharji (Somaji Becharji died in the year 1975) relinquished / waived their rights in favour of Popatji Becharji as is evidenced by mutation entry No.2715.

(2.2) With these changes, this land stood devolved only in the name of the said Popatji Becharji.

(3) This said Popatji Becharji died intestate on 14-03-1988 and upon his death, names of his heirs namely (1) Kashiben widow of Popatji (2) Takhiben Popatji (3) Khodaji Popatji and minors Jelsing, Vijay, Minaben, Rajuben and Kaliben through their natural guardian Khodaji Popatji were devolved as owners / occupiers of this land by a mutation entry No.3449.



(4) At the request of the said Khodaji Popatji, the Taluka Development Officer, Dascroi, granted non-agricultural use permission for residential use by order No.T.P. Jaman-Gh-1/S.R./24-V/2074 dated 08-01-1993. Accordingly Village No.7/12 of this Block No.497 has been endorsed as N.A. land. I am informed that N.A. permission presently subsist and is not withdrawn or cancelled and presently this land is assessed as N.A. land and N.A. assessments are regularly paid.

(5) The said Khodaji Popatji and other occupiers then sold this land to Naliniben Navnitbhai as non-agricultural land by a sale deed dated 28-06-1993, which is registered with the Sub-Registrar, Ahmedabad under registration No.14421, on the basis of which her name was recorded as owner / occupier of this land.

(6) The said Naliniben Navnitbhai then sold and conveyed this land as N.A. land, as her self acquired property, to the Priyanand Co. Operative Housing Society Limited by a sale deed dated 31-08-1996, which is registered in the office of Sub-Registrar, Ahmedabad-3 (Memnagar) under registration No.3561.

(6.1) On the basis of sale deed dated 31-08-1996 referred above, this land was devolved in the name of Priyanand Co. Operative Housing Society Limited by a mutation entry No.5000.

(6.2) I am informed that all the persons then minors Jelsing, Vijay, Minaben, Rajuben and Kaliben have attained majority by now and none of the persons then minors have voided the sale of the subject land under investigation and that their right to void the sale has extinguished under the Limitation Act.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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(7) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. upon sub-division Priyanand Co. Operative Housing Society Limited vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, this land under investigation and other lands of Mouje : Bopal and Ghuma collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

The land under investigation bearing Block No.497 of Mouje : Bopal along with other lands included in the holding of Priyanand Co. Operative Housing Society Limited Vibhag-1 have been mutated in it's (Vibhag-1) name by mutation entry No.6790, which has been certified on 25-07-2007.

(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(7.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and



Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(8) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687. after passing necessary resolution and on submitting proposals for the sub-division. Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society - was given registration No.GH-17909 dated 19-05-1997 upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(8.1) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 01-07-2009

(8.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(9) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006 Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the said Booking Agents.

(9.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(9.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for



extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(10) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate themselves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asslt. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.497 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in it's name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(10.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.



Ref. No.KC/Bopal/497-A**Date : 01-07-2009**

(10.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's lands, the District Registrar of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.497 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(10.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights, in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(10.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.



(10.5) Thus, this land bearing Block No.497 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.

(11) This land bearing Block No.497 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the 'F' form total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(12) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(13) I am informed by you that there is no litigation pending or initiated against you or your predecessor in title either by the predecessors in title or anyone claiming through them.

(14) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/497-A

Date : 01-07-2009

(15) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.

In view of the above, I am of the opinion that your title that is to say the title of M/s. Gala Safal Developers – a Partnership Firm to the Non-Agricultural land bearing Block No.497 admeasuring 4148 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No.KC/Bopal/497 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variation, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.



(KAMLESH C. SHAH)
ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/499

Date : 01-07-2009

To

M/s. Gala Safal Developers,
Navneet House, Gurukul Road,
Memnagar, Ahmedabad.

Dear Sir,

**Re : Investigation of title to the property being
Non-Agricultural land bearing Block No.499
admeasuring 13153 Sq.Mtrs. of Mouje : Bopal
of Dascroi Taluka in the Registration District
of Ahmedabad and Sub-District of
Ahmedabad-3 (Memnagar) belonging to (you)
M/s. Gala Safal Developers – a Partnership
Firm.**

TITLE CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the available revenue records of Mouje : Bopal and available records of Sub-Registrar of Assurances Ahmedabad (HQ) as well as Ahmedabad-3 (Memnagar) for the last 30 years from 1978. Please take note that the records (Index-II volumes) of the office of the Sub-Registrar, Ahmedabad-1 (HQ) are not properly maintained and some pages from such volumes are either torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Memnagar (Ahmedabad-3) copies of relevant pages of Index-II volumes from year 1994 to 2009 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinised documents evidencing



your title as are made available to me in respect of the captioned property, hereinafter referred to as the said property, more particularly described in the schedule hereunder written and from that and from the information and clarifications obtained from you. I am of the view and opinion that your title that is to say title of M/s. Gala Safal Developers to the said captioned property more particularly described in the schedule hereunder written is clear and marketable and free from encumbrances and reasonable doubts subject however to :-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.

