

DATE : 13/09/2019

TO WHOMSOEVER IT MAY CONCERN

Title report with regard to the Non
Agricultural land bearing
Block/Survey No. 4477 (Old
Block/Survey No. 311Part/Part2/23/B)
admeasuring about 00 Hec. 08 Are.
90 Sq.Mtrs. situated within the limits
of Village Pardi, Tal. Pardi, Dist.
Valsad.

Sirs,

MR. RITESH VRUJLAL CHANGANI, residing at : Flat No. 101,
Giriraj Apartment, Satyam Colony, Near Varachha Dada Mandir,
Jamnagar, Gujarat-361005 one of the partners of **EDITION INFRA
PROJECT**, a partnership firm constituted under the provisions of
the Indian Partnership Act, 1932 having its' registered office at :
Qtr. No. RCL-25/251, GIDC, Vapi-396195, Dist. Valsad, Gujarat
has approached me with regard to the title Report of the captioned
property.



FOLLOWING PAPERS HAVE BEEN PRODUCED BEFORE ME.

1. Certified copy of 7x12 of the land bearing Block/Survey No. 4477 situated within the limits of Village Pardi, Tal. Pardi & Dist. Vaslad.
2. Certified copy of 7x12 of the land bearing Block/Survey No. 311Part/Part2/23/B situated within the limits of Village Pardi, Tal. Pardi & Dist. Vaslad.
3. The true copy of the mutation entry No. 1988.
4. The true copy of the mutation entry No. 2350.
5. The true copy of the mutation entry No. 2408.
6. The true copy of the mutation entry No. 2964.
7. The true copy of the mutation entry No. 4883.
8. The true copy of the mutation entry No. 4947.
9. The true copy of the mutation entry No. 5540
10. The true copy of the mutation entry No. 5598.
11. The true copy of the mutation entry No. 5599.
12. The true copy of the mutation entry No. 5600.
13. The true copy of the mutation entry No. 718.
14. The true copy of the mutation entry No. 3218.
15. The true copy of the mutation entry No. 3448.
16. The true copy of the mutation entry No. 3463.
17. The true copy of the mutation entry No. 3567.
18. The true copy of the mutation entry No. 3724.
19. The true copy of the mutation entry No. 4047.



20. The true copy of the mutation entry No. 5106.
21. The true copy of the mutation entry No. 5401.
22. The true copy of the mutation entry No. 5540.
23. The true copy of the mutation entry No. 5599.
24. The true copy of the mutation entry No. 5622.
25. The true copy of the mutation entry No. 11002.
26. The true copy of the mutation entry No. 11801.
27. The true copy of the mutation entry No. 11884.
28. The true copy of the mutation entry No. 12252.
29. The true copy of the mutation entry No. 12919.
30. The true copy of the mutation entry No. 13113.
31. The true copy of the mutation entry No. 13244.
32. The true copy of the mutation entry No. 14171.
33. The true copy of the mutation entry No. 14570.
34. The true copy of the mutation entry No. 15674.
35. The true copy of the mutation entry No. 15708.
36. The true copy of the mutation entry No. 15791.
37. The true copy of the mutation entry No. 15797.
38. The true copy of the mutation entry No. 15838.
39. The true copy of the mutation entry No. 10651.
40. Original Registered sale deed dated 14.12.2004, which is duly registered in Pardi sub registry at Serial No. 4866.



41. The Original Copy of the N.A. Order No. CH/NA/REGI.17/VASHI-711 TO 20/2018 passed by Collector, Valsad.
42. The Original Copy of the Revised N.A. Order No. NA/REGI.VASHI-627/2010 passed by Deputy Collector, Valsad.
43. The Original copy of the registered sale deed dated 13.09.2010, which is duly registered in Pardi sub registry at Serial No. 4426.
44. The Original copy of the registered sale deed dated 11.09.2018, which is duly registered in Pardi sub registry at Serial No. 1814.

On scrutiny of the papers produced before me, I find that the Non Agricultural land bearing Block/Survey No. 4477 admeasuring about 00 Hec. 08 Are. 90 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad was bearing Old Block/Survey No. 311Part/Part2/23/B.

