



ADVOCATES & NOTARY

Earth Associates

OFFICE : 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School, Gangotri Circle Road, Nikol, Ahmedabad.

COURT: 001/146, Advocate Room, City Civil & Sessions Court, Bhadra, Ahmedabad.

Email: mishrashiv080@gmail.com, Mob. 8141437067

Ref No.TC/238/2022

To,

Girivar Buildcon,

Mouje-Chiloda-Naroda, Tal-Gandhinagar,

Dist-Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non-Agriculture land bearing revenue Survey No.134/1 admeasuring 4856 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/1 admeasuring 2914 sq.mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Girivar Buildcon and its partners.

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 5th day of May' 2022, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the said property as detailed and



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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 immovable property being Non-Agriculture land bearing revenue Surevy No.134/1 admeasuring 4856 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/1 admeasuring 2914 sq. mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar.

DATED THIS 14th day of April' 2023 at Ahmedabad.

S. D. Mishra
Advocate & Notary





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OFFICE : 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School, Gangotri Circle Road, Nikol, Ahmedabad.

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Ref No.TCR/238/2022

To,
Girivar Buildcon,
Mouje-Chiloda-Naroda, Tal-Gandhinagar,
Dist-Gandhinagar.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non-Agriculture land bearing revenue Survey No.134/1 admeasuring 4856 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/1 admeasuring 2914 sq. mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Girivar Buildcon and its partners.

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.

1. That the property is in question i.e. agriculture land situated at mouje- Chiloda-Naroda, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing revenue Survey





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No.134/1 admeasuring Acre-1 Guntha-8 prior to 1951 belongs to Shankar Bhala.

2. That mutation entry no.212 entered in the record of said land is not available with the department as per the certificate dated 11/03/2014 issued by the Talati cum Mantri, Chiloda (Naroda) Gram Panchayat.
3. Thereafter by virtue of Taluka Hukam No.LND said land was declare as fragment land as it has lesser area then the declared standard area. Ref. mutation entry no.728 dated 30/06/1951.
4. Thereafter the owner of the said land had availed loan over the said land from society. Accordingly said society has created its charge over the said land. Ref. mutation entry no.751 dated 29/10/1952.
5. Thereafter by virtue of order passed by the Hon. Mamlatdar and krishi panch the mutation entry of fragment land was deleted from the revenue record of the said land as said land was got cultivate from the water resources. Ref. mutation entry no.1869 dated 17/12/1990.
6. Thereafter the owner of the said land Shankarbhai Bhalabhai Bhoi died on or before two years ago leaving behind him his legal heir namely Ishwarbhai Shankarbahi Bhoi as his only legal heir. Accordingly the name of said legal heir was entered in the revenue record of the said land. Ref. mutation entry no.2056 dated 20/03/1997.
7. Thereafter the owner of the said land Ishwarbhai Shankarbhai Bhoi during aliveness had applied to enter the name of his legal heir namely 1. Naranbhai Ishwarbhai, 2. Ramsangbhai Ishwarbhai, 3. Baldevbhai Ishwarbhai, 4. Shardabe Ishwarbhai, 5. Laxmiben Ishwarbhai and 6. Maniben Ishwarbhai as co-sharer. Accordingly the names of said legal heir were entered in the revenue record of said land. Ref. mutation entry no.2639 dated 27/02/2007.





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8. Thereafter the co-owner of the said land Ishwarbhai Shankarbhai was died on 23/12/2012 and Maniben Ishwarbhai was died on 14/01/2009. Therefore their names were deleted from the revenue record of said land. Ref. mutation entry no.4682 dated 07/07/2015.
9. Thereafter mutation entry entered in the revenue record of the said land stating the charge of The Chiloda (Nana) Potato Growers Ltd. mandali was registered in the revenue record of said land. Said mandali was gone in liquidation therefore by virtue of order bearing no.Fadach/Ch-3 dated 25/06/1984 said mandali was cancelled. Therefore as per letter dated 17/07/2015 bearing no.Ja.No./Kh-3/01/69/2015 the charge of mandali was deleted from the revenue record of said land. Ref. mutation entry no.4686 dated 17/07/2015.
10. Thereafter said land of Survey no.134/1, T.P. Scheme No. 241 Final Plot No.96/1 admeasuring 2914 sq. mts. granted permission of non-agriculture uses amongst 2314 sq. mts. for residential purpose and 600 sq. mts. commercial purpose by way of order passed by the Hon. District Collector, Gandhinagar dated 11/04/2017 bearing order no.CB/Jamin/Bl.Khe./S.R.119/16/Vashi. 6681 to 6695/2017 as per the terms and condition contained therein. Ref. mutation entry no.5023 dated 25/04/2017.
11. Thereafter the owner of the said land 1.Naranbhai Ishwarbhai, 2. Ramsangbhai Ishwarbhai, 3. Baldevbhai Ishwarbhai, 4.Shardaben Ishwarbhai and 5.Laxmiben Ishwarbhai sold, conveyed and transferred the said land of Survey no.134/1 admeasuring 4856 sq. mts., T.P. Scheme No. 241 Final Plot No.96/1 admeasuring 2914 sq. mts. amongst 2314 sq. mts. for residential purpose and 600 sq. mts. commercial purpose to Viral Corporation, a partnership firm by way of saledeed dated 26/09/2017 registered before the sub registrar





