

Virendra R. Patel

Advocate

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Date : 3/03/2023

REPORT ON TITLE

To,

M/S. AYODHYA INFRA PROJECT

Address :- 50, Brahmani Nagar,

Maheshwari Road, Arbuda Nagar,

Odhav, Ahmedabad – 382415.

Ref. :- IN THE MATER OF non-agricultural land situated at Village-Vastral, in the Registration District-Ahmedabad and Sub-District-12 (Nikol), Taluka Vatva, bearing Survey No.103 admeasuring about 3339 sq. mtrs. and Survey No. 107/2 admeasuring 3093 sq. mtrs., which was amalgamated in Final Plot No. 72/1 of Town Planning Scheme No. 117 admeasuring 3859 sq. mtrs. belongs to M/s. Ayodhya Infra Project.

As per your instructions to verify the title for above referred property, we have caused necessary search and accordingly. Undergone necessary search with the revenue and sub-registry records. From about 1990, more than thirty years prior to now, for detailed facts and



particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

- (1) Prior to the year 1966 the land of Survey No.103 admeasuring 3339 sq. mtrs. and Survey No. 107 admeasuring 9207 sq. mtrs. were on the name of Mahendrarai Bhalchandra.
- (2) Thereafter, Gandaji Jagaji has purchased the said land from Mahendrarai Bhalchandra and as per the certificate issued by Nyayadhikaran Shri dated 24/02/1966, the name of Gandaji Jagaji was entered as a owner and occupier of said land. The entry to that effect has been entered into mutation register vide mutation entry no. 675 on 18/10/1966 which was duly certified.
- (3) Thereafter, the land of Survey No. 103 was declared as a fragmented. The entry to that effect has been entered into mutation register vide mutation entry no. 849 on 7/05/1967 and the same was duly certified.
- (4) Thereafter, Gandaji Jagaji has expired on 6/05/1993 and the name of his legal heirs Kashiben Gandaji, Revaben Gandaji, Dalpatji Gandaji, Jashvantbhai Gandaji, Ramanji Gandaji and Diwaliben Wd/o. Gandaji Jagaji were entered into revenue records. The entry to that effect has been entered into mutation register vide mutation entry no. 2208 on 7/05/1994 and the same was duly certified.
- (5) Thereafter, Kashiben Gandaji and Revaben Gandaji were waved their right, title and interest in favour of their brothers Dalpatji Gandaji, Jashvantbhai Gandaji, Ramanbhai Gandaji and their mother Diwaliben Wd/o. Gandaji Jagaji and accordingly their name were deleted from the revenue record. The entry to that



effect has been entered into mutation register vide mutation entry no. 2370 on 12/08/1995 and the same was duly certified.

- (6) Thereafter, Dalpatji Gandaji, Jashvantbhai Gandaji and Ramanbhai Gandaji have obtained a financial assistance from the Jai Khodiyar Vastral Seva Sahakari Mandali Ltd. and charge has been created on the said land. The entry to that effect has been entered into mutation register vide mutation entry no. 2404 on 25/04/1996 and the same was duly certified.
- (7) Thereafter, Dalpatji Gandaji, Jashvantbhai Gandaji and Ramanbhai Gandaji have obtained a financial assistance from the Jai Khodiyar Vastral Seva Sahakari Mandali Ltd. and charge has been created on the said land. The entry to that effect has been entered into mutation register vide mutation entry no. 2816 on 24/08/2000 and the same was duly certified.
- (8) Thereafter, reconstitution of taluka took place, accordingly village Vastral, Taluka Daskori has become part of the Ahmedabad City (East) Taluka. The entry to that effect has been entered into mutation register vide mutation entry no. 6450 on 3/05/2012 and the same was duly certified.
- (9) Thereafter, Diwaliben Wd/o. Gandaji Jagaji has waived her right, title and interest in favour of her sons namely Dalpatji Gandaji, Jashvantbhai Gandaji and Ramanbhai Gandaji and entry to that effect has been entered into mutation register vide mutation entry no. 6853 on 30/01/2013 but the same was rejected.
- (10) Thereafter, Dalpatji Gandaji, Jashvantbhai Gandaji and Ramanbhai Gandaji have obtained a financial assistance from the Jai Khodiyar Vastral Seva Sahakari Mandali Ltd. and charge has been created on



the said land. The entry to that effect has been entered into mutation register vide mutation entry no. 8754 on 5/06/2017 and the same was duly certified.