The land bearing Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 08 Are. 90 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad was bearing old Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/24/B

admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/25/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/26/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/27/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs.

The land bearing Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/24/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/25/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/26/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and Block/Survey No. 311Part/Part2/27/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. ALL situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad were the part of the old land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312.

HISTORY WITH REGARD TO THE LAND BEARING
BLOCK/SURVEY NO. 311+312 SITUATED WITHIN THE LIMITS
OF VILLAGE PARDI, TAL. PARDI, DIST. VALSAD.

The land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad were standing in the name of Mr. Jamalbhai Hussainbhai.

Mr. Jamalbhai Hussainbhai expired on 20.07.1946 and after his demise his heirs namely Mr. Usmanbhai Jamalbhai and Mr. Mahmadbhai Jamalbhai and Mr. Daudbhai Jamalbhai had been entered in the revenue record of the land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 1988 on 15.09.1946, which is duly certified by the competent revenue authority.

Thereafter, the land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad declared as Fragmented lands under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947. This fact is recorded in the mutation entry No. 2350 on 07/12/1951, which is duly certified by the competent revenue authority.

Thereafter, Mr. Usmanbhai Jamalbhai had obtained the loan facility of Rs. 825/- in words rupees eight hundred twenty five only on the land



bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 2408 on 09/02/1953, which is duly certified by the competent revenue authority.

Thereafter, Mr. Usmanbhai Jamalbhai had repaid the loan facility of Rs. 825/- in words rupees eight hundred twenty five only obtained on the land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 2964 on 09/06/1956, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. LND.SO.III.S.R.VASHI.2453 dated 26.08.1967 passed by Mamlatdar, the land bearing Block/Survey No. 311 and the land bearing Block/Survey No. 312 both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad had been consolidated and given Block/Survey No. 311+312 admeasuring about 10 Acre. 30 Gunthas + 04 Gunthas = 10 Acre. 34 Gunthas. This fact is recorded in the mutation entry No. 4883 on 13/10/1967, which is duly certified by the competent revenue authority.



Thereafter, Mr. Dhirubhai alias Jivanbhai Nichhabhai had purchased the land admeasuring about 05 Acre. 32 Gunthas of the land bearing Block/Survey No. 311+312 admeasuring about 10 Acre. 30 Gunthas + 04 Gunthas = 10 Acre. 34 Gunthas. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 22.12.1967 from Mr. Usmanbhai Jamalbhai and Mr. Mahmadbhai Jamalbhai and Mr. Daudbhai Jamalbhai. This fact is recorded in the mutation entry No. 4947 on 29/04/1968, which is duly certified by the competent revenue authority.

Thereafter, Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik had obtained the loan facility of Rs. 30,000/- in words rupees thirty thousand only from Sardar Bhiladwala Pardi People's Co-Operative Bank on the land admeasuring about 05 Acre. 32 Gunthas of the land bearing Block/Survey No. 311+312 admeasuring about 10 Acre. 30 Gunthas + 04 Gunthas = 10 Acre. 34 Gunthas. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 5540 on 27.12.1971, which is duly certified by the competent revenue authority.

Mr. Dhirubhai alias Jivanbhai Nichhabhai had purchased the land admeasuring about 06 Acre. 03 Gunthas of the land bearing Block/Survey No. 311+312 admeasuring about 10 Acre. 30 Gunthas + 04 Gunthas = 10 Acre. 34 Gunthas. situated within the limits of

Village Pardi, Tal. Pardi, Dist. Valsad by the registered sale – deed dated 22.12.1967, but due to typographical mistake in the said Deed i.e. to say that, the area of the land sold was mentioned wrongly typed as “05 Acre. 32 Gunthas” instead of “06 Acre. 03 Gunthas”, therefore, registered rectification deed had been executed by and between the parties. This fact is recorded in the mutation entry No. 5598 on 01.06.1972, which is duly certified by the competent revenue authority.