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office at Gandhinagar under sr.no.14461. Ref. mutation entry no.5129 dated 29/09/2017.

12. That the said land of Survey no.134/1, T.P. Scheme No. 241 Final Plot No.96/1 admeasuring 2914 sq. mts. granted permission of non-agriculture uses amongst 2314 sq. mts. for residential purpose and 600 sq. mts. commercial purpose said permission was revised for Residential, Commercial and Education purpose as per order passed by the Hon. District Collector, Gandhinagar dated 19/03/2019 bearing order no.CB/Jamin/Bi.Khe./S.R.119/16/ Revise/Vashi. 5499 to 5513/2019 as per the terms and condition contained therein. Ref. mutation entry no.5510 dated 03/04/2019.
13. Thereafter the owner of the said land Viral Corporation, representing through its administrative partners 1.Arvindkumar Babulal Bambhroliya, 2. Vrajlal Babubhai Bambhroliya, 3. Ashokkumar Babulal Bambhroliya, 4.Prajapati Viken Naranbhai, 5. Prajapati Hiren Naranbhai, 6. Bharatkumar Kalubhai Gadhiya, 7. Pravinbhai Bhanubhai Bavasiya, 8. Rajansinh Pratapsing Chavda, 9.Gunjan Rajedndrakumar Patel and 10. Kishorbhai Maganbhai Bambhroliya sold, conveyed and transferred the said non-agriculture land of Survey no.134/1, T.P. Scheme No. 241 Final Plot No.96/1 admeasuring 2914 sq. mts. to 1. Chetanbhai Bhimjibhai Vataliya (15% share), 2. Hiteshbhai Bhimjibhai Vataliya (15% share), 3. Ashvinkumar Bhimjibhai Vataliya (15% share), 4. Bhimjibhai Nanjibhai Vataliya (15% share), 5. Ashokbhai Maganbhai Patel (10% share), 6. Kamleshbhai Maganbhai Patel (10% share), 7. Dipakkumar Chamanbhai Kotadiya (15% share) and 8. Sanjaybhai Chamanbhai Kotadiya (15% share) by way of saledeed dated 20/08/2019 registered before the sub registrar office at Gandhinagar under sr.no.20718. Ref. mutation entry no.5631 dated 23/08/2019.





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14. Thereafter the owner of said land 1. Chetanbhai Bhimjibhai Vataliya (15% share), 2. Hiteshbhai Bhimjibhai Vataliya (15% share), 3. Ashvinkumar Bhimjibhai Vataliya (15% share), 4. Bhimjibhai Nanjibhai Vataliya (15% share), 5. Ashokbhai Maganbhai Patel (10% share), 6. Kamleshbhai Maganbhai Patel (10% share), 7. Dipakkumar Chamanbhai Kotadiya (15% share) and 8. Sanjaybhai Chamanbhai Kotadiya (15% share) sold, conveyed and transferred said land of Survey No.134/1 admeasuring 4856 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/1 admeasuring 2914 sq.mts. to Girivar Buildcon a partnership firm through its administrative partner 1. Nareshkumar Bholabhai Patel and 2. Ashvinbhai Naranbhai Patel by way of saledeed dated 04/07/2022 registered before the sub registrar office at Gandhinagar under sr.no.29727. Ref. mutation entry no.6219 dated 12/07/2022.
15. 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" on 5th day of May' 2022 Ahmedabad, inviting claims, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection has been received by us any person till this date.
16. Thereafter the owner of the said land had planned a Residential cum commercial Project over the said land together with the land of Survey no.134/2, TP-241, FP-96/2 namely "SREEVAS" comprising building block- A+B, C & d comprising 192 Flats on First Floor to Twelfth Floor and parking on First Celler, Second Celler and Ground Floor and 14 Shops on Ground Floor in Block A+B on the said Land and prepared planned and details drawing for the same and applied before the Ahmedabad Municipal Corporation for construction of residential cum commercial building and plans for the same was





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approved by Ahmedabad Municipal Corporation and issued Commencement Letter (Rajachitthi) dated 31/03/2023 bearing Rajachitthi No. 07755/161222/A6780/R0/M1 for Block-A+B, 07756/161222/A6781/R0/M1 for Block-C and 07757/161222/A6782/R0/M1 for Block-D.

