DATED THIS 9TH DAY OF JUNE, 2021

SEARCH REPORT ON TITLE
CUM
TITLE CLEARANCE CERTIFICATE

SHAFALYA INFRA LLP

File No.3695

M/s. Lakhani Gandhi & Co.(Ahmedabad)
Solicitors, Advocates & Notary
604, Chinubhai Centre,
Nr. Nehru Bridge,
Ashram Road,
Ahmedabad - 380 009.

Tele No. 2 6 5 7 8 3 3 1
2 6 5 7 8 5 5 1

Fax No. 2 6 5 7 5 2 3 6

Email: lakhanigandhi@yahoo.co.in

LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

2021/3695

SEARCH REPORT ON TITLE

Re.:- In the matter of investigation of title to the Non-Agriculture Multipurpose Use Land bearing Final Plot No.12 admeasuring 7436 sq.mts. of Town Planning Scheme No.1 (Bopal) allotted in lieu of Revenue Survey/ Block No.22/B admeasuring 12393 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to **SHAFALYA INFRA LLP,** a Limited Liability Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 17/09/2018 under LLP Identity Number AAC-3399 having its Registered Office at 401, Fourth Floor, Sur-728, Nr. Shakti Complex, Science City Road, Sola, Ahmedabad 380 060.

That from the search of the revenue records being maintained by the Mamlatdar, Dascroi Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Bopal and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years and as also from relevant deeds, documents, declarations, T.P.S Records, Revenue Proceedings-

Continue page (2)

orders, permission, papers and plan etc. and produced before us, we have found....

I. **Re: Revenue Survey No.25**

01. That prior to the year 1937 the old Tenure Agriculture land bearing Revenue Survey No.25 admeasuring A 4 = 05 G originally belonged to one Shri Vishabhai Khulsaldas, who sold and conveyed the said land on 19/02/1937 to Shri Ambaram Kalidas. The entry to that effect was entered in the revenue records of mutation entry book under serial No.436 duly certified by the revenue authority concerned.

02. That thereafter the said Shri Ambaram Kalidas sold and conveyed the said land to one Shri Asharam Cheldas. A Deed of Conveyance in respect whereof was executed on 15/04/1937 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial No.2026. The entry to that effect was entered in the revenue records of mutation entry book under serial No.501 on 30/04/1937 duly certified by the revenue authority concerned on 23/09/1937.

03. That thereafter vide Order No.T.N.C.1947 dated 08/11/1946, the name of one Shri Jiva Ambaram as "Protected Tenant" of the said land was entered in the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.726 on 12/04/1948 duly certified by the revenue authority concerned.

04. That thereafter the said Shri Asharam Cheldas died in the year of 1951 or thereabout and as such the said land came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed (1) Shri Jayantilal Ashabhai and (2)

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Minor Baldevbhai Ashabhai through his natural guardian Shri Keshavlal Cheldas. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1075 on 01/12/1955 and duly certified by the revenue authority concerned on 11/08/1956.

05. That thereafter the said Shri Jiva Ambaram "Protected Tenant" was not cultivating the said land for the last one year and as such his name as "Protected Tenant" of the said land was deleted from the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1088 on 01/07/1956 duly certified by the revenue authority concerned.

II. **<u>Re: Revenue Survey No.37/1/1</u>**

06. That prior to the year 1937 the old Tenure Agriculture land bearing Revenue Survey No.37/1/1 admeasuring A 1 = 38 G Plus Pot Kharab admeasuring A 0=02 G originally belonged to one Shri Vishabhai Khulsaldas, who sold and conveyed the said land on 19/02/1937 to Shri Ambaram Kalidas. The entry to that effect was entered in the revenue records of mutation entry book under serial No.416 and 436 duly certified by the revenue authority concerned.

07. That thereafter the said Shri Ambaram Kalidas sold and conveyed the said land to one Shri Asharam Cheldas. A Deed of Conveyance in respect whereof was executed on 15/04/1937 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial No.2026. The entry to that effect was entered in the revenue records of mutation entry book under serial No.501 on 30/04/1937 duly certified by the revenue authority concerned on 23/09/1937.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (4)

08. That thereafter vide Order No.T.N.C.1947 dated 08/11/1946, the name of one Shri Keshavlal Cheldas as "Protected Tenant" of the said land was entered in the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.726 on 12/04/1948 duly certified by the revenue authority concerned.