Thereafter, the loan facility of Rs. 30,000/- in words rupees thirty thousand only obtained from Sardar Bhiladwala Pardi People's Co-Operative Bank on the land admeasuring about 05 Acre. 32 Gunthas of the land bearing Block/Survey No. 311+312 admeasuring about 10 Acre. 30 Gunthas + 04 Gunthas = 10 Acre. 34 Gunthas. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad from Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik had been repaid and the charge of the bank had been deleted. This fact is recorded in the mutation entry No. 5599 on 12.07.1972, which is duly certified by the competent revenue authority.

Thereafter, Tahemina Firoj Mehta and Beramsha Sorabji Pardiwala and Jivantika Madhukant Thakor daughter of Keshavlal Parekh had purchased the land bearing Block/Survey No. 311+312Part admeasuring about 06 Acre. 03 Gunthas situated within the limits

of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 12.07.1972 from Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik. This fact is recorded in the mutation entry No. 5600 on 12.07.1972, which is duly certified by the competent revenue authority.

**HISTORY WITH REGARD TO THE LAND BEARING
BLOCK/SURVEY NO. 399PART SITUATED WITHIN THE LIMITS
OF VILLAGE PARDI, TAL. PARDI, DIST. VALSAD.**

The land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad were standing in the name of Mr. Gopaldash Lallubhai along with the other lands.

Mr. Gopaldas Lallubhai expired intestate and after his demise his heirs namely Mr. Naranbhai Gopalbhai had been entered in the revenue record of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands. This fact is recorded in the mutation entry No. 718 on 20.05.1932, which is duly certified by the competent revenue authority.



Thereafter, the loan facility of Rs. 2,617.57/- in words rupees two thousand six hundred seventeen and seventy five paisa only obtained on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands from Sardar Bhiladwala Pardi People's Co-Operative Bank had been repaid. This fact is recorded in the mutation entry No. 3218 on 24.11.1958, which is duly certified by the competent revenue authority.

Thereafter, Mr. Naranbhai Gopalbhai had obtained the loan facility of Rs. 1,000/- in words rupees one thousand only on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands from Sardar Bhiladwala Pardi People's Co-Operative Bank. This fact is recorded in the mutation entry No. 3448 on 16.12.1960, which is duly certified by the competent revenue authority.

Mr. Raviyabhai Saradhbhai was the tenant of the land admeasuring about 20 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands. Mr. Raviyabhai Saradhbhai expired on 02.02.1961 and after his demise the names of Gangaben widow of Raviyabhai

Saradhbhai and Naginbhai Raviyabhai and Mr. Chimanbhai Raviyabhai and Mr. Gamanbhai Raviyabhai and Minor Savitaben Raviyabhai through her guardian Gangaben widow of Raviyabhai Saradhbhai had been entered in the revenue record of the land admeasuring about 20 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands. This fact is recorded in the mutation entry No. 3463 on 01.03.1961, which is duly certified by the competent revenue authority.

Thereafter, Mr. Naranbhai Gopalbhai had repaid the loan facility of Rs. 1,024/- in words rupees one thousand twenty four only obtained on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands from Sardar Bhiladwala Pardi People's Co-Operative Bank. This fact is recorded in the mutation entry No. 3567 on 20.10.1961, which is duly certified by the competent revenue authority.

Thereafter, Mr. Naranbhai Gopalbhai had obtained the loan facility of Rs. 1,000/- in words rupees one thousand only on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist.

Valsad along with the other lands from Sardar Bhiladwala Pardi People's Co-Operative Bank. This fact is recorded in the mutation entry No. 3724 on 15.05.1962, which is duly certified by the competent revenue authority.

Thereafter, the proceedings between the land owner Mr. Narandas Gopaldas and tenant Gangaben widow of Raviyabhai Saradbhai with regard the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the other lands initiated and by virtue of the Order No. 149 dated 31.05.1963 passed by Krushipunch Mamlatdar-2, Pardi, Mr. Narandas Gopaldas became the owner of the land bearing 20 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad and tenant Gangaben widow of Raviyabhai Saradh and others became the owner of the land bearing 20 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 4047 on 25.12.1963, which is duly certified by the competent revenue authority.