- (11) Thereafter, Diwaliben Wd/o. Gandaji Jagaji has waived her right, title and interest in favour of her sons namely Dalpatji Gandaji, Jashvantbhai Gandaji and Ramanbhai Gandaji and she executed a registered release deed to that effect and same was registered before the Sub-registrar Ahmedabad-(13) vide registration no. 1046 on 7/07/2017 accordingly her name was deleted from the revenue record. The entry to that effect has been entered into mutation register vide mutation entry no. 8842 on 10/08/2017 and the same was duly certified.
- (12) Thereafter, as per the order passed by DILR Ahmedabad vide it's order No. D.S.O./D.R.K./S.R. No. 502/20-21 Dated 10/03/2021 land of Survey No. 107 admeasuring 9207 sq. mtrs. is divided in two parts i.e. Survey No. 107/1 admeasuring 6114 sq. mtrs. in the name of Jashvantbhai Gandaji and Ramanbhai Gandaji and Survey No. 107/2 admeasuring 3093 sq. mtrs. in the name of Dalpatji Gandaji. The entry to that effect was entered into mutation register vide mutation entry no. 10646 on 15/03/2021 and the same was duly certified.
- (13) Thereafter, as per the certificate issued on 16/06/2021 by the Jay Khodiyar Vastral Seva Sahakari Mandli Limited, loan was repaid by the land owners and accordingly aforesaid land was released from the charge of said Jay Khodiyar Vastral Seva Sahakari Mandli Limited. The entry to that effect was entered into mutation register vide mutation entry no. 10784 on 16/06/2021 and the same was duly certified.



- (14) Thereafter, Government Of Gujarat have finalize the Town Planning Scheme No. 117 and accordingly land of Survey No.103 admeasuring 3339 sq. mtrs. and land of Survey No. 107/2 admeasuring 3093 sq. mtrs. of village Vastral were given Final Plot No.72/1 admeasuring 3859 sq. mtrs., Town Planning Inspector Ahmedabad has issued F-Form to that effect.
- (15) Thereafter, The Collector, Ahmedabad, has granted the permission and released the restriction of new tenure and converted into old tenure for Non-Agricultural purpose for multipurpose use of 2003 sq. mtrs land of Survey No. 103 out off 3339 sq. mtrs. by his order no. 2218/07/16/027/2021 on 12/10/2021. The entry to that effect was entered into mutation register vide mutation entry no. 11015 on 12/10/2021 and the same was duly certified.
- (16) Thereafter, The Collector, Ahmedabad, has granted the permission and released the restriction of new tenure and converted into old tenure for Non-Agricultural purpose for multipurpose use of 1856 sq. mtrs land of Survey No. 107/2 out off 3093 sq. mtrs. by his order no. 3319/07/16/027/2021 on 7/12/2021. The entry to that effect was entered into mutation register vide mutation entry no. 11156 on 7/12/2021 and the same was duly certified.
- (17) Thereafter, The Collector, Ahmedabad, has granted the permission to use the 1856 sq. mtrs. land of Survey No. 107/2 out off 3093 sq. mtrs. Land for Non-Agricultural purpose for multipurpose use by his order no. 3396/07/ 16/027/2021 on 8/12/2021. The entry to that effect was entered into mutation register vide mutation entry no. 11157 on 8/12/2021 and the same was duly certified.



