



ADVOCATES & NOTARY

Earth Associates

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Ref No.TC/05/2022

To,

Ved Infra,

Mouje-Vastral, Tal-Vatva,

Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land for multipurpose uses admeasuring 5339 sq. mts. forming part of land bearing Final Plot No.74/2 of Town Planning Scheme No.117 allotted in lieu of land of Survey No.108 admeasuring 17098 sq. mts. paiki 13066 sq. mts. of Mouje-Vastral, Taluka- Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Ved Infra, a partnership firm.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Divya Bhaskar" on 21st day of December' 2021 and correction notice on 23rd December'2021 inviting claims, if any, in upon or to the property above referred to. I haven't received





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any claim till date in response thereto. Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of an immovable property being Non Agriculture land for multipurpose uses admeasuring 5339 sq. mts. forming part of land bearing Final Plot No.74/2 of Town Planning Scheme No.117 allotted in lieu of land of Survey No.108 admeasuring 17098 sq.mts. paiki 13066 sq. mts. of Mouje-Vastral, Taluka- Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad.

DATED THIS 7th day of May' 2022 at Ahmedabad.



S. D. Mishra
Advocate & Notary



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Ref No.TC/05/2022

To,
Ved Infra,
Mouje-Vastral, Tal-Vatva,
Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non Agriculture land for multipurpose uses admeasuring 5339 sq. mts. forming part of land bearing Final Plot No.74/2 of Town Planning Scheme No.117 allotted in lieu of land of Survey No.108 admeasuring 17098 sq. mts. paiki 13066 sq. mts. of Mouje-Vastral, Taluka- Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Ved Infra, a partnership firm..

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.



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1. That the property is in question i.e. Non agriculture land situated at mouje- Vastral, Taluka-Vatva in the Registration District and Sub District of Ahmedabad, bearing revenue Survey No.108 admeasuring 4 Acre 9 Guntha prior to 1955 belongs to Mahendrarai Bhalchandra.
2. That the data for mutation entry no.143 and 358 were not available with the Mamlatdar Dashkroi, office as per issued certificate dated 09/12/2010.
3. That the land owner of said land Mahendrarai Bhalchandra sold the said land to Joraji Jasaji in Rs.3979/- in installments therefore the charge of owner was entered in the second column of said land and the name of Mahendrarai Bhalchandra entered as occupier of said land. Ref. mutation entry no.763 dated 21/10/1966.
4. Thereafter the owner of the said land Joraji Jasaji died intestate many years ago leaving behind him his legal heir namely 1. Shanaji Joraji, 2.Shantaben Joraji, 3. Jadiben Joraji, 4. Ramaji Babaji Joraji, 5. Kantaben Babaji Joraji, 6.Takhuben Babaji Joraji and 7. Hiraben widow of Babaji Joraji. Accordingly said legal heir became the owner of the said land. Ref. mutation entry no.1690 dated 26/09/1979.
5. Thereafter the Tenant of the said land Joraji Jasaji has repaid the sale amount of Rs.3979.27 and subsequently form no.9 with certificate no.24 was issued in favour to him. Ref. mutation entry no.16091692
6. Thereafter the co-owner of said land Shanaji Joraji had availed loan over the said land from Jay Khodiyar Vastral Seva Sahkari mandali ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.2529 dated 24/07/1997.





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7. Thereafter the co-owner of said land Shanaji Joraji had availed further loan over the said land from Jay Khodiyar Vastral Seva Sahkari mandali ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.3050 dated 20/06/2002.
8. Thereafter the co-owner of the said land Hiraben widow of Babaji Joraji died intestate and the other co-owner namely 1.Shantaben Joraji, 2. Jadiben Joraji, 3. Kantaben Babaji and 4.Takhuben Babaji released, relinquished and waived all their undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji. Accordingly the names of deceased and right releaser were deleted from the revenue record of said land. Ref. mutation entry no.4074 dated 26/09/2006. Said entry was cancelled by the circle officer due to mismatch of submitted pedigree.
9. Thereafter further mutation entry entered in the revenue record of said land stating that the co-owner of the said land Hiraben widow of Babaji Joraji died intestate and the other co-owner namely 1.Shantaben Joraji, 2. Jadiben Joraji, 3. Kantaben Babaji and 4.Takhuben Babaji released, relinquished and waived all their undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji. Accordingly the names of deceased and right releaser were deleted from the revenue record of said land. Accordingly said legal heir became the owner of the said land. Ref. mutation entry no.4189 dated 06/01/2007.
10. Thereafter by virtue of order passed by the Hon. Mamlatdar Dashkroi dated NIL bearing no.RTS/Record Promulgation / /08 stating that as per the direction of Government the promulgation process of computerized record have been done and hand written revenue record were verified with the computerized revenue record

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of village form no. 7/12 and 6 and rectified the mistake accordingly. In said land it was mentioned to delete the name of Hiraben Babaji Joraji. Ref. Mutation Entry No.4984 dated 03/02/2009.