09. That thereafter the said land being less than A 2 = 0 G was declared as 'PIECE" land as provided under section – 3 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book under serial No.827 on 22/07/1951 and certified by the revenue authority concerned on 14/04/1952

10. That thereafter the said Shri Asharam Cheldas died in the year of 1951 or thereabout and as such the said land came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed (1) Shri Jayantilal Ashabhai and (2) Minor Baldevbhai Ashabhai through his natural guardian Shri Keshavlal Cheldas. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1075 on 01/12/1955 and duly certified by the revenue authority concerned on 11/08/1956.

GENERAL

11. That thereafter a Scheme of Amalgamation of the entire agricultural lands situated within the Village Limits of Bopal was implemented as per Consolidation Notification published in the Government Gazette -Part-1 on page No.1603 dated 13/07/1963 of the Revenue Department, Government of Gujarat and accordingly the said lands bearing (1) Revenue Survey No.25 admeasuring A 4 =05G and (2) Revenue Survey

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

No.37/1/1 admeasuring A 1 =38 G Plus Pot Kharab admeasuring A 0 = 02 G was allotted as a Block No.22 and the area whereof was fixed to the extent of admeasuring A 6 =05G i.e. 24787 sq.mts. The entry to that effect was entered in the mutation entry book under serial No.2329 on 20/04/1969 and duly certified by the revenue authority concerned.

12. That thereafter order passed in vide Ganot Case No.Bopal/1/73 dated 30/04/1974 by the Mamlatdar and Krushipanch, Ahmedabad, it was held that on demise of the said Keshavlal Cheldas being Protected Tenant of the said land, the name of his legal heirs namely (1) Shri Ishwarlal Keshavlal and (2) Shri Ganpatlal Keshavlal as Tenants of the said land were mutated in his place. However, they were nephew of said Owners Shri Jayantilal Ashabhai Cheldas and Shri Baldevbhai Ashabhai Cheldas and as such said authority further ordered to delete their names as Tenants of the said land. The entry to that effect was entered in the mutation entry book under serial No.2489 on 01/07/1974 and duly certified by the revenue authority concerned on 11/07/1975.

13. That thereafter names of (1) Shri Ishwarbhai Keshavlal (2) Kashiben Wd/o. Ganpatbhai Keshavlal (3) Subhdraben Ganpatbhai (4) Hasmumatiben Ganpatbhai and (5) Shri Nitinbhai Ganpatbhai as co.owners of the said land along with the name of said (10 Shri Jayantibhai Ashabhai and (2) Shri Baldevbhai Ashabhai in respect the said land bearing Block No.22 admeasuring 24787 sq.mts. were mutated in the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2698 on 22/11/1981 duly certified by the revenue authority concerned on 07/01/1982.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (6)

14. That thereafter an oral partition was made by and between the said owners in respect of the said land along with other lands, whereby the said lands bearing (1) Block No.22 (Paiki) admeasuring A 2= 2.5 G. came to the share of and owned and possessed by of said Shri Ishwarbhai Keshabhai (2) Block No.22 (Paiki) admeasuring A 1= 0 G. came to the share of and owned and possessed by of said Kashiben Wd/o. Ganpatbhai Keshabhai and others (3) Block No.22 (Paiki) admeasuring A 2= 2.5 G and A 1= 0G total admeasuring A 3 = 2.5 G came to the share of and owned and possessed by of said Shri Baldevbhai Ashabhai. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2879 on 03/03/1983 duly certified by the revenue authority concerned on 27/05/1983.

15. That thereafter one of the co.owners of the said and the said Shri Jayantibhai Ashabhai died on 26/02/2001 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed (1) Savitaben Wd/o. Jayantibhail Ashabhai (2) Gitaben Jayantibhai (3) Pravinaben Jayantibhai (4) Shri Hitendrabhai Jayantibhai and (5) Shri Rajeshkumar Jayantibhai. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5290 on 30/03/2001 and duly certified by the revenue authority concerned on 16/06/2001.

