

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : A-101, Sukirti Garden, Opp. Super Society, Karnavati Club Road,
Ramdevnagar, Ahmedabad-380015.

TITLE REPORT

To,

Bansidhar Infracon LLP

through its Administrative Partner

Shri Shaileshbhai Kantilal Mistry



Dear Sir,

Ref : Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-10 [Vejalpur] belonging to **Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry.**

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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 1.4.19 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

Prior to year 1987 the land of Survey No.749 belonged to [1] Jenaji Mathurji [2] Vaghaji Shankarji [2] Ramtuji Shankarji [3] Bai Jiji wd/o Shankarji Mathurji [4]



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Jadiben Shankarji [5] Minor Gangaben Shankarji through her guardian Bai Jiji wd/o Shankarji Mathurji.

Thereafter Jenaji Mathurji died intestate on 2.3.99 and Ishvarji Jenaji died intestate on 11.9.1999 and Manuji Jenaji died intestate on 2.5.99 leaving behind [1] Hiraben wd/o Jenaji Mathurji [2] Manaji Jenaji [3] Prahladji Jenaji [4] Lasiben Jenaji [5] Pasiben Jenaji [6] Jasiben Jenaji [7] Lilaben Manuji [8] Jyotsnaben Manuji [9] Balram Manuji [10] Rohit Manuji [11] Kokilaben Ishvarji [12] Ritaben Ishvarji and [13] Komalben Ishvarji. Entry to that effect was entered in revenue record by Entry No.8150 dated 18.10.99 which was certified.

Thereafter co-owner Vaghaji Shankarji died intestate on 6.1.06 leaving behind [1] Punjiben wd/o Vaghaji Shankarji [2] Ganpatji Vaghaji [3] Laxmanbhai Vaghaji and [4] Dipakbhai Vaghaji. Entry to that effect was entered in revenue record by Entry No.10842 dated 6.3.06 which was certified on 29.4.06.

Thereafter Ramtuji Shankarji Thakor died intestate on 27.5.04 leaving behind [1] Gajiben wd/o Ramtuji Shankarji [2] Laxmiben d/o Ramtuji Shankarji [3] Arvind Ramtuji and [4] Gopalbhai Ramtuji. Entry to that effect was entered in revenue record by Entry No.11033 dated 18.7.06 which was certified on 6.9.06.

Thereafter Manaji Jenaji died intestate on 20.4.12 leaving behind [1] Thakor Gajiben wd/o Manaji Jenaji [2] Thakor Rajesh Manaji and [3] Thakor Kailasben Manaji. Entry to that effect was entered in revenue record by Entry No.14355 dated 2.7.12 which was certified on 25.9.12.

Thereafter Durastipatrak No.68 was issued by District Inspector of Land Record, Ahmedabad under his order No.DSO/D.R.K./Hissa Durasti/K.J.P./S..R.No.948/14-15 dated 1.5.15 and accordingly the land admeasuring 11635 sq. mts. of Survey



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No.749 was divided in to two parts i.e. [1] Survey No.749/1 admeasuring 5818 sq. mts., Aakar Rs.5.22 paisa in the occupation of [1] Gajiben wd/o Ramtuji Shankarji [2] Laxmiben d/o Ramtuji Shankarji [3] Jijiben wd/o Shankarji Mathurji [4] Arvindji Ramtuji [5] Jadiben Shankarji [6] Gopalbhai Ramtuji [7] Minor Gangaben Shankarji through her guardian Bai Jiji [8] Punjiben wd/o Vaghaji Shankarji [9] Ganpatji Vaghaji [10] Laxmanbhai Vaghaji and [11] Dipakbhai Vaghaji and Survey No.749/2 admeasuring 5817 sq. mts. Aakar Rs.5.22 paisa was given to [1] Hiraben wd/o Jenaji Mathurji [2] Prahladji Jenaji [3] Lasiben Jenaji [4] Pasiben Jenaji [5] Jasiben Jenaji [6] Lilaben Jenaji [7] Jyotsnaben Jenaji [8] Balrambhai Jenaji [9] Rohitbhai Jenaji [10] Kokilaben Ishvarji [11] Ritaben Ishvarji [12] Komalben Ishvarji [13] Gajiben wd/o Menaji Jenaji [14] Rajesh Manaji and [15] Kailashben Manaji. Entry to that effect was entered in revenue record by Entry No.15801 dated 10.6.15 which was certified on 1.9.15.