11. Thereafter the owner of the said land had repaid the loan availed over the said land from Jay Khodiyar Vastral Seva Sahkari mandali ltd.. Accordingly said mandali has issued no-due letter and released said land from its charge. Ref. mutation entry no.5795 dated 23/02/201.
12. Thereafter through notification dated 17/03/2012 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad (East) and Ahmedabad (West) apart from Vastral village included under the Ahmedabad (East) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.6540 dated 03/05/2012.
13. Thereafter vide order of Hon District Collector, Ahmedabad dated 17/04/2017 bearing no.ACB/TNC-5/Premium/Vastral/SR-354/2014 said restricted tenure land was converted into old tenure for agriculture uses under the provision of Tenancy Act subject to payment of premium while non-agriculture uses and other terms and condition contained therein. Ref. mutation entry no.8706 dated 03/06/2017.
14. Thereafter vide order of Hon District Collector, Ahmedabad dated 17/04/2017 bearing no.ACB/TNC-5/Premium/Vastral/SR-354/2014 said restricted tenure land of Survey No.108 admeasuring 4032 sq. mts. was converted into old tenure for agriculture uses on payment of Rs.25,20,000/- as premium under the provision of Tenancy Act subject to payment of premium while non-agriculture uses and other





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terms and condition contained therein. Ref. mutation entry no.8745 dated 29/05/2017.

15. Thereafter vide order of Hon District Collector, Ahmedabad dated 17/04/2017 bearing no.ACB/TNC-5/Premium/Vastral/SR-354/2014 said restricted tenure land of Survey No.108 Town Planning No.117 F.P.No.74 admeasuring 7840 sq. mts. was converted into old tenure for agriculture uses on payment of Rs.2,58,72,000/- as premium under the provision of Tenancy Act subject to payment of premium while non-agriculture uses and other terms and condition contained therein. Ref. mutation entry no.10012 dated 17/10/2019.
16. Thereafter the said land of Survey no.108 admeasuring 17098 sq. mts. paiki admeasuring 5827 Sq.Mts has been granted permission for Non-Agricultural Uses by way of the order passed by the Hon'ble Dist Collector, Ahmedabad, on 03/02/2020 vide order bearing No.246/07/16/027/2020 as per the terms and condition contained therein. Ref. mutation entry no.10151 dated 03/02/2020.
17. Thereafter the owner of the said land Ramaji Babaji and Shanaji Joraji sold, conveyed and transferred said land of survey no.108 admeasuring 17098 paiki 4032 sq.mts. land to 1.Bharatbhai Naranbhai Patel (50% share), 2.Mukesh Ramchandra Patel (31.25% share) and 3.Sanjay Ramchandra Patel (18.75% share) by way of saledeed dated 30/07/2020 registered before the sub registrar office at Ahmedabad-13 (City) under sr.no.558 dated 17/03/2021. Ref. mutation entry no.10868 dated 31/07/2021.

While investigation of search from sub registry record it was found that earlier the owner of the said land Shanaji Joraji by self and as a karta and manager of his HUF and Ramaji Babaji by self and as a karta and manager of his HUF agreed to sale said land of survey no.108 admeasuring 17098 sq.mts. land to 1.Bharatbhai Naranbhai



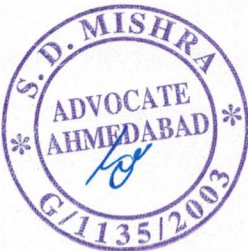


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Patel (50% share), 2.Mukesh Ramchandra Patel (25% share) and 3.Sanjay Ramchandra Patel (25% share) by way of agreement for sale dated 24/10/2011 registered before the sub registrar office at Ahmedabad-13 (City) under sr.no.1603 dated 10/07/2013.