THE SECHEDULE ABOVE REFERRED TO :-

ALL THAT, piece or parcel of freehold Non- Agricultural land situate lying and being at Village : Bopal, bearing Block No.499 (comprised of old Survey No.347) of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) admeasuring H. Are. Pratiare 1-31-53 (i.e. 13153 Sq.Mtrs:) or thereabouts included in Bopal Draft Town Planning Scheme No.3.

Yours faithfully,



[Handwritten Signature] 17/7/09
 (KAMLESH C. SHAH)
 ADVOCATE.

KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

Ref. No.KC/Bopal/499-A

Date : 01-07-2009

Search report on title to land bearing Block No.499 of Mouje : Bopal,

Taluka : Dascroi.

Ref : Title Certificate No.KC/Bopal/499 dated : 01-07-2009.

(1) The land bearing Block No.499 is comprised of old Survey No.347 and it admeasure H. 1-31-53 equal to 13153 Sq.Mtrs. This land originally prior to 1978 belonged to one Maganji Lalji and upon his death, this land was devolved in the names of his heirs his sons Maghaji, Lakhaji, Nagaji and then minor Bhalaji through his minors guardian Bai Jadi and Bai Jadi widow of Maganji Lalji as is evidenced by mutation entry No.1081.

(1.1) The said Nagarji Maganji died intestate and upon his death, the name of his heir his son Dahyaji Nagarji was devolved in his place by a mutation entry No.2871.

(1.2) The said Maghaji Maganji died intestate on 31-08-1986 and upon his death, the names of his heirs, his sons Kanaji, Baldev and Bhailal were devolved as occupier in his place by a mutation entry No.3186.

(1.2-1) The said Baldev Maghaji died intestate in accident on 25-07-1990 in unmarried status and therefore his name was deleted as occupier by a mutation entry No.3931. The other heirs of Maghaji his sons Kanaji and Bhailal relinquished their right in favour of other heirs and therefore their names were deleted as occupiers by a mutation entry No.3933.

(1.3) The said Bhalaji Maganji died intestate on 09-03-1987 and upon his death, the names of his heirs Rupaben widow of Bhalaji Nagarji, his daughters Dahiben and Laxmiben and his minors Kanaji, Ashok and Rajiben through their guardian mother Rupaben were devolved as occupier in his place by a mutation entry No.3337.



(1.4) The said Bai Jadi widow of Maganji died and the name of the remaining heir Shakariben daughter of Maganji Lilaji was devolved as occupier by a mutation entry No.3932.

(2) The Non-Agriculture use permission for residential use has been granted to this land by the Taluka Development Officer Taluka Panchayat Daskroi Ahmedabad by his order No.J.P Jaman-Gh-1-S.R -72 dated 02-08-1989. I am informed that the N.A. permission for this land presently subsists and is not withdrawn or cancelled and is presently assessed as N.A. land and that N.A. assessments are regularly paid.

(3) The said occupier of this land namely (1) Lakhaji Magaji and through him – his heirs (1.1) Dhanaji Lakhaji (1.2) Abhaji Lakhaji (1.3) Jamaji Lakhaji (1.4) Minor Bodi through his guardian mother Dhabuben (1.5) Dabuben wife of Lakhaji (2) Dahyaji Nagarji (3) Rupaben Bhalaji (3.1) Dahiben Bhalaji (3.2) Laxmiben Bhalaji (3.3) Bai Rupa as guardian of minors Kanaji, Ashok and Rajiben (4) Shakariben daughter of Maganji Lilaji sold this land as N.A. land to Patanjali Co. Operative Housing Society Limited by a sale deed dated 16-10-1990 registered in the office of Sub-Registrar Ahmedabad under registration No.23941 and all the Vendors have also executed Indemnity Bond which is registered on the same day under registration No.23942 as is observed from the searches of the Sub-Registry records.