- (18) Thereafter, The Collector, Ahmedabad, has granted the permission to use the 2003 sq. mtrs. land of Survey No. 103 out off 3339 sq. mtrs. Land for Non-Agricultural purpose for multipurpose use by his order no. 3581/07/ 16/027/2021 on 21/12/2021. The entry to that effect was entered into mutation register vide mutation entry no. 11181 on 21/12/2021 and the same was duly certified.
- (19) Thereafter, Revaben D/o. Gandaji and her sons Mahesh Fatesinh and Naresh Fatesinh were executed registered confirmation deed infavour of Dalpatji Gandaji, Jashvant Gandaji and Ramanlal Gandaji registered before the office of Sub-registrar Ahmedabad-12 (Nikol) vide registration no. 8461 on 30/03/2022 and confirm the mutation entry no. 2370 dated 12/08/1995 and registered release deed executed by Diwaliben Wd/o. Gandaji Jagaji dated 7/07/2017 registered before the Sub-registrar vide serial no. 1046 and mutation entry no. 8842 to that effect.
- (20) Thereafter, Dalpatji Gandaji, Jashvant Gandaji and Ramanlal Gandaji have sold and conveyed the said land in favour of M/s. Ayodhya Infra Project on 13/04/2022 vide registered sale deed. The same was registered before the Sub-registrar, Ahmedabad-12 (Nikol) on 26/04/2022 vide registration no.9636. The entry to that effect has been entered into mutation register vide mutation entry no. 11494 on 11/07/2022 which was duly certified.
- (21) Thereafter, Ahmedabad Municipal Corporation granted development permission vide it's Commencement Letter (Rajachitthi) case no. BHNTI/EZ/151122/CGDCRV/A6694/R0/M1 & Rajachitthi No. 07442/151122/A6694/R0/M1 on 17/02/2023.



Accordingly M/s. Ayodhya Infra Project became the owner of the said land.

I have published the Public advertisement in the "Divya Bhasker" daily newspaper Ahmedabad addition on 4/01/2022 in pursuance to the same, I have not received any objection or claim of any parties.

The aforesaid report is in reference of revenue records and sub-registry records relevant for the purposes to study the devolution of title and to ascertain any charges or encumbrances, and does not contain in entire revenue or sub-registry records.

As reported by my Search Clerk, who has taken search of the revenue and sub-registry records, it is found that some of the records are not maintained properly or damaged, or not otherwise available. Search may lack or miss some particulars.

That Amrutbhai Baldevbhai Patel partner of M/s. Ayodhya Infra Project has declared an oath that they have not been given the said land in any security, nor 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, attachment or any order of any court or authority is operating against the said land adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby certify that the title of M/s. Ayodhya Infra Project to the land above referred to are clear, marketable, free from all encumbrances and reasonable doubt, subject to :-

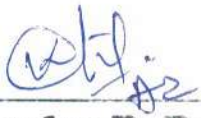


- (a) Usual Declaration-Cum-Indemnity on Title being made by M/s. Ayodhya Infra Project.
- (b) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said land.

Place :- Ahmedabad.

Date :- 3/03/2023




Virendra R. Patel
Advocate
(G/1781/1999)

Virendra R. Patel

Advocate

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Sir,

1. As per your instructions to verify title to the land above referred to by taking necessary searches with the revenue and sub registry records. We have caused necessary search to be taken accordingly. We have taken root of title commencing from about 1990, more than thirty years prior to now. Detailed separate report on Title of even date is given to you. For detailed facts and particulars.



reference may be taken from the documents, papers, writings and records referred to in the said Report on Title.

2. The aforesaid land has been owned and possessed by M/s. Ayodhya Infra Project in the manner as follow :-

- a. Registered Sale Deed dated 26/02/2022 registered before the Sub-registrar Ahmedabad-12 (Nikol) vide registration No. 9636.

The details of the devolution of title commencing from prior to more than thirty years is given in our said Report on Title.

3. The said land is granted permission for the Non Agricultural use as per details given in our said Report on Title.

Accordingly, I hereby certify that the Title of M/s. Ayodhya Infra Project to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to as per detailed report on Title given to you.

Place :- Ahmedabad.

Date :- 3/03/2023





Virendra R. Patel
Advocate
(G/1781/1999)