18. Thereafter the owner of the said land Ramaji Babaji and Shanaji Joraji sold, conveyed and transferred said multipurpose uses non agriculture land admeasuring 7840 sq. mts. forming part of survey no.108 admeasuring 17098 paiki 13066 sq.mts. of Town Planning Scheme No.117 F.P. No.74 admeasuring to 1.Bharatbhai Naranbhai Patel (50% share), 2.Mukesh Ramchandra Patel (31.25% share) and 3.Sanjay Ramchandra Patel (18.75% share) by way of saledeed dated 27/07/2021 registered before the sub registrar office at Ahmedabad-12 (Nikol) under sr.no.16678. Ref. mutation entry no.10869 dated 31/07/2021.
19. While investigation of search from sub registry record it was found that (1) Lilaben Cheharji D/o.Shantaben Joraji released, relinquished and waived all her undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 27/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1489 dated 28/06/2013. Similarly (2) Jadiben Bhudarji D/o. Joraji Jasaji released, relinquished and waived all her undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 27/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1490 dated 28/06/2013. (3) Takhuben D/o. Babaji Joraji wife of Laxmanji released, relinquished and waived all her undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed





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dated 27/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1491 dated 28/06/2013. (4) Kantaben D/o. Babaji Joraji wife of Pratapji released, relinquished and waived all her undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 27/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1492 dated 28/06/2013. (5) Babubhai Budhaji Son of Shantaben Joraji released, relinquished and waived all his undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 28/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1512 dated 28/06/2013. (6) Rajubhai Budhaji Son of Shantaben Joraji released, relinquished and waived all his undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 28/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1513 dated 28/06/2013. (7) bhulaji Budhaji Son of Shantaben Joraji released, relinquished and waived all his undivided right title and interest pertain to said land in favour of Ramaji Babaji and Shanaji Joraji by way of registered release deed dated 28/06/2013 registered before the Sub-Registrar office at Ahmedabad-13 (City) under sr.no.1514 dated 28/06/2013.

20. Thereafter the owner of the said land 1. Bharatbhai Naranbhai Patel (50% share), 2. Mukesh Ramchandra Patel (31.25% share) and 3. Sanjay Ramchandra Patel (18.75% share) sold, conveyed and transferred said multipurpose uses non agriculture land admeasuring 2501 sq. mts. of Final Plot No.45/1 forming part of land bearing Survey No.108 admeasuring 17098 paiki 13066

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sq.mts. of Town Planning Scheme No.117 F.P. No.74/1 and 74/2 admeasuring 7840 sq. mts. to Nilkant Infra, a partnership firm by way of saledeed dated 26/04/2022 registered before the sub registrar office at Ahmedabad-12 (Nikol) under sr.no.10374. Ref. mutation entry no.11441 dated 27/04/2022. Said entry is pending for certification.

21. Thereafter the owner of the said land 1. Bharatbhai Naranbhai Patel (50% share), 2. Mukesh Ramchandra Patel (31.25% share) and 3. Sanjay Ramchandra Patel (18.75% share) sold, conveyed and transferred said multipurpose uses non agriculture land admeasuring 5339 sq. mts. of Final Plot No.45/2 forming part of land bearing Survey No.108 admeasuring 17098 paiki 13066 sq.mts. of Town Planning Scheme No.117 F.P. No.74/1 admeasuring 2501 sq. mts. and 74/2 admeasuring 5339 sq. mts. to Ved Infra, a partnership firm representing through its partner 1. Manojkumar Ramniklal Lakhani and Avyesh Himmatbhai Borad by way of saledeed dated 26/04/2022 registered before the sub registrar office at Ahmedabad-12 (Nikol) under sr.no.10371. Ref. mutation entry no.11446 dated 28/04/2022. Said entry is pending for certification.

22. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Divya Bhaskar" Ahmedabad on 21st day of December' 2021 and correction notice on 23rd December'2021, inviting claims, if any, in upon or to the property above referred to. In response thereto I have received one objection:

23. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to





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determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

24. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1986 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.

25. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby Certify that, the said Non Agriculture land for multipurpose uses admeasuring 5339 sq. mts. forming part of land bearing Final Plot No.74/2 of Town Planning Scheme No.117 allotted in lieu of land of Survey No.108 admeasuring 17098 sq. mts. paiki 13066 sq. mts. of Mouje-Vastral, as on date solely belongs to Ved Infra, a partnership firm and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Ved Infra, a partnership firm is the owner of the said land and except said firm no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or





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encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 7th day of May' 2022 at Ahmedabad.



S. D. Mishra
Advocate & Notary