Thereafter as per order No.CITY/Vejalpur/RTS/REV/SU.HU.S.R.64/2016 dated 9.9.16 passed by City Mamlatdar, Vejalpur, Ahmedabad names of [1] Lilaben Jenaji [2] Jyotsnaben Jenaji [3] Balrambhai Jenaji and [4] Rohitbhai Jenaji were corrected as [1] Lilaben Manuji [2] Jyotsnaben Manuji [3] Balrambhai Manuji and [4] Rohitbhai Manuji. Entry to that effect was entered in revenue record by Entry No.16373 dated 19.9.16 which was certified on 8.11.16.

Thereafter Hiraben wd/o Jenaji Mathurji died intestate on 22.8.10 and Manaji Jenaji died intestate on 20.4.12, Manuji Jenaji died intestate on 20.5.98, Jyotsnaben Manuji died intestate on 7.9.05, Ishvarji Jenaji died intestate on 11.9.99 leaving behind [1] Lasiben Jenaji [2] Pasiben Jenaji [3] Jasiben Jenaji [4] Prahladji Jenaji [5] Gajiben wd/o Menaji Jenaji [6] Rajesh Manaji [7] Kailashben Manaji [8] Lilaben Manuji [9] Balram Manuji [10] Rohit Manuji [11] Minor Hardik Dilipbhai through his guardian Dilipbhai Pratapbhai [12] Kokilaben Ishvarji [13]



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Ritaben Ishvarji and [14] Komalben Ishvarji. Entry to that effect was entered in revenue record by entry No.16515 dated 5.1.17 which was certified on 28.2.17.

Thereafter as per order passed by City Mamlatdar, Vejalpur, Ahmedabad bearing No.City/Vejalpur/RTS/REV/Su.Hu./S.R.-9/2017 in Entry No.16515 Dated 5.1.17 name of Jyotsnaben Manuji was deleted and in her place name of Hardik Dilipbhai was entered. Entry to that effect was entered in revenue record by Entry No.16632 dated 11.5.17 which was certified on 11.7.17.

Thereafter [1] Prahladi Jenaji [2] Lashiben alias Laxmiben d/o Jenaji and w/o Ishvarji [3] Pashiben d/o Jenaji and w/o Mangaji [4] Jasiben alias Jashumatiben d/o Jenaji and w/o Balvantsinh [5] Kokilaben Ishvarji [6] Ritaben d/o Ishvarji and w/o Sanjaybhai [7] Komalben alias Namrataben d/o Ishvarji and w/o Prakashji [8] Gajiben wd/o Menaji Jenaji [9] Rajesh Manaji [10] Kailashben d/o Manaji and w/o Dineshbhai [11] Lilaben alias Lalitaben Manuji [12] Minor Hardik Dilipbhai through his natural guardian Dilipbhai Thakor [13] Balrambhai Manuji [14] Rohitbhai Manuji agreed to sell Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-13 [City] to Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry by executing Agreement for Sale which is registered in the office of Sub Registrar under serial No.1178 dated 20.7.17. In the said Agreement for Sale [1] Thakor Urmilaben Ishvarbhai and [2] Thakor Mayurbhai Ishvarbhai as Self and Karta and Manager of his HUF have signed as Confirming Party.

Thereafter [1] Ritaben d/o Ishvarji and w/o Sanjaybhai and [2] Komalben alias Namrataben d/o Ishvarji and w/o Prakashji released their rights of land



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admeasuring 554 sq. mts. out of total land admeasuring 5817 sq. mts. of Survey No.749/2 in favour of Kokilaben Ishvarji by executing Release Deed which is registered in the office of Sub Registrar under serial No.1179 dated 20.7.17. Entry to that effect was entered in revenue record by Entry No.16760 dated 28.8.17 which was certified on 30.10.17.

