TITLE REPORT

MOUJE : VASTRAL

City Survey No. : NA96/3/P2

T.P. Scheme No. 117, F. P. No. 65/3

DINESH B. PATEL
ADVOCATE

Office : **404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle, off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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TITLE REPORT

To,

SHREEDHAR INFRA,

A Partnership Firm

Having Office at : 19, Nakshatra Bunglows,

M. G. Road, Nikol, Ahmedabad - 382350.

SUBJECT : **IN THE MATTER OF INVESTIGATION OF TITLE** to the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

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As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol) and (IV) Ahmedabad-13 (City Taluka Kheti) with the available records in respect of all that the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) (Herein after referred as said land) is belonging to the **SHREEDHAR INFRA, A Partnership Firm** and my opinion on Title Report as under:

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As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 15th September, 2022, declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol), (IV) Ahmedabad-13 (City Taluka Kheti) and (V) Ahmedabad-14 (Dascroi). I have gone into the roots of title commencing for the

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last more than 30 years from now viz. 1990 to 17.09.2022 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

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TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or around the year 1987-88, the Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 96 land admeasuring Acre 12-04 Guntha i.e. 48967 square meter was originally belonged to Chunilal Somnath, Galabji Bhalaji, Madhaji Bhalaji, Valaji Bhalaji, Magaji Wd/o. Manga Bhala and Danaji Dahyaji and also name of Legal heirs of Dhabaji Lilaji i.e. (1) Shanaji Dhabaji, (2) Shakraji Dhabaji, (3) Javanji Dhabaji, (4) Kaliben Dhabaji, and (5) Kamuben Dhabaji was continue as a General Tenant in the second rights of the revenue records of the said land.

2. Thereafter, Danaji Dahyaji was died on 14.06.1985 intestate and his undivided share in the said land bearing Revenue Survey/Block No. 96 Paiki came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was

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governed by namely (1) Jesingji Danaji, (2) Amarsang Udesing, (3) Ramsang Udesing, (4) Laxmanji Udesing, (5) Kesiben Udesing, (6) Kapurben Udesing, and (7) Ichchhaben Wd/o. Udesing Danaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2358 dated 01.08.1995 and the said entry was duly confirmed by the concerned authority.

3. Thereafter, (1) Kesarben D/o. Udesing Dahyaji and (2) Kapurben D/o. Udesing Dahyaji have released their rights, interest, possession from their undivided share in the said land bearing Revenue Survey/Block No. 96 Paiki in favor of their Brothers and Mother and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2359 dated 01.08.1995 and the said entry was duly confirmed by the concerned authority.

4. Thereafter, Galabji Bhalaji was died on 02.04.1991 intestate and his undivided share in the said land bearing Revenue Survey/Block No. 96 Paiki came to be

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owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Vajesang Galabji, (2) Popatji Galabji and (3) Shobhaben Galabji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2411 dated 30.05.1996 and the said entry was duly confirmed by the concerned authority.

5. Thereafter, as per the order of the Mamlatdar and Krushipanch, Dascroi, vide Ganot case no. 153 dated 16.12.1965, Dhabaji Lilaji was paid the Purchase amount of Rs. 1510/- to the land owners of the said land bearing Revenue Survey/Block No. 96 and also Purchase Certificate i.e. Namuna No. 9 was issued by the concerned authority and as per the Namuna No. 9, Dhabaji Lilaji name was entered as a owner and occupier of the said land bearing Revenue Survey/Block no. 96 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 2518 dated 01.05.1997 and the said entry was duly confirmed by the concerned authority.

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6. Thereafter, Mangajiben Wd/o. Manga Bhulaji was died on or around 17 years ago intestate and also Shankaji Mangaji Bhulaji was died on or around 10 years ago intestate and the said land bearing Revenue Survey/Block No. 96 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Babarji Mangaji, (2) Lasiben Wd/o. Shankaji Mangaji, (3) Lilaben Shankaji, (4) Somaji Shankaji, (5) Jagabhai Shankaji, (6) Navghanbhai Shankaji and (7) Dalpatbhai Shankaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 4841 dated 18.08.2008 and the said entry was duly cancelled by the concerned authority dated 26.11.2008 with remarks that the Notice of 135-D was not received by the all parties.