(3.1) I am informed that none of the minors of late Bhalaji or of late Lakhaji have voided the sale on attaining the majority.

(4) It was observed from Village Form No.7/12 dated 30-12-2005 that name of Jigarbhai Kishorbhai and Kishorbhai Champaklal were mutated as owner / occupier of Plot No.48 admeasuring 145 Sq.Mtrs. This entry was erroneously recorded in Village Form No.7/12 of Block No.499 as it was related to Block No.449 and this error was corrected through correction list of



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrishi Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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computerized record as is evidenced by mutation entry No.7339 recorded on 08-04-2009.

(5) Patanjali Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Operative Societies Act-1961 on 22-01-1982 under registration No.GH-9687, after passing necessary resolution and on submitting proposals for the sub-division, Asst. Registrar of Co. Operative Societies District Panchayat, Ahmedabad passed orders for the sub-division of this society into two societies - Patanjali Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2 by order No.Pachat-Sahak-Vibhajan-V-812/16-97 dated 19-05-1997. Upon sub-division Patanjali Co. Operative Housing Society Limited Vibhag-1 was given registration No.GH-17908 dated 19-05-1997 and Patanjali Co. Operative Housing Society Limited Vibhag-2 - the concerned society was given registration No.GH-17909 dated 19-05-1997. Upon sub-division interalia the following lands of Village : Bopal had fallen to the share of Patanjali Co. Operative Housing Society Limited Vibhag-2.

<u>Mouje : Bopal</u>	
<u>Block No.</u>	<u>Area in Sq.Mtrs.</u>
490	2833
499	13153
Total	15986

(5.1) The land under investigation bearing Block No.499 of Mouje : Bopal along with other land included in the holding of Patanjali Co. Operative Housing Society Limited Vibhag-2 have been mutated in it's (Vibhag-2) name.



(5.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.

(5.3) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(6) Priyanand Co. Operative Housing Society Limited registered under the provisions of the Gujarat Co. Op. Societies Act-1961 on 20-01-1983 under registration No.GH-10513, passed necessary resolution No.2 for the sub-division of this society in it's extra ordinary General meeting held on 27-08-2006 and on submitting proposal for the sub-division, Asst. Registrar Co. Operative Societies, District Panchayat Ahmedabad passed order for the sub division of this society into two societies - Priyanand Co. Operative Housing Society Limited Vibhag-1 and Priyanand Co. Operative Housing Society Limited Vibhag-2 by order No. Pachat-Sahak-Vibhajan-v-2017 to 2020/2006 dated 31-08-2006. Upon sub-division Priyanand Co. Operative Housing Society Limited Vibhag-1 was given registration No.22814 dated 31-08-2006 and Priyanand Co. Operative Housing Society Limited Vibhag-2 was given Registration No.GH-22815 dated 31-08-2006. Upon sub-division, lands of Mouje : Bopal and Ghuma other than the land under investigation collectively admeasuring 91257 Sq.Mtrs. had fallen to the Share of Priyanand Co. Operative Housing Society Limited Vibhag-1.

(6.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into agreement with Gala Builders a partnership firm on 14-09-2006 appointing Gala Builders as it's organizer for it's lands.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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Date : 01-07-2009

(6.2) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 had entered into Agreement with Shree Ramdas Agro Private Limited and Shree Rushi Agrotech Marketing Private Limited on 14-09-2006 respectively having 70% and 30% share, appointing them as it's Booking agent for the proposed scheme in it's lands.

(7) However since the lands of both the above societies were far away from city, both these societies had passed necessary resolutions interalia for sale of their respective lands in their respective Extra Ordinary General Meeting held on 10-10-2006. Both the societies also decided to sell their lands to that intending Buyer who takes over the liability for extinguishment of rights of the aforementioned developer Gala Builders and the aforesaid Booking Agents.

(7.1) The said Priyanand Co. Operative Housing Society Limited Vibhag-1 then entered into Agreement for Sale on 22-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands including this land under investigation after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.

(7.2) The said Patanjali Co. Operative Housing Society Limited Vibhag-2 then entered into Agreement for Sale on 30-12-2006 with Gala Safal Developers a partnership firm for sale of it's lands after obtaining necessary permission of the District Registrar of Co. Operative Societies, Ahmedabad. The said Agreement holder interalia agreed to take over the liability for extinguishment of the rights of the aforementioned Developer and Booking Agents, besides the consideration fixed.