17. As a part of title investigation while conducting search of sub registry record it is found that an entry of Lis pendens entered in the sub registry record of the said land bearing block no.134/1 admeasuring 4856 sq. mts. stating that the plaintiff - 1. Vinubhai Shambhubhai filed a Regular Civil Suit before the court of Hon. Principal Sr. Civil Judge, Gandhinagar bearing Reg. Civil Suit No.44/2013 for the particulars prayed in the suit and said lis pendens was registered before the Sub Registrar office on 18/04/2013 registered before the sub registrar office at Gandhinagar under sr.no.5680 and modified lis pendens deed 18/06/2013 registered before the sub registrar office at Gandhinagar under sr. no.8771. Further said lis-pendens was cancelled by the Said Vinubhai Shambhubhai by way of cancellation document of said notice dated 13/10/2016 registered before the sub registrar office at Gandhinagar under sr. no.15084. As per the search of sub registry record it was found that said Lis-Pendens was cancelled on 25/10/2016 registered before the Sub Registrar office at Ahmedabad - 14 (Daskroi) under sr.no.2654.

18. Further the earlier owner, co-owner or their legal heir have executed several confirmation deeds in favour of Viral Corporation in respect to sale deed dated 26/09/2017 registered before the Sub Registrar office at Gandhinagar under sr. no.14461 for said land of block No.134/1 admeasuring 4856 sq. mts., T.P. Scheme No.241 Final Plot No.96/1 admeasuring 2914 sq. mts. as follows; (1).Navdhanbhai Naranbhai Bhoi and as legal guardian of Peksha Navdhabbhai Bhoi,





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Kashiben Naranbhai Bhoi, Vishnubhai Ramsingbhai by self and legal guardian of Minor Janvi Vishnubhai and Minor Piyush Vishnubhai Bhoi, Sonalben Vishnubhai Bhoi, Vijaybhai Ramsingbhai by self and legal guardian of Minor Astha Vijaybhai and Minor Alok Vijaybhai, Sejalben Vijaybhai Bhoi, Kokilaben Ramsinhbhai Bhoi, Javanbhai Baldevbhai Bhoi and Kanchanben Baldevbhai Bhoi, Deed no.1949, dated 01/02/2018. (2).Kinjalben Jawanbhai Bhoi, Sangitaben D/o. Baldevbhai Bhoi wife of Lalaji and Sunitaben Ketanbhai Bhoi, Deed no.3183 dated 27/02/2018. (3). Chandrikaben D/o.Naranbhai Ishwarbhai wife of Khodabhai, Jashiben D/o.Naranbhai Ishwarbhai wife of Dashrathbhai Bhoi and Vinaben D/o.Naranbhai Ishwarbhai wife of Vinubhai Bhoi, Deed no.7094 dated 10/04/2018. (4). Daxaben wife of Navdhanbhai Bhoi by self and Minor Pinkal Navdhanbhai Bhoi through legal guardian Navdhanbhai Naranbhai Bhoi, Deed no.22810 dated 03/11/2018.

- 19.Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
- 20.As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
- 21.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





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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 opine that, the said Non-Agriculture land bearing revenue Surevy No.134/1 admeasuring 4856 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/1 admeasuring 2914 sq. mts. of Mouje-Chiloda-Naroda, as on date solely belongs to Girivar Buildcon and its partners from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Girivar Buildcon and its partners are 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 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 14th day of April' 2023 at Ahmedabad.



S. D. Mishra
Advocate & Notary



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Ref No.TC/93/2023

To,
Girivar Buildcon,
Mouje-Chiloda-Naroda, Tal-Gandhinagar,
Dist-Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non-Agriculture land bearing revenue Survey No.134/2 admeasuring 4957 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/2 admeasuring 2974 sq.mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Girivar Buildcon and its partners.

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. 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





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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 immovable property being Non-Agriculture land bearing revenue Survey No.134/2 admeasuring 4957 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/2 admeasuring 2974 sq.mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar.

