

ANIL B. VYAS

ADVOCATE

Residence/Office :-

A/01, Aishwarya Appartment,
Opp.Star Bazar,B/h.Someshawar
Complex -2, Nr. Avi Bunglows,
Satellite, Ahmedabad -380015.
(R) : 079-40329434.

Court :-

City Civil Court,
Ahmedabad.
(M) : 98255 75540.
Enrolment No.
G/2061/2001

TITLE INVESTIGATION REPORT

To, **SHREE HARI INFRA**

A partnership firm,
Having its registered office at C/02, 1st Floor,
Sahjanand Business Park, 200 feet SP Ring Road,
Nikol, Ahmedabad.

Sub : Title investigation report of an immovable property being non-agriculture land for residential purpose bearing **Block/Survey No. 273** total admeasuring **H.A.Sq.Mtrs. 1-49-73**, Assessment Rs. 11.31 Paisa merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which land of **Sub Plot No. 2** of Final Plot No. 195 **admeasuring 3967.14 sq.mtrs.** land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the Ahmedabad Urban Development Authority (AUDA) situate, lying and being at **Mouje : Chiloda (Naroda)** of Taluka- Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **SHREE HARI INFRA, a partnership firm.**

Dear Sir,

With reference to your instruction in respect of the title to the above referred property, I have cause to be taken necessary search from the office of Sub Registrar, at Gandhinagar from 1990 to 2021 bearing Receipt No. 2021048063036 vide Application No. 26537 dated 04.10.2021 and also perused the copies of the village Form no. 7/12 and copies of the entries of village form no. 6 and other documents submitted to me. My report on title is under:-



A handwritten signature in black ink, appearing to be "Anil B. Vyas" with a stylized flourish at the end.

It seems from the record that:-

1. Originally, the said land of Block/Survey No. 273 admeasuring Acre 3-28 Gs. of Mouje Chiloda (Naroda) was jointly owned, occupied and possessed by Janubhai Rahembhai and Kalubhai Rahembhai, prior to the year, 1945.
2. Thereafter, the co-owner of the said land namely Janubhai Rahembhai died intestate in the year 1945 or thereabouts leaving behind him his legal heir as Haji Jamalbhai Janubhai and hence the name of Haji Jamalbhai Janubhai was brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 615 dated 12-04-1946, which was certified by the competent authority on 14-05-1946.
3. Thereafter, the co-owner of the said land namely Kalubhai Rahembhai died intestate in the year 1945 or thereabouts leaving behind him his legal heirs as (1) Haji Ahmed Kalubhai (2) Nazir Ahmed Kalubhai (3) Ibrahimbhai Kalubhai and (4) Ismail Kalubhai and hence their names have been brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 616 dated 12-04-1946, which was certified by the competent authority on 11-06-1946.
4. Thereafter, the name of Mangal Bhupta was entered in the revenue record as protected tenant of the said land as per the Taluka Order No. T.N.C. dated 27-11-1947 and entry to that effect was mutated in the other rights of revenue record of the said land vide Mutation Entry No. 665 dated 06-03-1948, which was certified by the competent authority on 16-07-1948.
5. Thereafter, the name of Ganda Chhagan was entered in the revenue record as general tenant of the said land as per the Taluka Circular dated 03-11-1952 and entry to that effect was mutated in the other rights of revenue record of the said land vide Mutation Entry No. 764 dated 01-01-1953, which was certified by the competent authority on 16-01-1953.
6. Thereafter, the name of Mangal Bhupta was standing as protected tenant of the said land. But the said land was not cultivated by Mangal Bhupta and left the possession of the said land and hence, as per Order No. Taluka Order No. T.N.C., the name of protected tenant Mangal Bhupta was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 986 dated 15-08-1956, which was certified by the competent authority on 16-05-1957.