(8) Thereafter Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Vibhag-2 decided to amalgamate it-selves into one amalgamated Society for administrative convenience and after receiving formal approval of the District Registrar Co. Operative Societies, for amalgamation, both the Societies passed necessary resolution for amalgamation of it-selves in it's respective extra ordinary General Meetings – both held on 09-04-2007 being resolution No.3 in each case and submitted proposals for amalgamation. The Asst. Registrar of Co. Operative Societies, District Panchayat, Ahmedabad passed orders for amalgamation of these two societies into one amalgamated society in name of Nirmal Anand Co. Operative Housing Society Limited and gave it registration No.GH-22847 dated 12-04-2007 and this land bearing Block No.499 of Mouje : Bopal and other lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. and Ghuma collectively admeasuring 46296 Sq.Mtrs. thus collectively admeasuring 135057 Sq.Mtrs. which were of the ownership of Priyanand Co. Operative Housing Society Limited Vibhag-1 and Patanjali Co. Operative Housing Society Limited Vibhag-2, were included in the holding of newly amalgamated Nirmal Anand Co. Operative Housing Society Limited and were entered in its name in revenue record by a mutation entry No.6806, which was certified on 30-10-2007

(8.1) Thereafter the said amalgamated Nirmal Anand Co. Operative Housing Society Limited entered into agreement on 25-04-2007 with the aforementioned Developer and Booking Agents, interalia confirming their earlier agreements with erstwhile Priyanand Co. Operative Housing Society Limited Vibhag-1 and erstwhile Patanjali Co. Operative Housing Society Limited Vibhag-2.

(8.2) Thereafter pursuant to resolution being Resolution No.5 passed by the said Nirmal Anand Co. Operative Housing Society Limited in it's Annual General Meeting held on 06-05-2007 for sale of it's land the District Registrar



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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of Co. Operative Societies (Rural) Ahmedabad, by his order No.Pachat-Sahak-Permission-Vashi-698/07 dated 13-06-2007 granted permission interalia for sale of this land bearing Block No.493 under investigation alongwith other 12 (Twelve) Block Nos. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. on the terms and conditions mentioned therein.

(8.3) Pursuant to the aforementioned permission for sale and agreements for sale with it's erstwhile predecessors in title, the said Nirmal Anand Co. Operative Housing Society Limited sold and conveyed this land under investigation as N.A. land and other N.A. lands of Mouje : Bopal collectively admeasuring 88761 Sq.Mtrs. to M/s. Gala Safal Developers by a sale deed dated 29-03-2008, which is registered with Sub-Registrar Ahmedabad-3 (Memnagar) under registration No.5282. In this sale deed the said Gala Builders developer and the said Booking Agents Ramdas Agro Private Limited and Rushi Agrotech Marketing Private Limited have respectively joined as Confirming Parties No.1 and No.2 and have extinguished their respective development and booking rights in the subject land under investigation and other lands. Upon receipt of compensation thereof and the said Nirmal Anand Co. Operative Housing Society Limited has received it's consideration.

(8.4) On the basis of the sale deed referred above, the name of the Purchaser Gala Safal Developers has been mutated as owner / occupier by a mutation entry No.7354 which has been certified on 10-06-2009.

(8.5) Thus, this land bearing Block No.499 of Mouje : Bopal presently stands in your that is to say in name of M/s. Gala Safal Developers as owner / occupier thereof.



(9) This land bearing Block No.499 under investigation alongwith other lands of Mouje : Bopal purchased by Gala Safal Developers and land bearing Block No.496 collectively admeasuring 92473 Sq.Mtrs. as per Form No.F issued by Ahmedabad Urban Development Authority (AUDA) have been included in Bopal Draft Town Planning Scheme No.3 and are given Final Plot No.158/1 admeasuring 10746 Sq.Mtrs. Final Plot No.158/2 admeasuring 61047 Sq.Mtrs. and Final Plot No.158/3 admeasuring 2185 Sq.Mtrs. thus collectively admeasuring 73978 Sq.Mtrs. after taking into account required deduction in Town Planning Scheme. In the Form No.'F' total area of Blocks involved and area of Final Plot Nos. are mentioned and separate break ups for areas of each Block No. land covered under Final Plot is not mentioned.

(10) I am informed by you that neither you nor your erstwhile predecessors in title or Developer and/or booking agents appointed by them has allotted, booked sold or transferred in any manner and/or agreed to allot, book, sell or transfer any part of the land under investigation and that no charge or encumbrance is created on this land under investigation.

