

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
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REF. NO. 11729/2019

To,

M/s. Shree Shakti Infrastructure.

TITLE CERTIFICATE CUM TITLE REPORT

Reg:- Non Agricultural land bearing Sub Plot No. 24/1/D admeasuring 33,400 Sq. mtr. of Final Plot No. 24/1 paiki (given in lieu of Amalgamated Survey No. 324/1) in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) situate, lying and being at Moje Vinzol, Taluka Vatva and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 11 (Aslali) and belonging to M/s. Shree Shakti Infrastructure, a Partnership Firm.



As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 09-06-2020) of the available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents /copies/papers etc. furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available or after 19-03-2019 which would make the titles defective, we hereby give our certificate-cum-report on title as under:

- 1) That land bearing Amalgamated Survey No. 324/1 admeasuring Acre 17-02 Gs. (including Pot Kharaba land

admeasuring Acre 00-03 Gs.) was belonging to S.L.M. Maneklal Industries Ltd. since prior to the year of 1965.

- 2) That Mamlatdar by his order bearing No. P.H.S.R. 5 dated 11-10-1965, ordered amalgamation of the land bearing Survey No. 322 admeasuring Acre 08-29 Gs. (including Pot Kharaba land admeasuring Acre 00-07 Gs.), Survey No. 693/1 admeasuring Acre 02-31 Gs. (including Pot Kharaba land admeasuring Acre 00-01 Gs.) and Survey No. 693/2 admeasuring Acre 01-09 Gs. with Amalgamated Survey No. 324/1. Hence the new area of land bearing Amalgamated Survey No. 324/1 was determined to be Acre 29-31 Gs. (including Pot Kharaba land admeasuring Acre 00-11 Gs.) approx i.e. 1,20,496 Sq. mtr. Mutation Entry to the said effect was made in revenue record vide Entry No. 3857 dated 11-12-1965. As per the old records the entire land has been granted Non Agricultural use permission long back.
- 3) That said M/s. S.L.M. Maneklal Industries Ltd. leased out the said land bearing Amalgamated Survey No. 324/1 paiki admeasuring 3,632 Sq. mtr. to Rexroth Maneklal Industries Ltd. for 20 years by Lease Deed dated 30-11-1977. Mutation Entry to the said effect was made in revenue record vide Entry No. 5218 dated 07-01-1979.
- 4) That said M/s. S.L.M. Maneklal Industries Ltd. leased out the said land bearing Amalgamated Survey No. 324/1 paiki admeasuring 36,455 Sq. mtr. to Rexroth Maneklal Industries Ltd. for 20 years by Lease Deed dated 30-03-1978. Mutation Entry to the said effect was made in revenue record vide Entry No. 5219 dated 17-01-1979.
- 5) That above referred two Lease Deed dated 30-11-1977 and 30-03-1978 respectively came to an end by virtue of expiry of lease term. Hence the name of Rexroth- Bossch Group



(earlier it was known as Rexroth Maneklal Industries Ltd.) were removed from the second rights column of the revenue record of land bearing Amalgamated Survey No. 324/1 paiki. Mutation Entry to the said effect was made in revenue record vide Entry No. 6126 dated 07-05-2007.

- 6) That said SLM Industries Ltd. (former name SLM Maneklal Industries Ltd.) sold and conveyed the said land bearing Amalgamated Survey No. 324/1 paiki admeasuring 50,686 Sq. mtr. (forming part of old Survey No. 322, 693/1 and 693/2) as per revenue record and Actual area at site is admeasuring 53,970 Sq. mtr. along with construction admeasuring about 3,800 Sq. mtr. to Texraj Realty Private Ltd. by sale deed which was registered before the Sub Registrar of Ahmedabad - 05 (Narol) at Serial No. 3818 on 04-06-2007. Mutation Entry to the said effect was made in revenue record vide Entry No. 6143 dated 11-06-2007.
- 7) That said SLM Industries Ltd. availed the financial assistance from Shri Vinayak Sahakari Bank Ltd. by Mortgaging the land bearing Survey No. 1030, 1037, 1038/1, 1038/2, 1039, 1040, 1041, 1042/1, 1042/2 totally admeasuring 96,819 Sq. mtr. of Village Vatva and land bearing Old Survey No. 324/2, 325, 326, 327, 330, 331, 332, 333 and 324/1 totally admeasuring 68,998 Sq. mtr. of Village Vinzol by Mortgage Deed which was notarized before Notary Public B.R. Joshi at Serial No. 721/G/ 104 on 05-06-2007.
- 8) That said SLM Industries Ltd. (former name SLM Maneklal Industries Ltd.) through its authorized Mortgagee Shri Vinayak Sahakari Bank Ltd. sold and conveyed the said land bearing Amalgamated Survey No. 324/1 paiki (forming part of old Survey No. 324/2, 325, 326, 327, 330, 331, 332, 333 and 324/1) admeasuring 68,998 Sq. mtr. i.e. 82,522 Sq. yards of Village Vinzol alongwith other Vatva lands to Texraj Realty