7. Thereafter, as per the order of the District Inspector of Land Records (DILR), Ahmedabad, vide its Puravani Patrak No. 64 dated 10.10.2008, the said land bearing Revenue Survey/Block No. 96 land admeasuring 48967

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square meters was divided into Three Parts accordingly (A) Revenue Survey/Block No. 96/1 land admeasuring 9712 square meters was came to be owned and possessed by the Chunilal Somnath, (B) Revenue Survey/Block No. 96/2 land admeasuring 29543 square meters was came to be owned and possessed by (1) Shanaji Dhabaji, (2) Shakraji Dhabaji, (3) Javanji Dhabaji, (4) Kaliben Dhabaji and (5) Kamuben Dhabaji and (C) Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters was came to be owned and possessed by (1) Madhaji Bhalaji, (2) Valaji Bhalaji, (3) Manga Wd/o. Bhula Mangaji, (4) Jesangji Danaji, (5) Amarsang Udesing, (6) Ramsang Udesing, (7) Laxmanji Udesing and (8) Ichchhaben Wd/o. Udesing Danasang and also entered the New Pania in the revenue records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 4931 dated 03.11.2008 and the said entry was duly confirmed by the concerned authority dated 30.01.2009.

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8. Thereafter, rectification and errors was occurred at the time of computerization and the computerized village form no. 7 and 12 was rectified as per the order of the Mamlatdar, Dascroi, vide its order No. R.T.S. / RECORD PROMULGATION / / 08 and the Mamlatdar, Dascroi was ordered to entered the name of Galabji Bhalaji and Danaji Dahyaji in the column of the occupier and also ordered to correct the area land measuring Acre 02-16 Guntha in the revenue records of the said land bearing Revenue Survey/Block No. 96 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 4984 dated 03.02.2009 and the said entry was duly confirmed by the concerned authority dated 06.05.2009.

9. Thereafter, Madhaji Bhalaji was died on or around 33 years ago intestate and his undivided share in the said land bearing Revenue Survey/Block No. 96/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely Maganji Madhaji and the entry to

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that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5223 dated 03.11.2009 and the said entry was duly confirmed by the concerned authority dated 18.01.2010.

10. Thereafter, Mangajiben Manga Bhulaji was died on or around 26 years ago intestate and also Shankaji Mangaji Bhulaji was died on or around 20 years ago intestate and the said land bearing Revenue Survey/Block No. 96/3 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Babarji Mangaji, (2) Lasiben Wd/o. Shankaji Mangaji, (3) Lilaben Shankaji, (4) Somaji Shankaji, (5) Jagabhai Shankaji, (6) Navghanbhai Shankaji and (7) Dalpatbhai Shankaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5226 dated 03.11.2009 and the said entry was duly confirmed by the concerned authority dated 18.01.2010.

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11. Thereafter, Valaji Alias Jekuji Bhalaji was died on 16.01.2008 intestate and also Chanchalben Wd/o. Valaji was died intestate and the said land bearing Revenue Survey/Block No. 96/3 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Khodaji Valaji and (2) Hiraben Valaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5229 dated 03.11.2009 and the said entry was duly confirmed by the concerned authority dated 06.02.2009.

12. Thereafter, Jesingbhai Danaji was died on 11.11.2008 intestate and the said land bearing Revenue Survey/Block No. 96/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Bhupatsing Jesingbhai, (2) Bhadresh Jesingbhai and (3) Harising Jesingbhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6

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under Mutation Entry No. 5245 dated 19.11.2009 and the said entry was duly confirmed by the concerned authority dated 18.01.2010.