Thereafter [1] Lashiben alias Laxmiben d/o Jenaji and w/o Ishvarji [2] Pashiben d/o Jenaji and w/o Mangaji [3] Jasiben alias Jashumatiben d/o Jenaji and w/o Balvantsinh released their rights from land admeasuring 2493 sq. mts. out of total land admeasuring 5817 sq. mts. of Survey No.749/2 in favour of Prahladji Jenaji by executing Release Deed which is registered in the office of Sub Registrar under serial No.1180 dated 20.7.17. Entry to that effect was entered in revenue record by Entry No.16761 dated 28.8.17 which was certified on 30.10.17.

On implementation of Town Planning Scheme the land admeasuring 5817 sq. mts. of Survey No.749/2 is allotted land admeasuring 3490 sq. mts. of Final Plot No.98 of Town Planning Scheme No.83.

Thereafter District Collector, Ahmedabad granted N.A. Permission for multipurpose use of the land admeasuring 3490 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 by his order No.CB/Jamin-2/N.A./Vejalpur/S.No./Block No.749/2/SR-598/2017 dated 13.11.17. Entry to that effect was entered in revenue record by Entry No.16888 dated 5.1.18, which was certified on 26.2.18.

Thereafter [1] Prahladji Jenaji [2] Kokilaben Ishvarji [3] Gajiben wd/o Menaji Jenaji [4] Rajesh Manaji [5] Kailashben d/o Manaji and w/o Dineshbhai [6] Lilaben alias Lalitaben Manuji [7] Balrambhai Manuji [8] Rohitbhai Manuji [9] Minor Hardik Dilipbhai through his natural guardian Dilipbhai Pratapbhai, all male



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members as Self and Karta and Manager of their respective HUFs sold and conveyed Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-10 [Vejalpur] to Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry by Sale Deed which is registered in the office of Sub Registrar under serial No.737 dated 22.2.18. In the said Sale Deed [1] Thakor Urmilaben d/o Ishvarbhai and w/o Anilkumar and [2] Thakor Mayurbhai Ishvarbhai as Self and Karta and Manager of his HUF have signed as Confirming Party since their names were inadvertently not entered on heirship basis in Entry No.1508. Entry to that effect was entered in revenue record by Entry No.17025 dated 23.3.18 which was certified on 14.5.18.

Thereafter Ahmedabad Municipal Corporation granted construction permission on the said land by Commencement Letter [Rajachitthi] No.01374/121218/A0973/RG/M1 dated 18.3.19.

Thus the said Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-10 [Vejalpur] is independently owned, occupied and possessed by Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry in the revenue records and all other government and semi-government records.



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The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor 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 operating against the said land which adversely affects the title and also declared to settle the rights of previous owners and also to settle any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to 9 and opine that the titles of the said Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of



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Ahmedabad-10 [Vejalpur] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record.
2. Fulfilment of terms and conditions of N.A. Order.
3. Confirmation of Dilipbhai Pratapbhai and family members of male Vendors being obtained for the Sale Deed registered under serial No.737 dated 22.2.18.
4. Lease hold rights on land admeasuring 12.98 sq. mts. of Torrent Power Ltd.
5. Provisions of Town Planning Scheme and use of land as per Zoning.
6. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 3RD DAY OF APRIL 2019.

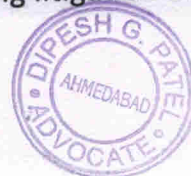
Place : Ahmedabad.



Dipesh G. Patel
[Signature]
Advocate

NOTE:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search dated 1.4.19 the above Title Report is issued.
2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. due to road laying and widening or for any other public purpose or due to any historical monuments etc. and there are no pending litigation or injunction/status



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quo in respect of the said land. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale.

3. This Title Opinion is always subject to presumption of non-commission of fraud, misrepresentation, forgery or cheating in any manner with the undersigned and in case though not on record, but found in future that the title of the land/property in question are subject matter of Civil or Criminal proceedings or defective under any other law then this Opinion shall not overcome those proceedings and defect and shall be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Report is issued by undersigned.