Private Ltd. by sale deed which was registered before the Sub Registrar of Ahmedabad - 05 (Narol) at Serial No. 5627 on 29-08-2007. Mutation Entry to the said effect was made in revenue record vide Entry No. 6182 dated 20-09-2007.

That in pursuant to above referred sale deed registered at Serial No. 5627 on 29-08-2007, said SLM Industries Ltd. has confirmed the said sale deed by executing Confirmation Deed which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 5628 on 29-08-2007.

- 9) That as per the order of the Mamlatdar, Daskroi bearing no. R.T.S./ Record Promulgation/ 69/ 08 dated 16-09-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms, were directed to be rectified. Accordingly in respect of land bearing Amalgamated Survey No. 324/1 the word "Amalgamated" was added in the revenue records of the said land. Mutation entry to the said effect was made in the revenue records vide Entry No. 6398 dated 10-12-2008.
- 10) That vide Circular bearing no. PFR/102011/275/L/1 dated 17-03-2012 of the revenue department, the reformation of Taluka City and Taluka Daskroi of Ahmedabad District had taken place and thus two new talukas i.e. Ahmedabad City (East) and Ahmedabad City (West) were formed. Accordingly, said land of Village Vinzol is included in newly formed Taluka Ahmedabad City (East). Mutation Entry to the said effect was made in revenue record vide Entry No. 7109 dated 03-05-2012.
- 11) That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new



Talukas were formed and accordingly land of Moje Vinzol which formed part of Taluka Ahmedabad City (East) is now made part of Taluka Vatva.

- 12) That on implementation of Draft Town Planning Scheme No. 87 (Vatva - Vinzol), the land bearing Survey No. 322+324+325+326+327+330+331+332+333+693 (i.e. amalgamated Survey No. 324/1) was given Original Plot No. 24 and its area was fixed at 1,16,496 Sq. mtr. which was allotted Final Plot No. 24/1 and Final Plot No. 24/2 and its area was determined to be admeasuring 79,337 Sq. mtr. and 8,035 Sq. Mtr. respectively.

Thereafter Town Planning Officer, Town Planning Unit - 1, Ahmedabad vide its opinion bearing No. N.R.Y. Ahmedabad No. 87 (Vatva - Vinzol)/ Case No. 24/379 dated 01-01-2015, opined that the land bearing Amalgamated Survey No. 324/1 admeasuring 1,20,496 Sq. mtr. which was given Original Plot No. 24 admeasuring 1,16,496 Sq. mtr. was proposed to be given Final Plot No. 24 admeasuring 1,00,269 Sq. mtr.

- 13) That said Texraj Realty Private Ltd. agreed to sell the said land bearing Final Plot No. 24 admeasuring 1,00,269 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Jay Vishnubhai by Agreement for Sale which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 8352 on 23-12-2013.

That said agreement for sale registered at Serial No. 8352 on 23-12-2013 was unilaterally cancelled by the said Texraj Realty Private Ltd. by Cancellation Deed which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 7090 on 15-09-2014.

That in pursuant to above referred Cancellation Deed registered at Serial No. 7090 on 15-09-2014, said Jay Vishnubhai has confirmed the Cancellation Deed by

executing Confirmation Deed which was notarized before Notary Public K. G. Fotariya registered at Serial No. B - 167A/2014 on 15-09-2014.

- 14) That said Texraj Realty Private Ltd. agreed to sell the said land bearing Final Plot No. 24 paiki admeasuring 58,662 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) out of total land admeasuring 1,00,269 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Yatishbhai Ashwanikumar Joshi by Agreement for Sale which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 7091 on 15-09-2014.

That vide above referred Agreement for Sale dated 15-09-2014, Yatishbhai Ashwanikumar Joshi was entitled to purchase land admeasuring 58,662 Sq. mtr. of Final Plot No. 24 paiki. However vide Cancellation Deed dated 07-01-2015 registered at Serial No. 204, the above referred Agreement for Sale was cancelled for land admeasuring 28,750 Sq. mtr. of Final Plot No. 24 paiki.