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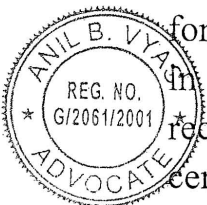
7. Thereafter, the name of Ganda Chhagan was standing as general tenant of the said land. But the said land was not cultivated by Ganda Chhagan and left the possession of the said land and hence, as per Order No. Taluka Order No. T.N.C., the name of protected tenant Ganda Chhagan was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 987 dated 15-08-1956, which was certified by the competent authority on 16-05-1957.
8. Thereafter, the name of Mohanji Kakuji was entered in the revenue record as general tenant of the said land as per the Taluka Order No. T.N.C. and entry to that effect was mutated in the other rights of revenue record of the said land vide Mutation Entry No. 988 dated 15-08-1956, which was certified by the competent authority.
9. Thereafter, the tenant of the said land namely Mohanji Kakuji died intestate on 17-09-1963 leaving behind him his legal heirs as (1) Kanaji Mohanji (2) Prahladi Mohanji and (3) Bai Maniben Wd/o. Mohanji Kakuji and hence their names have been brought in other rights of revenue record of the said land as general tenant upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 1153 dated 12-01-1956, which was certified by the competent authority on 12-04-1965.
10. Thereafter, the co-owner of the said land namely Jamalbhai Janubhai died intestate on 13-01-1963 leaving behind him his legal heirs as (1) Abdulrehman Chandbhai (2) Mohammedjamal Chandbhai (3) Usmanbhai Fatemohammed (4) Nazirmohammed Kalubhai (5) Ibrahimbhai Kalubhai (6) Ismailbhai Kalubhai and hence their names have been brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 1254 dated 05-03-1968, which was certified by the competent authority on 14-05-1968.
11. Thereafter, the co-owner of the said land namely Haji Mohammed Kalubhai died intestate on 25-03-1958 leaving behind him his legal heirs as (1) Ismailbhai Haji Mohammed (2) Abdulgani Haji Mohammed (3) Sikandarbhai Haji Mohammed and hence their names have been brought on the revenue record of the said land upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 1255 dated 05-03-1968, which was certified by the competent authority on 14-05-1968.
12. Thereafter, the inquiry was held under Section-32(G) of the Tenancy Act and said (1) Kanaji Mohanji (2) Prahladi Mohanji and (3) Bai Maniben



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Wd/o. Mohanji Kakuji were proved as tenant of the said land and hence their names have been entered as occupiers of the said land as per the order dated 10-12-1968 of the Agriculture Land Tribunal and Deputy Collector subject to pay the purchase price of Rs. 1200/- to the land owner and the said land was entered in the revenue record as restricted tenure land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 1411 dated 30-03-1973, which was certified by the competent authority on 23-08-1973.

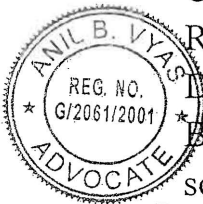
13. Thereafter, said (1) Kanaji Mohanji (2) Prahladji Mohanji and (3) Bai Maniben Wd/o. Mohanji Kakuji have paid agreed purchase price to the land owners and hence the Mamlatdar and ALT, Gandhinagar issued Certificate of Purchase in Form No. 9 No. 4/68 dated 10-11-1968 to (1) Kanaji Mohanji (2) Prahladji Mohanji and (3) Bai Maniben Wd/o. Mohanji Kakuji and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1450 dated 23-02-1974, which was certified by the competent authority on 26-12-1974.
14. Thereafter, the co-owner of the said land namely Bai Maniben Wd/o. Mohanji Kakuji died intestate in the year 1995 or thereabouts and hence the name of Bai Maniben Wd/o. Mohanji Kakuji was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5539 dated 03-05-2019, which was certified by the competent authority on 24-06-2019.
15. The provisions of the Town Planning Scheme made applicable to the land of village Mouje Chiloda (Naroda) and accordingly the said land of Survey No. 273 admeasuring 14973 sq.mtrs. was merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 and the area of Final Plot was fixed to the extent of 8984 sq.mtrs.
16. Thereafter, the District Collector, Gandhinagar has passed an Order No. 945/06/03/071/2019 dated 23-08-2019 and released the restrictions of new tenure from the said land and converted the said land into old tenure land for non-agriculture purpose subject to the terms and conditions stipulated in the said order and entry to that effect was mutated in the revenue records vide Mutation Entry No. 5632 dated 23-08-2018, which was certified by the competent authority on 09-10-2019.
17. Thereafter, the owners of the said land namely (1) Kanaji Mohanji and (2) Prahladji Mohanji have sold and conveyed the land of Final Plot No. 195 admeasuring 8984 sq.mtrs. paiki land admeasuring 4492 sq.mtrs. of Town Planning Scheme No. 241 (Nana Chiloda) comprised of Survey No. 273 total admeasuring 14973 sq.mtrs. paiki land admeasuring 7486.50 sq.mtrs.



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to Bharatbhai Ranchhodbhai Patel by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 10865 dated 15-07-2020 and entry to that effect was mutated in the revenue records vide Mutation Entry No. 5878 dated 17-07-2020, which was certified by the competent authority on 21-08-2020.