By virtue of the mutation entry No. 4047 posted on the revenue record of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad, the names of Gangaben widow of Raviyabhai Saradhbhai and others had been entered as owner of the land admeasuring about 20 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad as the tenant and after that, by virtue of the Order passed by Krushipunch Mamlatdar, the consideration amount of Rs. 366/- on words rupees three hundred sixty six only had been paid by tenant Gangaben widow of Raviyabhai Sarodhbhai and the name of tenant Gangaben widow of Raviyabhai Sarodhbhai had been entered as owner. This fact is recorded in the mutation entry No. 5106 on 20.02.1969, which is duly certified by the competent revenue authority.

Thereafter, Mr. Dhirubhai alias Jivanji Nichhabhai had purchased the remaining land admeasuring about 01 Acre. 06 Gunthas of the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 14.04.1969 from Mr. Narandas Govanji. This fact is recorded in the mutation



entry No. 5401 on 25.09.1972, which is duly certified by the competent revenue authority.

Thereafter, Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik had obtained the loan facility of Rs. 30,000/- in words rupees thirty thousand only from Sardar Bhiladwala Pardi People's Co-Operative Bank on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 5540 on 27.12.1971, which is duly certified by the competent revenue authority.

Thereafter, the loan facility of Rs. 30,000/- in words rupees thirty thousand only obtained from Sardar Bhiladwala Pardi People's Co-Operative Bank on the land bearing Block/Survey No. 339Part admeasuring about 02 Acre. 11 Gunthas situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad had been repaid by Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik and the charge of the bank had been deleted. This fact is recorded in the mutation entry No. 5599 on 12.07.1972, which is duly certified by the competent revenue authority.

Thereafter, Tahemina Firoj Mehta and Beramsha Sorabji Pardiwala and Jivantika Madhukant Thakor daughter of Keshavlal Parekh had



purchased the land bearing Block/Survey No. 399Part admeasuring about 00 Hec. 56 Are. 66 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 30.08.1972 from Mr. Dhirubhai alias Jivanbhai Nichhabhai Naik. This fact is recorded in the mutation entry No. 5622 on 25.09.1972, which is duly certified by the competent revenue authority.

Thereafter, the names of Dara Firoj Mehta and Kuma Firoj Mehta had been entered in the revenue record of the land bearing Block/Survey No. 311+312Part admeasuring about 02 Hec. 45 Are. 85 Sq.Mtrs. and the land bearing Block/Survey No. 399Part admeasuring about 00 Hec. 56 Are. 66 Sq.Mtrs. both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad along with the names of Tahemina Firoz Mehta and Beramksha Sorabji Pardiwala and Jivantika Madhukant Thakor daughter of Keshavlal Parekh. This fact is recorded in the mutation entry No. 11002 on 09.07.1999, which is duly certified by the competent revenue authority.

Thereafter, Firoja Kavasji Bacha wife of Mr. Dayashanker Bhagwati Patwani had purchased the land bearing Block/Survey No. 311+312Part admeasuring about 02 Hec. 45 Are. 85 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by



a registered sale deed dated 14.12.2004, which is duly registered in Pardi sub registry at Serial No. 4866 from Tahemina Firoz Mehta and Beramksha Sorabji Pardiwala and Jivantika Madhukant Thakor daughter of Keshavlal Parekh and Dara Firoj Mehta and Kuma Firoj Mehta. This fact is recorded in the mutation entry No. 11801 on 24.12.2004, which is duly certified by the competent revenue authority.

By virtue of the Order No. LND/VASHI.2743/REGI.28/05 dated 18.06.2005 passed by Mamlatdar the land bearing Block/Survey No. 311+312Part2 admeasuring about 02 Hec. 45 Are. 85 Sq.Mtrs. and the land bearing Block/Survey No. 399/Part2 admeasuring about 00 Hec. 56 Are. 66 Sq.Mtrs. both situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad had been consolidated and given Block/Survey No. 311+312/Part2 admeasuring about 02 Hec. 45 Are. 85 Sq.Mtrs. This fact is recorded in the mutation entry No. 11884 on 10.06.2005, which is duly certified by the competent revenue authority.