Thus Yatishbhai Ashwanikumar Joshi was entitled to purchase land admeasuring 29,912 Sq. mtr. of Final Plot No. 24 paiki. Hence a Deed of Modification of Banakhat was executed by Texraj Realty Private Ltd. which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 330 on 13-01-2015 whereby the area of land bearing Final Plot No. 24 paiki admeasuring 58,662 Sq. mtr. were substituted by admeasuring 29,912 Sq. mtr.

Thereafter said (1) Agreement for Sale registered at Serial No. 7091 on 15-09-2014, (2) Cancellation Deed registered at Serial No. 204 on 07-01-2015 and (3) Deed of Modification of Banakhat registered at Serial No. 330 on 13-01-2015 were subsequently cancelled by Cancellation Deed which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 2665 on 27-02-2019.

- 15) That said Texraj Realty Private Ltd. agreed to sell the said land bearing Final Plot No. 24 paiki admeasuring 36,957 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Nila Infrastructures Ltd. by Agreement for Sale which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 7274 on 23-09-2014.
- 16) That said Texraj Realty Private Limited sold and conveyed the said land bearing Final Plot No. 24 paiki (given in lieu of Amalgamated Survey No. 324/1) admeasuring 36957 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Nila Infrastructure Ltd. By sale deed which was registered before the Sub Registrar of Ahmedabad 11 (Aslali) at Serial No. 8189 on 27-10-2014. Mutation Entry to the said effect was made in revenue record vide Entry No. 7552 dated 30-10-2014.
- Note:- This land parcel is separate from the subject land for which this title is being issued.
- 17) That in meantime Town Planning Officer, Town Planning Unit - 1, Ahmedabad vide its opinion dated 15-07-2017 bearing No. N.R.Y. Ahmedabad No. 87 (Vatva - Vinzol)/ Case No. 24/ 262, has opined that the land bearing Old Survey No. 322+324+325+ 326+ 327+ 330 +331+332+333+693 which was given Original Plot No. 24 admeasuring 1,20,496 Sq. mtr. was proposed to be given Final Plot No. 24/1 admeasuring 84,262 Sq. mtr. and Final Plot No. 24/2 admeasuring 6,040 Sq. mtr.
- 18) That in pursuant to above referred sale deed registered at Serial No. 8189 on 27-10-2014 a Rectification Deed has been executed by Texraj Realty Private Ltd. accordingly the rectification has been made in the Property Schedule of said

sale deed and changes were made in the said sale deed viz. to write "Final Plot No. 24/1 paiki admeasuring 36,957 Sq. mtr. out of total land admeasuring 84,262 Sq. mtr." instead of "Final Plot No. 24 paiki admeasuring 36,957 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtr." and same was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 9111 on 19-07-2019.

- 19) That said Nila Infrastructures Ltd. has availed the financial assistance from the Religare Finvest Ltd. by mortgaging the land bearing Final Plot No. 24 admeasuring 36,957 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) by Deed of Mortgage which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 8202 on 29-10-2014.
- 20) That said Texraj Realty Pvt. Ltd. has availed the financial assistance from the IFCI Ltd. by mortgaging the land bearing Final Plot No. 24 paiki admeasuring 33,400 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtrs. in Draft Town Planning Scheme 87 (Vatva - Vinzol) by Deed of Mortgage which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 347 on 13-01-2015.

That upon repayment of loan amount, said IFCI Ltd. released its charge on the said land bearing Final Plot No. 24 paiki admeasuring 33,400 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtrs. In Draft Town Planning Scheme 87 (Vatva - Vinzol) by Deed of Reconveyance which was registered before the Sub Registrar of Ahmedabad (Aslali) at Serial No. 11774 on 13-08-2018.

- 21) That said Nila Infrastructures Ltd. had again availed the financial assistance from the Religare Finvest Ltd. by mortgaging the land bearing Final Plot No. 24 admeasuring 36,957 Sq. mtr. in Draft Town Planning Scheme No. 87



(Vatva - Vinzol) by Deed of Mortgage which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 5759 on 30-07-2015.

That upon repayment of loan amount the above referred Charge of Religare Finvest Ltd. vide Deed of Mortgage registered at Serial No. 8202 dated 29-10-2014 and Deed of Mortgage registered at Serial No. 5759 dated 30-07-2015 were released respectively vide Deed of Reconveyance registered at Serial No. 503 and 504 both dated 19-01-2016.

- 22) That said Texraj Realty Private Limited sold and conveyed the said land bearing Final Plot No. 24/1 paiki (given in lieu of Amalgamated Survey No. 324/1) admeasuring 4539 Sq. mtr. out of total land admeasuring 84,262 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to (1) Akshay Pradhyuman Vyas and (2) Hiral Jigish Shah By sale deed which was registered before the Sub Registrar of Ahmedabad 11 (Aslali) at Serial No. 11747 on 09-10-2017. Mutation Entry to the said effect was made in revenue record vide Entry No. 7881 dated 01-01-2018.