13. Thereafter, (1) Amarsang Udesing, (2) Ramsang Udesing, (3) Laxmanji Udesing, (4) Maganji Alias Mangaji Madhaji, (5) Babarji Mangaji, (6) Lasiben Wd/o. Shankaji, (7) Lilaben Shankaji, (8) Jagabhai Alias Jagdishbhai Shankaji, (9) Navghanbhai Shankaji, (10) Dalpatbhai Shankaji, (11) Somaji Shankaji, (12) Khodaji Shankaji and (13) Hiraben Valaji have sold and conveyed the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters out of which land admeasuring 7284 square meters to the (1) Jayantibhai Kalubhai Kapopara, (2) Kalubhai Arjanbhai Kapopara (Patel) and (3) Vimalaben Kalubhai Kapopara (Patel), by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under Serial No. 227 dated 05.01.2011 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5776 dated 14.02.2011 and the said

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entry was duly cancelled by the concerned authority dated 13.06.2011 with remarks that the 5 name was not consider in the Seller Party and also documents related to the Farmer of the Kalubhai Arjanbhai was not submitted.

14. Thereafter, (1) Amarsang Udesing, (2) Ramsang Udesing, (3) Laxmanji Udesing, (4) Maganji Alias Mangaji Madhaji, (5) Babarji Mangaji, (6) Lasiben Wd/o. Shankaji, (7) Lilaben Shankaji, (8) Jagabhai Alias Jagdishbhai Shankaji, (9) Navghanbhai Shankaji, (10) Dalpatbhai Shankaji, (11) Somaji Shankaji, (12) Khodaji Shankaji and (13) Hiraben Valaji have sold and conveyed the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters out of which land admeasuring 7284 square meters to the (1) Jayantibhai Kalubhai Kapopara, (2) Kalubhai Arjanbhai Kapopara (Patel) and (3) Vimalaben Kalubhai Kapopara (Patel), by way of Registred Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under Serial No. 227 dated 05.01.2011 and the entry to that effect was also entered in the revenue records of mutation entry book

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viz. Village Form No. 6 under Mutation Entry No. 6114 dated 09.08.2011 and the said entry was duly confirmed by the concerned authority dated 20.08.2011.

15. Thereafter, as per order of the Revenue Department, Government, Ahmedabad bearing No. PFR / 102011 / 275 / L / 1 dated 17.03.2012, the Record of the said land i.e. all Survey Numbers of Mouje Vastral was transferred from the Dascroi Taluka to the Ahmedabad City East Taluka, Ahmedabad and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 6540 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

16. Thereafter, Ichchhaben Wd/o. Udesing Danaji was died on 09.07.2003 intestate and the said land bearing Revenue Survey/Block No. 96/3 came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by namely (1) Amarsing Udesing, (2) Ramsing Udesing, (3) Laxmanji Udesing, (4) Kesarben Udesing and (5) Kapuriben Udesing and the entry to that effect

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was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 7815 dated 04.02.2015 and the said entry was duly confirmed by the concerned authority dated 13.04.2015.

17. Thereafter, (1) Amarsing Udesing, (2) Ramsing Udesing, (3) Laxmanji Udesing, (4) Kesarben Udesing, (5) Kapuriben Udesing, (6) Bhupatsing Jesingbhai, (7) Harising Jesingbhai and (8) Bhadresh Jesingbhai have sold and conveyed the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters out of which land admeasuring 2428 square meters to the (1) Jayantibhai Kalubhai Patel (Kapopara) (35% Shareholder) and (2) Vimalaben Kalubhai Patel (Kapopara) (65% Shareholder), by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under Serial No. 713 dated 19.03.2016 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8267 dated 19.03.2016 and the said entry was duly confirmed by the concerned authority dated 18.06.2016.