Here it is made clear that, in the revenue record the mutation entry No. 11884 dated 10.08.2005 had been posted and in said mutation entry after consolidation the area was mentioned wrongly therefore, the mutation entry No. 12252 dated 12.07.2007 had been posted in the revenue record of the said land with regard to

the said consolidation order and the area of the land bearing Block/Survey No. 311+312Part rectified to admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs.

Thereafter, by virtue of the Order No. CH/NA/REGI.17/VASHI-711 TO 20/2018 passed by Collector, Valsad the land bearing Block/Survey No. 311Part admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad converted into Residential N.A. use. This fact is recorded in the mutation entry No. 12919 on 06.01.2019, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. NA/REGI.VASHI-627/2010 passed by Deputy Collector, Valsad with regard to the land bearing Block/Survey No. 311Part admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad revised Non Agricultural use permission has been granted. This fact is recorded in the mutation entry No. 13113 on 13.07.2019, which is duly certified by the competent revenue authority.

Thereafter, P.V. Co-Operation, a partnership firm through it's partner Mrs. Parulben Rajeshbhai Shah and Mr. Vitthalbhai Savjibhai Koradia have purchased the N.A Plot No. 61

admeasuring about 02 Hec. 90 Are. 65 Sq.Mtrs. out of the land bearing Block/Survey No. 311Part admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 13.09.2010, which is duly registered in Pardi sub registry at Serial No. 4426 from Firoza Kavasji Bacha wife of Dayashanker Bhagwati Patwani. This fact is recorded in the mutation entry No. 13244 on 09.10.2010, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Kami Jasti Patrak Letter No. K.J.P.S.R.41/12-13, dated 03.06.2013 passed by Inspector Land Records the different the N.A. land bearing Block/Survey No. 311Part admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad has been divided into Several Plots, i.e. say that, the land admeasuring about 02 Hec. 86 Are. 27 Sq.Mtrs. and the N.A. Plot No. 25 admeasuring about 270.10 Sq.Mtrs. and the N.A. Plot No. 26 admeasuring about 241.86 Sq.Mtrs. and the N.A. Plot No. 27 admeasuring about 300.34 Sq.Mtrs. and the N.A. Plot No. 28 admeasuring about 300.34 Sq.Mtrs. and the N.A. Plot No. 29 admeasuring about 241.86 Sq.Mtrs. and the N.A. Plot No. 30 admeasuring about 270.10 Sq.Mtrs. This fact is recorded in the

mutation entry No. 14171 on 11.07.2013, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. K.J.P.S.R.41/12-13, dated 03.06.2013 and Rectification Sheet No. 179 passed by Inspector Land Records the different Plots of the N.A. land bearing Block/Survey No. 311Part admeasuring about 03 Hec. 02 Are. 51 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad has been given different Block/Survey numbers. This fact is recorded in the mutation entry No. 14570 on 06.08.2014, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. LND/REGI.-2/VASHI-1104/2018 passed by Mamlatdar, the land bearing Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and the land bearing Block/Survey No. 311Part/Part2/24/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and the land bearing Block/Survey No. 311Part/Part2/25/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. the land bearing Block/Survey No. 311Part/Part2/26/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. the land bearing Block/Survey No. 311Part/Part2/27/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. ALL situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad have been consolidated and given



Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 08 Are. 09 Sq.Mtrs. This fact is recorded in the mutation entry No. 15674 on 01.06.2018, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. JAMAN/RE-SURVEY/PARDI/REGI.53/18/VASHI.1347-52/2018 passed by Deputy Collector, Pardi, the promulgation has been carried out and by virtue of the said promulgation the land bearing Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 08 Are. 09 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad has been given Block/Survey No. 4477 admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. This fact is recorded in the mutation entry No. 15708 on 14.09.2018, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. TDR.-23/2017-18 dated 13.12.2018 and Order No. K.J.P.S.R.61/2018-19, Rectification Sheet No. 01 dated 18.12.2018, the area of the new Block/Survey 4477 situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad has been rectified and recorded as "00 Hec. 08 Are. 09 Sq.Mtrs." instead of "00 Hec. 01 Are. 78 Sq.Mtrs. This fact is recorded in the mutation entry No. 15791 on 20.12.2018, which is duly certified by the competent revenue authority.