18. Thereafter, the District Collector, Gandhinagar has extended the limitation to convert the said land into non-agriculture purpose vide his Order No. CB/Ganot/Vashi-468 to 477/2021 dated 08-03-2021 and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6052 dated 27-03-2021, which was certified by the competent authority on 31-05-2021.
19. Thereafter, the District Collector, Gandhinagar has granted the Non-agriculture Use Permission of the said land of Final Plot No. 195 admeasuring 8984 sq.mtrs. of Town Planning Scheme No. 241 (Nana Chiloda) comprised of Survey No. 273 total admeasuring 14973 sq.mtrs. vide his Order No. 751/06/03/071/2021 dated 07-04-2021 subject to terms and conditions stipulated therein and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6056 dated 07-04-2021, which was certified by the competent authority on 31-05-2021.
20. Thereafter, the co-owner of the said land namely Kanaji Mohanji Thakor died intestate on 17-04-2021 by executing a Will i.e. Testament of his share persisting in the said land dated 24-03-2021 and by virtue of said Will, the names of (1) Chelusinh Kanaji Thakor (2) Rameshbhai Kanaji Thakor (3) Dineshbhai Kanaji Thakor and (4) Bhagwandas Kanaji Thakor were brought on the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6074 dated 01-07-2021, which was certified by the competent authority on 03-09-2021.
21. Thereafter, the Ahmedabad Urban Development Authority (AUDA), Ahmedabad has divided the land of Final Plot No. 195 into two sub plots as Sub-Plot No. 1 admeasuring 5016.86 sq.mtrs. and Sub-plot No. 2 admeasuring 3967.14 sq.mtrs. vide its ODPS Application No. ODPS/2021/028029 dated 14-05-2021.
22. Thereafter, the owners of the said land namely (1) Prahladji Mohanji (2) Chelusinh Kanaji Thakor Alias Chelusing Kanjibhai Baraiya (3) Rameshbhai Kanaji Thakor Alias Rameshbhai Kanjibhai Baraiya (4) Dineshbhai Kanaji Thakor Alias Dineshbhai Kanjibhai Baraiya and (5) Bhagwandas Kanaji Thakor Alias Bhagwandas Kanjibhai Baraiya have sold and conveyed the said land of Block/Survey No. 273 total

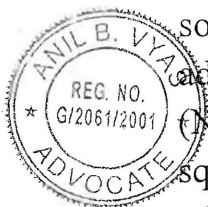


Buyers

admeasuring 14973 Sq.Mtrs. merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which towards eastern side land of Sub Plot No. 1 of Final Plot No. 195 admeasuring 524.86 sq.mtrs. land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the AUDA of Mouje Chiloda (Naroda) to SAANVI INFRA by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 29083 dated 09-09-2021 and said Bharatbhai Ranchhodbhai Patel has joined as Confirming Party to confirm the aforesaid sale deed and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6093 dated 20-09-2021, which was certified by the competent authority on 02-11-2021.

23. Thereafter, the owner of the said land namely the Bharatbhai Ranchhodbhai Patel have sold and conveyed the land of Block/Survey No. 273 total admeasuring 14973 Sq.Mtrs. merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which towards western side land of Sub Plot No. 1 of Final Plot No. 195 admeasuring 4492 sq.mtrs. land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the AUDA of Mouje Chiloda (Naroda) to SAANVI INFRA by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 29082 dated 09-09-2021 and said (1) Prahladji Mohanji (2) Chelusingh Kanaji Thakor Alias Chelusing Kanjibhai Baraiya (3) Rameshbhai Kanaji Thakor Alias Rameshbhai Kanjibhai Baraiya (4) Dineshbhai Kanaji Thakor Alias Dineshbhai Kanjibhai Baraiya and (5) Bhagwandas Kanaji Thakor Alias Bhagwandas Kanjibhai Baraiya Patel has joined as Confirming Party to confirm the aforesaid sale deed and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6094 dated 20-09-2021, which was certified by the competent authority on 02-11-2021.

24. Thereafter, the owners of the said land namely (1) Prahladji Mohanji (2) Chelusingh Kanaji Thakor Alias Chelusing Kanjibhai Baraiya (3) Rameshbhai Kanaji Thakor Alias Rameshbhai Kanjibhai Baraiya (4) Dineshbhai Kanaji Thakor Alias Dineshbhai Kanjibhai Baraiya and (5) Bhagwandas Kanaji Thakor Alias Bhagwandas Kanjibhai Baraiya have sold and conveyed the said land of Block/Survey No. 273 total admeasuring 14973 Sq.Mtrs. merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which land of Sub Plot No. 2 of Final Plot No. 195 admeasuring 3967.14 sq.mtrs. land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the AUDA of Mouje Chiloda (Naroda) to SHREE HARI INFRA, a partnership firm



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by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 29088 dated 09-09-2021 and said Bharatbhai Ranchhodbhai Patel has joined as Confirming Party to confirm the aforesaid sale deed and entry to that effect was mutated in the revenue records vide Mutation Entry No. 6096 dated 23-09-2021, which was certified by the competent authority on 12-11-2021.