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18. Thereafter, the City Mamlatdar, Vatva, vide its order no. City / Vatva / Jamin / Vastral / Su. Hu. / S.R. 59 / 2018 dated 23.05.2018 was ordered to give correct effect of the Mutation Entry Nos. 6114 and 8267 in the revenue records of the said land bearing Revenue Survey/Block No. 96/3 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9212 dated 05.06.2018 and the said entry was duly confirmed by the concerned authority dated 20.07.2018.

19. Thereafter, the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters was given in lieu thereof, as per Re-Distribution and Valuation Statement (FORM-"F") issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

20. Thereafter, Jayantibhai Kalubhai Kapopara has applied to the District Collector, Ahmedabad to convert the said land bearing Revenue Survey/Block No. 96/3 land

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admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters from "New Tenure to Old Tenure" and accordingly the District Collector, Ahmedabad vide its order bearing No. No. 2357 / 07 / 16 / 027 / 2021 dated 22.10.2021 has converted the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters into Old Tenure for Non-Agricultural Multipurpose Use, the payment of Premium Price of Rs.28,70,975/- (Rupees Twenty Eight Lacs Seventy Thousand Nine Hundred Seventy Five Only) by the land owners and also order to release the restriction of 'Pra. Sa. Pra.' in respect of the said land in question. Subject to terms and conditions of said order, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11049 dated 22.10.2021 and the said entry was duly confirmed by the concerned authority dated 24.11.2021.

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21. Thereafter, the District Collector, Ahmedabad had granted the Non Agriculture Permission to the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters vide its order No. 833 / 07 / 16 / 027 / 2022 dated 16.02.2022 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11290 dated 16.02.2022 and the said entry was duly confirmed by the concerned authority dated 23.03.2022.

22. Thereafter, as per the order of the Non Agricultural Use Land and as per the Lay out Plan of the said land bearing Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters was covered in the City Survey Limit and the City Survey Officer, Town Planning, Ahmedabad was prepared the Non Agriculture Property Card for the Village Vastral (Non Agriculture) as per the Rule-105 of the Gujarat Land Revenue Rules, 1972 and the said land bearing

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Revenue Survey/Block No. 96/3 land admeasuring 9712 square meters, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters was given City Survey No. NA96/3/P2 of the Sheet No. NA99 land admeasuring 5827 square meters and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11301 dated 17.02.2022 and the said entry was duly confirmed by the concerned authority dated 23.03.2022.

23. Thereafter, (1) Jayantibhai Kalubhai Kapopara (Having a land admeasuring 1967 square meters), (2) Kalubhai Arjanbhai Kapopara (Patel) (Having a land admeasuring 1456 square meters) and (3) Vimalaben Kalubhai Kapopara (Patel) (Having a land admeasuring 2404 square meters) have sold and conveyed the Non Agricultural Use Land bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters to the SHREEDHAR INFRA,

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A Partnership Firm, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under Serial No. 15622 dated 22.06.2022 and the entry to that effect was also entered in the City Survey records of mutation entry book under Mutation Entry No. 2 dated 04.07.2022 and the said entry was duly confirmed by the concerned authority dated 23.08.2022.

24. Thus, **SHREEDHAR INFRA, A Partnership Firm** is the absolute owner and possessor of the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

25. Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01.04.1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

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From the available revenue records, I found that **SHREEDHAR INFRA, A Partnership Firm** has the absolute owner and possessor of the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.

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SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to the **SHREEDHAR INFRA, A Partnership Firm** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

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3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.

4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.

5. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.

6. Provision of The Gujarat Town Planning and Urban Development Act with Rules.

7. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.

8. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and / or legal necessity.

9. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

DINESH B. PATEL
G/1220/2003
AHMEDABAD
ADVOCATE

C-404, Revati Plaza, Bhakti Circle, New Nikol, Ahmedabad.
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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and bounded as per the Revenue Records.

DATED THIS 26TH SEPTEMBER OF 2022, AHMEDABAD.

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

DINESH B. PATEL
ADVOCATE