16. That thereafter the errors which were occurred while computerizing the revenue records concerned and as such the same were rectified under Order bearing No.RTS/Record/Promulgation/74/09 dated 21/01/2009 of the Mamlatdar, Ta; Dascroi. The entry to that effect was entered in the

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

revenue records of mutation entry book under serial No.7235 dated 16/02/2009 duly certified by the revenue authority concerned on 26/05/2009.

17. That thereafter said Shri Ishwarbhai Keshavlal (Account No.100) had raised a Loan of Rs.1,00,000/- on security his share in the said land from Bopal Seva Sahakari Mandali, Ahmedabad and a charge thereon was entered in the column of Other Right Holder of Village Form No.7 and 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7447 on 09/07/2009 duly certified by the revenue authority concerned on 26/08/2009.

18. That thereafter (1) Savitaben Wd/o. Jayantilal Ashabhai (20 Gitaben Jayantilal Patel (3) Pravinaben Jayantilal (4) Shri Hiteshbhai Jayantilal Patel and (5) Shri Rajeshbhai Jayantilal Patel had released their right, title and interest in the said land in favour of Subhdraben Ganpatbhai Patel and others. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7503 on 01/08/2009 duly certified by the revenue authority concerned on 04/10/2009.

19. That thereafter another co.owner of the said land, the said Shri Ishwarbhai Keshavlal Patel died on 23/07/2011 and as such his share in the said lands came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed (1) Lilaben Wd/o.Ishwarbhai Keshavlal Patel (deceased) (2) Chandrikaben Ishwarbhai Patel (3) Shri Rameshbhai Ishwarbhai Patel and (4) Shri Shankarbhai Ishwarbhai Patel. The entry to that effect was also entered in the revenue records of mutation entry book under serial

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (8)

No.8615 on 20/09/2011 and duly certified by the revenue authority concerned on 12/03/2012.

20. That thereafter Kantaben D/o. Keshavlal Cheldas Patel through her Power of Attorney Holder Shri Rajendrakumar Natwarlal Patel as Plaintiff had filed a Civil Suit bearing No.199/12 in the Court of Hon'ble Principal Senior Civil Judge, Ahmedabad (Rural) against legal heirs of deceased Ganpatbhai Keshabhai Patel viz. Kashiben Wd/o. Ganpatbhai Keshabhai and others as Defendants, claiming her right in the said land and accordingly, a Notice of Lispendences in respect whereof was registered with the Sub-Registrar, Ahmedabad-14 (Dascroi) on 05/02/2013 under serial No.179. The entry to that effect was entered in the revenue records of mutation entry book under serial No.9523 on 05/08/2013 duly which was CANCELLED by the revenue authority concerned on 26/09/2013 as the stay order was not granted/submitted.

21. Thereafter a Compromise was made by and between the parties to the said Civil Suit No.199/2012 and they had filed a Compromise Pursis dated 02/04/2016 and on the basis thereof the said suit was unconditionally withdrawn and in turn the same was disposed off by the said Court.

22. That thereafter pursuant to the compromise arrived at by and between the parties to the said Suit referred to in Para 21 hereinabove a Deed of Cancellation for cancellation of said Notice of Lispendence was executed by said Shri Kantaben D/o. Keshavlal Cheldas Patel on 22/05/2019 which was duly registered Sub-Registrar, Ahmedabad-9 (Bopal) on the same day under serial No.6683.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

23. That thereafter said Kashiben Wd/o. Ganpatbhai Keshavlal Patel died on 20/10/2012 and under and by virtue of her last Registered Will bearing No.3438 dated 13/06/2012 her share in the said land bearing Block No.22 admeasuring 24787 sq.mts. (Paiki) undivided share to the extent of 4047 sq.mts. was bequeathed unto (1) Subhadraben Ganpatbhai Patel and (2) Chetnaben Nitinbhai Patel. The entry to that effect was entered in the revenue records of mutation entry book under serial No.9718 on 09/01/2014 which vide Order passed in R.T.S/Bopal/ Dispute Case No.61/2014 dated 24/07/2014 of the Mamlatdar, Dascroi, Ahmedabad was cancelled by the revenue authority concerned on 28/07/2014.