(11) I am further informed by you that there is no litigation pending or initiated against you or your predecessor in title either by any predecessors in title or anyone claiming through them.

(12) The said land / property had remained outside the purview of the erstwhile The Urban Land (Ceiling & Regulation) Act-1976 which stand repealed in the State of Gujarat from 30th March, 1999.

(13) During searches of the concerned Revenue and Sub-Registry records, the said land / property is found to be free from any encumbrances and charges.



KAMLESH C. SHAH

B.Sc., LL.B.
ADVOCATE

Phone : 079-27543134, 30070515
107, RATNADEEP
Opp. Dr. Amrish Parikh Hospital
Old High Court Road,
Navrangpura, Ahmedabad-380 009.

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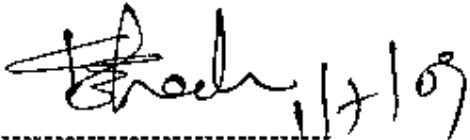
Date : 01-07-2009

In view of the above. I am of the opinion that your title that is to say title of M/s. Gala Safal Developers – a partnership firm to the Non-Agricultural land bearing Block No.499 admeasuring 13153 Sq.Mtrs. of Mouje : Bopal of Daskroi Taluka, District Ahmedabad more particularly described in the Schedule of my Title Certificate (Ref. No. KC/Bopal/499 dated 01-07-2009) is clear, marketable and free from any encumbrances or charges subject however to:-

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (b) Variations, if any, in the Bopal Draft Town Planning Scheme No.3.

Dated this 1st day of July, 2009.





(KAMLESH C. SHAH)
ADVOCATE.

Kamlesh C. Shah

B.Sc., LL.B.

ADVOCATE

107, "RATNADEEP", Opp. Dr. Amlesh Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 * 3007 0516 * Fax : 079-3007 0514

Ref.No.KC/Bopal/472-C (Part)

Date : 18-12-2015

TO

M/s. Manav Builders,
9th Floor, Safal Profitaire,
Corporate Road,
Prahlnadnager, Ahmedabad.

Dear Sir,

**Re : Investigation of titles to non-agriculture land
(admeasuring 7384 Sq.Mtrs.) situated at Bopal,
Taluka : Daskroi forming part of Block No.472-C
of Mouje : Bopal, Taluka : Daskroi in the
Registration District of Ahmedabad and Sub-
District of Ahmedabad-9 (Bopal) belonging to
You i.e. to say to M/s. Manav Builders.**

TITLE REPORT / CERTIFICATE

Pursuant to your Instructions to Investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the offices of the concerned Sub-Registrar are not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the offices of the Sub-Registrar, Ahmedabad-3 (Memnagar) and Ahmedabad-9 (Bopal) are giving only the copies of their computerized records of Index No.2 from the year 1994 till 2015 and I have relied upon such searches taken and copies of records given, therefore complete search / inspection of the records (Index-II) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are



made available to me and from that and from the information and clarification rendered to me, I submit my Title Report in respect of the said land.

(1) Originally, the land bearing Block No.472, comprised of old Survey No.354 of Mouje : Bopal was admeasuring Acre 05=39 Gunthas (24160 Sq.Mtrs.). It appears that, the said land was Govt. Padtar land, out of which, a portion of land admeasuring Acre 02=06 Gunthas i.e. 8600 Sq.Mtrs. was given to one Madhaji Mahaji (who was cultivating this portion of land) on collection of the occupancy price on New Tenure condition as per Order No.Jamin-Kayami Nikal-Dascroi passed by Dy. Collector, Ahmedabad dated -05-1971, as is observed from mutation entry No.2676. Likewise out of the said land of Survey No.354, a portion of land admeasuring Acre 02=03 Gunthas (8397 Sq.Mtrs.) was given to one Dahyaji Mulaji (who was cultivating this portion of land) on collection of occupancy price on new Tenure condition as per order No.Jamin-Sharet Bhang Case No.91/86 dated 04-01-1986 as is observed from mutation entry No.3108 and since then, they - the said Madhaji Mahaji and Dahyaji Mulaji were seized and possessed of the said land portions of Survey No.354 respectively admeasuring 8600 Sq.Mtrs. and 8397 Sq.Mtrs. thus collectively admeasuring 16997 Sq.Mtrs.