DATED THIS 12th day of April' 2023 at Ahmedabad.



S. D. Mishra
Advocate & Notary



ADVOCATES & NOTARY

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OFFICE : 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School, Gangotri Circle Road, Nikol, Ahmedabad.

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Ref No.TCR/93/2023

To,
Girivar Buildcon,
Mouje-Chiloda-Naroda, Tal-Gandhinagar,
Dist-Gandhinagar.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non-Agriculture land bearing revenue Survey No.134/2 admeasuring 4957 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/2 admeasuring 2974 sq.mts. of Mouje-Chiloda-Naroda, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Girivar Buildcon and its partners.

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.

1. That the property is in question i.e. agriculture land situated at mouje- Chiloda-Naroda, Taluka-Gandhinagar in the Registration





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District and Sub District of Gandhinagar, bearing revenue Survey No.134/2 admeasuring Acre-1 Guntha-9 prior to 1951 belongs to Soma Kakal.

2. Thereafter by virtue of Taluka Hukam No.LND said land was declare as fragment land as it has lesser area then the declared standard area. Ref. mutation entry no.728 dated 30/06/1951.
3. Thereafter the owner of the said land had availed loan over the said land from society. Accordingly said society has created its charge over the said land. Ref. mutation entry no.754 dated 29/10/1952.
4. Thereafter the owner of the said land Soma Kakal died intestate on 01/04/1964 leaving behind him his legal heir namely 1. Kalabhai Somabhai, 2. Fulabhai Somabhai, 3. Bhayjibhai Somabhai and 4. Mahijibhai Somabhai. Accordingly the name of said legal heir was entered in the revenue record of the said land. Ref. mutation entry no.1157 dated 20/03/1965.
5. Thereafter by virtue of order passed by the Hon. Mamlatdar and krishi panch the mutation entry of fragment land was deleted from the revenue record of the said land as said land was got cultivate from the water resources. Ref. mutation entry no.1869 dated 17/12/1990.
6. Thereafter as per the letter of District Registrar (Co Op. Society) Rural dated 25/09/1997 it was stated that there were no amunt remaining unpaid towards the loan availed from mandali. Accordingly the charge of said mandali was deleted from the second column of said land. Ref. mutation entry no.2071 dated 04/10/1997.
7. Thereafter the co-owner of the said land Kalabhai Somabhai died intestate on 15/09/1999 leaving behind him his legal heir namely 1. Budhabhai Kalabhai, 2. Jethabhai Kalabhai, 3. Ravjibhai Kalabhai,





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4. Prahladbhai Kalabhai and 5. Babuben widow of Kalabhai Somabhai and late Dahyabhai Kalabhai. Accordingly the name of said legal heir was entered in the revenue record of the said land. Ref. mutation entry no.2147 dated 16/11/1999.
8. Thereafter the co-owner of the said land Fulabhai Somabhai died intestate on or before 15 years leaving behind him his legal heir namely 1. Kanubhai Fulabhai, 2. Arjunbhai Fulabhai, 3. Kashiben Fulabhai, 4. Kantaben Fulabhai and 5. Maliben widow of Fulabhai Somabhai. Accordingly the name of said legal heir was entered in the revenue record of the said land. Ref. mutation entry no.2253 dated 12/09/2003.
9. Thereafter the co-owner of the said land Mahijibhai Somabhai during his aliveness applied to enter the name of his legal heir namely 1. Bharatbhai Mahijibhai Bhoi and 2. Hasmukhbhai Mahijibhai Bhoi. Accordingly the name of said legal heir was entered in the revenue record of the said land. Ref. mutation entry no.3157 dated 07/10/2009.
10. Thereafter the owner of said land 1. Bharatbhai Mahijibhai Bhoi, 2. Budhabhai Kalabhai, 3. Hasmukhbhai Mahijibhai Bhoi, 4. Ravjibhai Kalabhai, 5. Jenabhai Kalabhai, 6. Bhajibhai Somabhai, 7. Prahladbhai Kalabhai, 8. Mahijibhai Somabhai and 9. Babuben widow of Kalabhai Somabhai sold, conveyed and transferred said land of Survey no.134/2 admeasuring 3717.75 sq.mts. to 1. Jaysukhbhai Shambhubhai Patel and 2. Diptiben D/o. Kantibhai Thakarshibhai Parsana wife of Rajendrabhai Haribhai Jogani by way of saledeed dated 25/10/2010 registered before the sub registrar office at Gandhinagar under sr.no.18620. Ref. mutation entry no.3513 dated 18/12/2010.