24. That thereafter a R.T.S. Revision Case NO.308/92 was filed by the Government of Gujarat against said (1) Shri Ishwarbhai Keshavlal and 6 (six) others as provided under section 108 (5) of the Land Revenue Code for certification of mutation entry No.2879 dated 03/03/1983 referred to in Para 14 hereinabove with the Deputy Collector, Viramgam, Ahmedabad, whereby the Notice issued to the Defendants was withdrawn. The entry to that effect was also entered in the revenue records of mutation entry book under Serial No.9836 on 17/04/2014 and duly certified by the revenue authorities concerned on 17/06/2014.

25. That thereafter vide Order No. DSO/D.R.K/PU/PA/DU.PA/47/13-14of the District Inspector Land Records, Ahmedabad annexed with Puravani Patrak No.47 dated 06/09/2014 the said land bearing Block No.22 admeasuring 24787 sq.mts. was sub-divided into three parts viz. (1) Block 22/A admeasuring 8347 sq.mts. continued to be mutated in the names of Chandrikaben Ishwarbhai Patel and others (2) Block

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (10)

No.22/B admeasuring 12393 sq.mts. continued to be mutated in the name of Shri Baldevbhai Ashabhai and (3) Block No.22/C admeasuring 4047 sq.mts. continued to be mutated in the names of Shri Subhdraben Ganpatbhai Patel and others. The entry to that effect was entered in the revenue records of mutation entry book under serial No.9971 on 12/09/2014 duly certified by the revenue authority concerned on 17/10/2014.

26. That thereafter the said Shri Baldevbhai Ashabhai had repaid loan raised on security of the said land to the said Bopal Seva Sahakari Mandali Limited and in turn the said Mandali, vide its certificate dated 11/04/2016 released its charge on the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.10695 on 27/04/2016 duly certified by the revenue authority concerned on 18/06/2016.

27. That thereafter the said (1) Shi Nitinkumar Ganpatbhai Patel and others had filed an Appeal under section 108 (5) of the Land Revenue Code vide Case No.ATS/Appeal / Case No.271/2014 with the Deputy Collector, Dascroi Prant, Ahmedabad against (1) the Mamlatdar, Dascroi, and others challenging the certification of mutation entry No.9718 dated 09/01/2014 by the Mamlatdar, Dascroi, referred to in Para 23 hereinabove and the said authority had disallowed the said Appeal vide his order dated 01/03/2016 subject to approach the District Collector, Ahmedabad to prefer an Appeal within 60 days from the date of the said order as provided section 108(6) of the Land Revenue Code. The entry to that effect was also entered in the revenue records of mutation entry book under Serial No.10711 on

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (11)

__/05/2016 and duly certified by the revenue authorities concerned on 18/06/2016.

That it will not be out of place to mentioned here that as we are given to understand that the aforesaid party till date have not filed Revision Appeal to the District Collector, Ahmedabad as provided section 108(6) of the Land Revenue Code referred to in Para 27 hereinabove and no notice in respect whereof have been served upon them.

28. That thereafter the said land bearing Block No.22 admeasuring 24787 sq. mtrs. was covered under the Draft Town Planning Scheme No.1 (Bopal) and a Final Plot No.22 admeasuring 14872 sq.mts was allotted in lieu of the said Block number.

However, as per opinion issued by the Town planning officer, Ahmedabad (Town Planning Scheme No. 10) dated 04/02/2016 bearing No. Naryo No. 1(Bopal)/Case No.9/2/166 the said Block No. 22/B admeasuring 12393 sq. mtrs. has been allotted Final Plot No. 12 admeasuring 7436 sq. mtrs.