(1.1) The said land owner Madhaji Mahaji died intestate on 04-03-1982 and upon this death the names of his heirs (1) Shantaben Madhaji (2) Sakiben daughter of Madhaji Mahaji and (3) Bhikhai Madhaji were devolved as co-owners / occupiers of the aforementioned portion admeasuring 8600 Sq.Mtrs. as is evidenced by mutation entry No.2852.

(1.2) The said owner / occupier Dahyaji Mulaji died intestate on 11-01-1989 and upon his death, the names of his heirs namesly (1) Jayantiji Dahyaji (2) Manguben Dahyaji and (3) Llaben Dahyaji were devolved as co-owners / occupiers of the aforesaid portion admeasuring 8397 Sq.Mtrs. as is evidenced by mutation entry No.3585 on 04-03-1989.



Kamlesh C. Shah

Advocate

Advocate

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Bopal/472-G (Part)

Date : 18-12-2015

(1.2.1) The abovementioned female heirs Shantaben Madhaji and Sakiben Madhaji relinquished their right-interest in this land in favour of their brother Bhikhabji Madhaji and therefore their names were deleted as occupiers by mutation entry No.2653.

(2) Thereafter, the said (1) Bhikhabji Madhaji holding 8600 Sq.Mtrs. land forming part of said Block No.472 (2) Jayantiji Dahyaji and others holding 8397 Sq.Mtrs. land forming part of said Block No.472 and (3) one Shri Mangaji Chunthaji also as holder of (i) 3541 Sq.Mtrs. of land forming part of said Block No.472 and (ii) 2833 Sq.Mtrs. of land forming part of Block No.473, jointly applied to Mamlatdar, Daskroi Taluka, Ahmedabad to convert the portion of land/s respectively owned by them from New Tenure condition to Old Tenure condition for Agriculture purpose and the Mamlatdar, Daskroi Taluka, District Ahmedabad vide his order No.Jamin-Juni Sharat-V,5235/S.R. dated 31-05-1997, converted 20538 Sq.Mtrs. (8600 Sq.Mtrs. + 8397 Sq.Mtrs. + 3541 Sq.Mtrs.) of land (forming part of said Block No.472) respectively held by the abovenamed person/s from New Tenure condition to Old Tenure condition for agriculture purpose and liable for premium for N.A. Use. Further, the said order was subject to review by the District Collector as per condition No.4 of the order which order was recorded in revenue record by a mutation entry No.4943 and as per said condition No.4, the Dy. Collector, Viramgam Prant, Ahmedabad had reviewed the said order of the Mamlatdar and also confirmed the order of the Mamlatdar ordering to delete condition No.4 by his Order No.Jamin/SR/376/97 dated 10-07-1997. The details of the said order dated 10-07-1997 were also recorded in revenue record by a mutation entry No.4946, which was certified on 30-08-1997. Upon review of the aforementioned order of the Mamlatdar by the Dy. Collector, the aforesaid portion/s of land admeasuring 8600 Sq.Mtrs. and 8397 Sq.Mtrs. were converted in to old tenure and had become transferable as agriculture land.



(3) Thereafter on 02-09-1997, the abovenamed Bhikhaji Madhaji, Jayantiji Dahyaji and others sold and conveyed their respective portion/s of land from Block No.472 Paiki collectively admeasuring 16997 Sq.Mtrs. to Harakhchand Nanjibhai by two separate sale deeds registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on the same day, details whereof are given below. On the basis of the said two sale deeds, the name of the said Purchaser - Harakhchand Nanjibhai was entered into revenue records vide mutation entry No.5008 dated 17-11-1997.

Sr. No.	Area	Transferred	Registration No.	Date
1.	8397 Sq.Mtrs	Jayantiji Dahyaji and others by and through their Power of Attorney Shri Mohanbhai Rajibhai Bharwad	2757	02-09-1997
2.	8600 Sq.Mtrs.	Bhikhaji Madhaji by and through his Power of Attorney Shri Mohanbhai Rajibhai Bharwad	2758	02-09-1997

The above referred two sale deed/s were executed by the Power of Attorney Holder/s of the land owners and thereafter, the said land owners had also confirmed the aforesaid sale/s by executing two separate deed of confirmation, registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on 24-09-1997 under Serial Nos.3126 and 3127 respectively.

(4) Thereafter on 14-10-2003, the abovenamed owner / occupier Harakhchand Nanjibhai sold and conveyed the said land of Block No.472 Paiki admeasuring 16997 Sq.Mtrs. (Acres 04=08 Gunthas) to one Dungarshi Ramji Gala, a sale deed in respect thereof was registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on the same day under Serial No.4043. On the basis of the said sale deed the name of the said Purchaser - Dungarshi Ramji Gala was entered into revenue records vide mutation entry No.5548 dated 03-11-2003, which was certified on 10-12-2003.



Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 9134 - 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Bopa/472-C (Part)

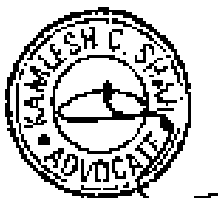
Date : 18-12-2015

(4.1) Thereafter, upon an application of the said Dungsashi Ramji Gala, the names of his family members – his two sons (i) Gyanesh (ii) Anil and daughter Rashmiben were entered as co-owners by a mutation entry No.6824 on 07-04-2007.

(5) Thereafter, the said Dungsashi Ramji Gala and others – owners / occupier of said 16997 Sq.Mtrs. of land and Shri Jayantibhai Laljibhai Gala and others owners-occupiers of 3541 Sq.Mtrs. also being part of said Block No.472 had jointly applied for payment of premium for non-agriculture use of the portions of land owned by them and to convert the said portions into old Tenure for non-agriculture use. Upon payment of premium of Rs.3,84,47,138=00 by Receipt No.4 dated 29-08-2006, the Collector, Ahmedabad by his order No.C.B./LND-2/K/6097 dated 27-09-2006, granted permission for conversion of aforesaid land/s in to old Tenure for non-agricultural purpose.

(5.1) Resultant mutation of this order is done in revenue record by a mutation entry No.6549.

(6) The occupiers of this land of Block No.472 admeasuring 24180 Sq.Mtrs. applied for division of this Block No.472 in three parts as per portions held by them and the Dy. Collector Virangam Prant, by his Order No.ADM/Bopa/Block Vibhajan/SR No.17/09, dated 02-02-2009 ordered for division of this Block Land into three parts, one part admeasuring 3541 Sq.Mtrs., the second admeasuring 3642 Sq.Mtrs., and the third part admeasuring 16997 Sq.Mtrs. as is evidenced by mutation entry No.7267, which was certified on 07-05-2009.

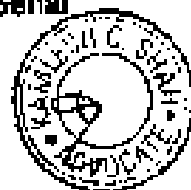


(6.1) District Inspector of Land Records (DILR) carried out survey / measurements as per the sub-division and submitted Dursti Patrak-(KJP) No.08 vide its No.DSO/DRK/Bopal/Dursti Patrak-08 dated 23-03-2009 and gave Block No.472/A to land admeasuring 3541 Sq.Mtrs. out of 24180 Sq.Mtrs. and shown it as belonging to Jitendra Lalji and others and gave Block No.472/B to land admeasuring 3642 Sq.Mtrs. out of said 24180 Sq.Mtrs. and shown as belonging to Somiben and others and gave Block No.472/C to land admeasuring 16997 Sq.Mtrs. out of said 24180 Sq.Mtrs. and shown as belonging to abovenamed Dungarshi Ramji Gala, Gyanesh Dungarshi Gala, Anil Dungarshi Gala and Rashmiben Dungarshi Gala as is evidenced by mutation entry No.7335, which was certified on 07-05-2009.

(7) The District Collector, Ahmedabad granted non-agricultural use permission for residential purpose vide his order No.CB/LAND-2/NA/SR-543/2011 dated 10/1-13/2-2012 for land admeasuring 16997 Sq.Mtrs. of Block No.472/C. Resultant mutation of this order is done in revenue record by a mutation entry No.8747.

(8) It appears from mutation entry No.8839, that (1) Gyanesh Dugarshi Gala (2) Anil Dugarshi Gala and (3) Rashmiben Dugarshi Gala relinquished their rights from the land of Block No.472-C admeasuring 16997 Sq.Mtrs. in favour of their father namely Dugarshi Ramji Gala therefore their names were deleted as occupants vide aforesaid mutation entry No.8839, which was certified on 05-06-2012.