Note:- This land parcel is separate from the subject land for which this title is being issued.

That in pursuant to above referred sale deed registered at Serial No. 11747 on 09-10-2017 a Rectification Deed has been executed by Texraj Realty Private Ltd. accordingly the rectification has been made in the boundary area of Schedule Property of said sale deed and changes were made in the said sale deed and same was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 9006 on 17-07-2019.

- 23) That as per Letter bearing No. L.A.Q./ Mumbai - Ahmedabad High Speed Railway Project/ Vinzol/ Vashi/ 1402/ 2018 dated 06-01-2018 passed by Special Land Acquisition Officer, Ahmedabad, the land bearing

Amalgamated Survey No. 324/1 paiki admeasuring 5,862 Sq. mtr. was acquired for Mumbai - Ahmedabad High Speed Railway Project. Hence the name of Mumbai - Ahmedabad High Speed Railway Project were entered in the second rights column of revenue record of the land bearing Amalgamated Survey No. 324/1 paiki admeasuring 5,862 Sq. mtr. Mutation entry to the said effect was made in revenue record vide Entry No. 7906 dated 11-04-2018.

- 24) That said Texraj Realty Private Limited sold and conveyed the said land bearing Final Plot No. 24 paiki admeasuring 33,400 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) out of total land admeasuring 1,00,269 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Nila Infrastructures Ltd. by sale deed which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 8365 on 08-06-2018. Mutation Entry to the said effect was made in revenue record vide Entry No. 7930 dated 12-06-2018.

That in pursuant to above referred sale deed registered at Serial No. 8365 on 08-06-2018 a Rectification Deed has been executed by Texraj Realty Private Ltd. accordingly the rectification has been made in the Property Schedule of said sale deed and changes were made in the said sale deed viz. to write "Final Plot No. 24/1 paiki admeasuring 33,400 Sq. mtr. out of total land admeasuring 84,262 Sq. mtr." instead of "Final Plot No. 24 paiki admeasuring 33,400 Sq. mtr. out of total land admeasuring 1,00,269 Sq. mtr." and same was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 9005 on 17-07-2019.

- 25) That said Nila Infrastructures Ltd. availed financial assistance from Tata Capital Financial Services Ltd. by mortgaging the land bearing Final Plot No. 24 paiki



admeasuring 33,400 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) by Deed of Simple Mortgage which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 12272 on 24-08-2018.

That above Mortgage was released vide Deed of Release which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 14763 on 26-11-2019.

- 26) That Mutation Entry No. 8049 dated 16-02-2019 was made in revenue record of the said land with respect to Land Acquisition for Mumbai - Ahmedabad High Speed Railways Project. However said entry was cancelled as order under Section 11 (1) of Land Acquisition Act was not mentioned in Mutation Entry.
- 27) That as per Letter bearing No. L.A.Q./ Mumbai - Ahmedabad High Speed Railway Project/ Vinzol/ Vashi/ 789/ 2018 dated 08-05-2018 passed by Additional Special Land Acquisition Officer, Ahmedabad, the land bearing Amalgamated Survey No. 324/1 paiki admeasuring 5,862 Sq. mtr. was acquired for Mumbai - Ahmedabad High Speed Railway Project. Hence the name of Mumbai - Ahmedabad High Speed Railway Project were entered in the second rights column of revenue record of the land bearing Amalgamated Survey No. 324/1 paiki admeasuring 5,862 Sq. mtr. Mutation Entry to the said effect was made in revenue record vide Entry No. 8050 dated 18-02-2019.
- 28) That Mutation Entry No.8076 dated 22-04-2019 pertains to other portions of the land bearing Amalgamated Survey No. 324/1. Hence not dealt with herein.
- 29) That in reference to earlier Mutation Entry No. 8049 and Entry No. 8050, the land admeasuring 5,862 Sq. mtr. of Survey No. 324/1 was proposed to be acquired for Mumbai - Ahmedabad High Speed Railway Project. However

Revenue Department, Sachivalay, Gandhinagar vide its Public Notification bearing No. AM/2019/ 84/ M/ JAM/ 1217/ 1782/ Gh dated 23-01-2019, declared that there is no need to acquire the land admeasuring 5,862 Sq. mtr. of Survey No. 324/1 for Mumbai - Ahmedabad High Speed High Railway Project. Hence there is no acquisition of land admeasuring 5,862 Sq. mtr. of Survey No. 324/1 for Mumbai - Ahmedabad High Speed High Railway Project. Mutation Entry of this Notification needs to be entered in revenue records of the said land.