25. The No record Certificate for old entry nos. 665,764,896,987,988 and 1450 has been issued by Revenue Talati, Chiloda, Ta. and Dist. Gandhinagar and old entry no.493 is not available in any record (online and manual)
26. That I have given Public Notice inviting claim and/or objection from the public at large as to title of this Property which is published in daily news paper namely "Divyabhaskar" on dated 26.09.2021, however till that date I have not received any claim and/or objection in response thereof about the said property. That I have taken necessary search from the record of the office of Sub Registrar, at Gandhinagar from 1990 to 2021 bearing Receipt No. 2021048063036 vide Application No. 26537 dated 04.10.2021, however I have not found any document registered as to charge or encumbrance over the said Property.

In view of the above mention facts and circumstances my opinion on title is attached herewith separately.

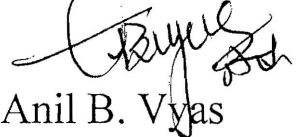
Thanking You

Place :- Ahmedabad

Date :- 14.12.2021



Yours Sincerely


Anil B. Vyas

Advocate

Note of caution and disclaimer:-

This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection

ANIL B. VYAS

ADVOCATE

Residence/Office :-

A/01, Aishwarya Appartment,
Opp.Star Bazar,B/h.Someshawar
Complex -2, Nr. Avi Bunglows,
Satellite, Ahmedabad -380015.
(R) : 079-40329434.

Court :-

City Civil Court,
Ahmedabad.
(M) : 98255 75540.
Enrolment No.
G/2061/2001

TITLE CLEARANCE CERTIFICATE

To, **SHREE HARI INFRA**

A partnership firm,
Having its registered office at C/02, 1st Floor,
Sahjanand Business Park, 200 feet SP Ring Road,
Nikol, Ahmedabad.

Sub : Title Clearance Certificate of an immovable property being non-agriculture land for residential purpose bearing **Block/Survey No. 273** total admeasuring **H.A.Sq.Mtrs. 1-49-73**, Assessment Rs. 11.31 Paisa merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which land of **Sub Plot No. 2** of Final Plot No. 195 **admeasuring 3967.14 sq.mtrs.** land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the Ahmedabad Urban Development Authority (AUDA) situate, lying and being at **Mouje : Chiloda (Naroda)** of Taluka- Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **SHREE HARI INFRA, a partnership firm.**

Dear Sir,

With reference to your instruction in respect of the title to the above referred property, I have cause to be taken necessary search from the office of Sub Registrar, at Gandhinagar from 1990 to 2021 bearing Receipt No. 2021048063036 vide Application No. 26537 dated 04.10.2021 and also perused the copies of the village Form no. 7/12 and copies of the entries of village form no. 6 and other documents submitted to me. My opinion on title is under:-



A handwritten signature in black ink, appearing to read "Anil B. Vyas".

I have given detail Title Investigation Report along with this opinion. From the search and the various papers and documents I have not found any other charge, mortgage or encumbrance upon the above said Property in whatsoever nature.

OPINION ON TITLE

In view of the above facts and circumstances, now I am of the opinion that the property being non-agriculture land for residential purpose bearing Block/Survey No. 273 total admeasuring H.A.Sq.Mtrs. 1-49-73, Assessment Rs. 11.31 Paisa merged into Town Planning Scheme No. 241 (Nana Chiloda) and allotted Final Plot No. 195 total admeasuring 8984 sq.mtrs. out of which land of Sub Plot No. 2 of Final Plot No. 195 admeasuring 3967.14 sq.mtrs. land as per Development Permission approved vide ODPS Application No. ODPS/2021/028029 by the Ahmedabad Urban Development Authority (AUDA) situate, lying and being at Mouje : Chiloda (Naroda) of Taluka- Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar, is without any charge, free from all encumbrances, clear, marketable and free from reasonable doubts.

Subject to:-

1. Verification of Original Title Deeds of the said land.
2. Usual Declaration on title is being made by owner.
3. Fulfillment of conditions laid down in N. A. Order, Plan Pass, Development permission and revisions made thereof.
4. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

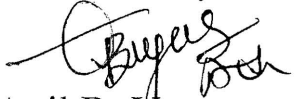
Thanking You

Place :- Ahmedabad

Date :- 14-12-2021



Yours Sincerely


Anil B. Vyas
Advocate