(9) The said Dungarshi Ramji Gala who was also one of the partners of a partnership firm namely M/s. Menav Builders (in short 'Firm') brought a portion admeasuring 7364 Sq.Mtrs. out of and from his - owned land of Block No.472-C in the said Firm, as his capital in the Firm vide /, under a Deed of Reconstitution of Partnership dated 26-02-2013, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal), on 26-02-2013 under Serial



Kamlesh C. Shah

Advocate

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3184 • 3007 0516 • Fax : 079-3007 0514

Ref.No.KC/Bopal/472-C (Part)

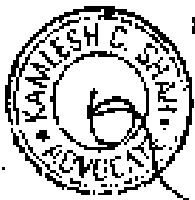
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No.1048. On the basis of the aforesaid registered Deed of Reconstitution of Partnership, the name of said M/s. Manav Builders had been entered in to revenue records as owner / occupier of 7384 Sq.Mtrs. of land forming part of said Block No.472-C, vide mutation entry No.9325 dated 08-03-2013, which is certified on 18-04-2013. Since then, You M/s. Manav Builders is seized and possessed of the said land admeasuring 7384.00 Sq.Mtrs.

(10) I may further state and it may further be noted that, Draft Town Planning Scheme No.3 (Bopal) is applied to the lands of Mouje : Bopal including the land of Block Nos.472-A, 472-B and 472-C which are covered under the said draft Town Planning Scheme No.3 (Bopal). Under the said draft T. P. Scheme No.3 (Bopal) below mentioned lands of Final Plots are given in lieu of the aforesaid Block Nos.472-A, 472-B and 472-C [Ref. Copy of Order No.Narayo/No.3 (Bopal)/Case No.128/309, dated 10-09-2015 which is issued by Town Planning Officer, Town Planning Scheme Unit-11, Ahmedabad].

Block No.	Final Plot No.	Area final plots In Sq.Mtrs.
472-A	142/1	2185.00
472-B	142/2/1	5476.00
472-C	142/2/2	2429.00
	142/3	4418.00
	Total	14508.00

Further, as per the provisions of the Gujarat Town Planning and Urban Development Act-1976 (in short "T. P. Act"), out of the total land admeasuring 24180 Sq.Mtrs. of Block Nos.472-A, 472-B and 472-C land admeasuring 9672.00 Sq.Mtrs. (being 40% of 24180.00 Sq.Mtrs.) will be deducted from revenue area of the land of said block numbers, for the said Town Planning Scheme No.3 (Bopal) and therefore, as per the provisions of the said T. P. Act and considering 40% deduction in land area of Block, the area of the final plot

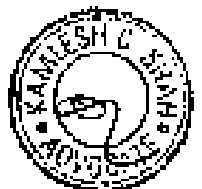


available in lieu of aforesaid 7384.00 Sq.Mtrs. of land, being part of Block No.472-C (belonging to You -- M/s. Manav Builders) would be 4418.00 Sq.Mtrs.

(11) Nothing objectionable is found from the searches of the available sub-registry records in respect of said land admeasuring 7384.00 Sq.Mtrs. being part of Block No.472-C and the same appears to be free from any charge or encumbrance.

(12) In view of what is stated hereinabove and from the searches of the available sub-registry (Index No.II) records taken as aforesaid and upon perusal of the copies of the papers, documents and revenue records which were made available to me and from the information given to me, I am of the view and opinion that your title i.e. to say the title of M/s. Manav Builders pertaining to aforesaid 7384.00 Sq.Mtrs. of non-agriculture land forming part of Block No.472-C (In lieu of which, land admeasuring 4418.00 Sq.Mtrs. is available as final plot area under the aforesaid draft Town Planning Scheme No.3-Bopal) of Mouje : Bopal, Taluka : Daskroi, Dist. Ahmedabad which is more particularly described in the Schedule hereunder written are clear and marketable and free from any encumbrances or charges and are also free from reasonable doubts subject however to :

- (i) Variation / changes (if any) upon the said draft Town Planning Scheme No.3 (Bopal) being finalized.
- (ii) Provisions of The Gujarat Town Planning and Urban Development Act-1976.
- (iii) Usual declaration regarding titles being made at the time of transfer.



Kamlesh C. Shah

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura.
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

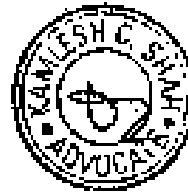
Ref.No,KC/Bopal/472-C (Part)

Date : 18-12-2015

Dated this 18th day of December, 2015.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land situate,
lying and being at Village : Bopal (slm) Taluka : Daskroi, admeasuring 7364.00
Sq.Mtrs. (area as per revenue record) forming part of Block No.472-C of
Mouje : Bopal, Taluka : Daskroi In the Registration District of Ahmedabad and
Sub-District of Ahmedabad-9 (Bopal).



Yours faithfully,

A handwritten signature in black ink, appearing to be "Kamlesh C. Shah".

(KAMLESH C. SHAH)
ADVOCATE.