29. That thereafter said land bearing Block No.22/B and corresponding Final Plot No.12 admeasuring 7436 sq.mts. was converted into Non-Agricultural Residential Use purpose as provided under the Section 65 of the Land Revenue Code, vide Order No.C.B./CTS-1/N.A./S.R.-No.41/2017 dated 20/02/2018 of the District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11624 on 20/04/2018 and duly certified by the revenue authority concerned on 05/07/2018.

LAKHANI GANDHI & CO. * SOLICITORS ADVOCATES & NOTARY * AHMEDABAD

Continue page (12)

30. That thereafter the said Shri Baldevbhai Ashabhai, as Vendor and (1) Shri Baldevbhai Ashabhai HUF through his Karta/Manager Shri Baldevbhai Ashabhai (2) Hansaben W/o Baldevbhai Ashabhai (3) Shri Priyesh S/o Baldevbhai Patel (4)Twishna D/o. Priyeshbhai Patel through her Power of Attorney Shri Priyesh Baldevbhai Patel (5) Shri Harit S/o. Priyeshbhai Patel through his Power of Attorney holder Shri Priyesh Baldevbhai Patel (6) Kunjanben D/o. Baldevbhai Patel Wife of Hemantbhai (7) Chhayaben D/o. Baldevbhai Patel Wife of Pareshkumar and (8) Grishma D/o. Baldevbhai Patel, as Confirming Party, for the Benefit of Estate and/or for the Legal Necessity as provided under Hindu Law, sold and conveyed the said land to SHAFALYA INFRA LLP, a Limited Liability Partnership firm and having its Registered Office at Sur-728, Nr. Shakti Complex, Science City Road, Sola, Ahmedabad 380 060. A Deed of Conveyance in respect whereof was executed on 19/03/2020 and duly registered with the Sub-Registrar, Ahmedabad-9 (Bopal) on the same day under serial No.3364. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.12609 on 06/06/2020 and duly certified by the revenue authority concerned on 08/07/2020.

31. That thereafter the revised permission for change of use from Residential Use to Multipurpose Use in respect of said land was granted by the Collector, Ahmedabad vide his Order No.403/07/06/019/2021 dated 15/02/2021. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.12930 on 15/02/2021 and duly certified by the revenue authority concerned on 20/03/2021.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

32. That thereafter Truptiben W/o. Priyeshbhai Patel being coparcener/ member of the said Vendor, Shri Priyesh S/o Baldevbhai Patel HUF, by Deeds of Confirmation had confirmed the sale of the said land by said Registered Deed of Conveyance bearing No.3364 dated 19/03/2020 in favour of said Shafalya Infra LLP and the said Deed of Confirmation was duly registered with the Sub-Registrar, Ahmedabad-9 (Bopal) on 04/06/2021 under serial No.7419.

33. Further during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 26/02/2021 inviting objections if any from the Public in General for issuing our Title Clearance Certificate only in relation thereto and in response thereto, we have not received any other objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

34. That by Declaration-Cum-Indemnity made on oath on 09/06/2021 by Shri Dhruvin Rajendrabhai Patel, Designated Partner of Shafalya Infra LLP has inter-alia declared therein that the said land is absolute property of the said partnership firm and except the partners, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever nature and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.

35. At present the land in question belongs to and stands in the name of said Shafalya Infra LLP in the revenue records viz. Village Form No.7

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Continue page (14)

and from the search of the records concerned it appears that there is no charge or encumbrances of whatsoever nature thereon.

Thus in view of that what stated hereinabove, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of Non-Agriculture Multipurpose Use Land bearing Final Plot No.12 admeasuring 7436 sq.mts. of Town Planning Scheme No.1 (Bopal) allotted in lieu of Revenue Survey/ Block No.22/B admeasuring 12393 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows :

On or towards the North	:	By 12 Mts. Road
On or towards the South	:	By Final Plot No.22 and 97 (School and Play Ground)
On or towards the East	:	By 12 Mts. Road
On or towards the West	:	By Final Plot No.11.

DATED THIS 9TH DAY OF JUNE, 2021.

LAKHANI GANDHI & CO. * SOLICITORS ADVOCATES & NOTARY * AHMEDABAD

For, LAKHANI GANDHI & CO. (AHD)

H. V. Parmar

ADVOCATE