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11. Thereafter the owner of said land 1.Kashiben Fulabhai, 2. Kanubhai Fulabhai, 3. Maliben widow of Fulabhai Somabhai, 4. Arjunbhai Fulabhai and 5. Kantaben Fulabhai sold, conveyed and transferred said land of Survey no.134/2 admeasuring 1239.25 sq.mts. to 1.Jaysukhbhai Shambhubhai Patel (50% Share) and 2. Diptiben D/o. Kantibhai Thakarshibhai Parsana wife of Rajendrabhai Haribhai Jogani (50% share) by way of saledeed dated 15/03/2011 registered before the sub registrar office at Gandhinagar under sr.no.3544. Ref. mutation entry no.3594 dated 15/03/2011.
12. Thereafter Hon. District Collector, Ahmedabad passed an order dated 31/07/2011 in RTS/Revision/ S.R.No.94/11 wherein Hon. Collector Ahmedabad passed an order to withdraw the show cause notice issued in relation to sale of said land of survey no.134/2. Ref. mutation entry no.3682 dated 09/08/2011.
13. Thereafter the owner of said land 1.Jaysukhbhai Shambhubhai Patel (50% Share) and 2. Diptiben D/o. Kantibhai Thakarshibhai Parsana wife of Rajendrabhai Haribhai Jogani (50% share) sold, conveyed and transferred said land of Survey no.134/2 admeasuring 1239 sq.mts. to 1.Diptiben D/o. Kantibhai Thakarshibhai Parsana wife of Rajendrabhai Haribhai Jogani by way of saledeed dated 29/08/2016 registered before the sub registrar office at Gandhinagar under sr.no.12436. Ref. mutation entry no.4912 dated 29/08/2016.
14. Thereafter said land of Survey no.134/2 admeasuring 4957 sq.mts. paiki 2974 sq.mts. granted permission of non-agriculture uses for residential purpose by way of order passed by the Hon. District Collector, Gandhinagar dated 29/10/2020 bearing order no.1421/06/03/071/2020 as per the terms and condition contained therein. Ref. mutation entry no.5974 dated 29/10/2020.



[4].



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15. Thereafter the owner of said land 1. Jaysukhbhai Shambhubhai Patel (1239.25 sq.mts. share) and 2. Diptiben D/o. Kantibhai Thakarshibhai Parsana wife of Rajendrabhai Haribhai Jogani (3717.75 sq.mts. share) sold, conveyed and transferred said land of Survey No.134/2 admeasuring 4957 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/2 admeasuring 2974 sq.mts. to Girivar Buildcon a partnership firm through its administrative partner 1. Nareshkumar Bholabhai Patel and 2. Ashvinbhai Naranbhai Patel by way of saledeed dated 27/06/2022 registered before the sub registrar office at Gandhinagar under sr.no.28489. Ref. mutation entry no.6217 dated 06/07/2022.
16. Thereafter the owner of the said land had planned a Residential cum commercial Project over the said land together with the land of Survey no.134/1, TP-241, FP-96/1 namely "SREEVAS" comprising building block- A+B, C & d comprising 192 Flats on First Floor to Twelfth Floor and parking on First Celler, Second Celler and Ground Floor and 14 Shops on Ground Floor in Block A+B on the said Land and prepared planned and details drawing for the same and applied before the Ahmedabad Municipal Corporation for construction of residential cum commercial building and plans for the same was approved by Ahmedabad Municipal Corporation and issued Commencement Letter (Rajachitthi) dated 31/03/2023 bearing Rajachitthi No. 07755/161222/A6780/R0/M1 for Block-A+B, 07756/161222/A6781/R0/M1 for Block-C and 07757/161222/A6782/R0/M1 for Block-D.
17. That for the issuance of the Title Report and Certificate in respect of said land no public notice was given, however relying on the documents and papers produced to me and as per the search of





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sub registry record and revenue record this title certificate was issued.

18. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
19. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
20. 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 opine that, the said Non-Agriculture land bearing revenue Survey No.134/2 admeasuring 4957 sq.mts. included in Town Planning Scheme No.241 allotted Final Plot No.96/2 admeasuring 2974 sq.mts. of Mouje-Chiloda-Naroda as on date solely belongs to Girivar Buildcon and its partners from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Girivar Buildcon and its partners are the owner of the said land and except said firm no any other person having any right, title or interest over the said land.





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That the said land is clear, marketable and free from any charge or 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 12th day of April' 2023 at Ahmedabad.

S. D. Mishra
Advocate & Notary