- 30) That said Nila Infrastructures Ltd. sold and conveyed the said land bearing Final Plot No. 24/1 paiki admeasuring 33,400 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) out of total land admeasuring 84,262 Sq. mtr. in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) to Shree Shakti Infrastructure, a Partnership Firm by sale deed which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 13594 on 25-10-2019. Mutation Entry to the said effect was made in revenue record vide Entry No. 8187 dated 04-11-2019.
- 31) That said Shree Shakti Infrastructure has availed financial assistance from Tata Capital Financial Services Ltd. by mortgaging the said land bearing Final Plot No. 24/1 admeasuring 33,400 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) by Deed of Mortgage which was registered before the Sub Registrar of Ahmedabad - 11 (Aslali) at Serial No. 14769 on 26-11-2019.
- 32) That sub plotting layout of Final Plot No. 24/1 admeasuring 84,262 Sq. mtr. was approved by Ahmedabad Municipal Corporation vide its Raja Chitthi bearing No. 03103/150220 / A3349/M1 dated 18-02-2020. Accordingly the land bearing

Final Plot No. 24/1 paiki admeasuring 33,400 Sq. mtr. (given in lieu of Amalgamated Survey No. 324/1) in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) purchased by Shree Shakti Infrastructure is allotted Sub Plot No. 24/1/D.

- 33). That Mutation Entry No. 8261 dated 28-02-2020 pertains to other portions of the said land bearing Final Plot No. 24/1 paiki. Hence not dealt with herein.
- 34) That Ahmedabad Municipal Corporation vide its Rajachitthi No. 03270/020620/ A 3524/ M1 dated 05-06-2020, granted development permission with respect to land bearing Sub Plot No. 24/1/D of Final Plot No. 24/1 paiki in Draft Town Planning Scheme No. 87 (Vatva -Vinzol) and divided the said land into different Sub Plots for industrial sheds and commercial units.
- 35) That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily news paper "Guajart Samachar" on 15-11-2019 and in response to the same; we have received one objection from M/s. Meghani Law Firm through his client Yatishbhai Ashvinbhai which we received on 26-12-2019 by hand delivery and on 27-12-2019 by RPAD, stating inter alia that said Texraj Realty Pvt. Ltd. agreed to sell the said land to said Yatishbhai Ashvinbhai by Agreement for Sale which was registered at Serial No. 7091 on 15-09-2014 and said Yatishbhai Ashvinbhai has also paid a Sum of Rs. 25,00,000/- at the time of execution of an Agreement for Sale. Thereafter the said Agreement for Sale was cancelled by mutual consent on condition to repayment of token amount and the said Texraj Realty Private Ltd. had issued a cheque in favour of Yatinbhai Ashvinbhai. However the said cheque issued by Texraj Realty Pvt. Ltd. was bounced as "Insufficient Balance". Moreover the said M/s. Meghani Law Firm has issued a Public Caution Notice in daily news paper Sandesh



on 26-12-2019 regarding the same. Thereafter said M/s. Meghani Law Firm withdrew the said Public Caution Notice published in sandesh news paper on 26-12-2019 stating that there was misunderstanding regarding the details of Survey No. mentioned in public caution notice and details given by their client i.e. Yatinbhai Ashvinbhai as details were different. Hence the objection and public caution notice raised by said M/s. Meghani Law firm through his client Yatinbhai Ashvinbhai was withdrawn and published a Withdrawal of Public Caution Notice in daily news paper sandesh on 31-12-2019.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Sub Plot No. 24/1/D admeasuring 33,400 Sq. mtr. of Final Plot No. 24/1 paiki (given in lieu of Amalgamated Survey No. 324/1) in Draft Town Planning Scheme No. 87 (Vatva - Vinzol) situate, lying and being at Moje Vinzol, Taluka Vatva and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 11 (Aslali) and belonging to M/s. Shree Shakti Infrastructure, a Partnership Firm shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual declaration cum Indemnity bond being made at the time of transfer of the said land.
- [2] Fulfilment of the terms and conditions laid down in the N.A. use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 87 (Vatva - Vinzol).
- [4] Charge of Tata Capital Financial Services Ltd. being released.

DATED THIS 09th DAY OF JUNE, 2020

Hursh P. Jani
ATTORNEY-AT-LAW

Note of caution and disclaimer:

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of year 1986 to 1994 of the Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no other pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no other litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.