The land bearing Block/Survey 4477 (Old Block/Survey No. 311Part/Part2/23/B) admeasuring about 00 Hec. 08 Are. 09 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad covered under the city limits of Pardi Nagarpalika.

Thereafter, **EDITION INFRA PROJECT**, a partnership firm constituted under the provisions of the Indian Partnership Firm has purchased land bearing Block/Survey 4477 (Old Block/Survey No. 311Part/Part2/23/B) admeasuring about 00 Hec. 08 Are. 09 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad by a registered sale deed dated 11.09.2018, which is duly registered in Pardi sub registry at Serial No. 1814 from P.V. Co-Operation, a partnership firm through it's partner Mrs. Parulben Rajeshbhai Shah and Mr. Vitthalbhai Savjibhai Koradia. This fact is recorded in the mutation entry No. 15797 on 26.12.2018, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. K.J.P.S.R.92/2018-19 dated 01.02.2019 and Rectification Sheet No. 06 passed by District Land Records Officer, Valsad, the consolidation Order No. LND/REGI.2/VASHI.1104/2018 dated 01.09.2019 with regard to the land bearing Block/Survey No. 311Part/Part2/23/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. and the land bearing Block/Survey No. 311Part/Part2/24/B admeasuring about

00 Hec. 01 Are. 78 Sq.Mtrs. and the land bearing Block/Survey No. 311Part/Part2/25/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. the land bearing Block/Survey No. 311Part/Part2/26/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. the land bearing Block/Survey No. 311Part/Part2/27/B admeasuring about 00 Hec. 01 Are. 78 Sq.Mtrs. ALL situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad has been rectified. This fact is recorded in the mutation entry No. 15838 on 06.02.2019, which is duly certified by the competent revenue authority.

Thereafter, Mr. Avinash Virendra Patel has been inducted as a new partner in the Partnership Firm namely "EDITION INFRA PROJECT" and his name has been entered in the revenue record of the Non Agricultural land bearing Block/Survey No. 4477 (Old Block/Survey No. 311Part/Part2/23/B) admeasuring about 00 Hec. 08 Are. 90 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad. This fact is recorded in the mutation entry No. 10651 on 06.08.2019, which is duly yet to be certified.

Thus, EDITION INFRA PROJECT, a partnership firm constituted under the provisions of the Indian Partnership Firm became the sole owner and the holder of the Non Agricultural land bearing Block/Survey No. 4477 (Old Block/Survey No. 311Part/Part2/23/B) admeasuring about 00 Hec. 08 Are. 90 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad.

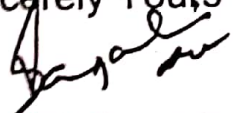
Pardi Nagarpalika has issued the Construction Permission No. PRA.GA./24-04-2019/1153703/01/000054 dated 24.04.2019 with regard to the Non Agricultural land bearing Block/Survey No. 4477 (Old Block/Survey No. 311Part/Part2/23/B) admeasuring about 00 Hec. 08 Are. 90 Sq.Mtrs. situated within the limits of Village Pardi, Tal. Pardi, Dist. Valsad.

I have taken the search of the captioned property in the Sub-Registry Pardi from the year 1990 uptill now and Sub registrar Pardi also issued the Nill Encumbrance Certificate dated 13.09.2019 and I find that, the captioned property is free from any encumbrances i.e. say that, **EDITION INFRA PROJECT**, a partnership firm constituted under the provisions of the Indian Partnership Firm holds good, clear and marketable title of the captioned property.

Hope the matter is clear.

Thanking you,

Sincerely Yours'



Vipul S. Kapadia

Advocate