

A.G. Bapat & Co.

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Mr. ANAND G. BAPAT
M.Com., LL.B., D.T.P.
M. 9825281495

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property", which is owned by M/s. Shiv Developers, a Partnership Firm., (Hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary searches. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrances charges and/or claims.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Mouje : Ranasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. togetherwith to be constructed (Under Construction) Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces in a scheme known as "AKSHAT ESTATE" in the Registration District and Sub-District, Gandhinagar and the same is bounded as follows :

On or towards the East : Land of Final Plot No. 42/3 paiki
On or towards the West : 12 Mt. Road.
On or towards the North : Land of Final Plot Nos. 27/1 paiki and 27/2 paiki.
On or towards the South : Land of Final Plot No. 42/3 paiki.

Date : 19-2-2019

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate

A.G. Bapat & Co.

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REPORT ON TITLE

Ref: No. 2323-A/2019

Re : Investigation of title to the Non-Agricultural Land situate, lying and being at Mouje : Ranasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. togetherwith to be constructed (Under Construction) Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces in a scheme known as "AKSHAT ESTATE" in the Registration District and Sub-District, Gandhinagar belonging to M/s. Shiv Developers, a Partnership Firm.

With reference to the above, I have investigated the title to the Property in question, more particularly described in the Schedule hereunder written and submit my opinion on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Gandhinagar Taluka at Gandhinagar and that of Circle Inspector/Talati, Mouje Ranasan as also from the search of the available records being maintained by the District Registrar and Sub-Registrar, Gandhinagar through my Search Clerk for the last 30 years as also from the



Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 30 years duly certified by the Talati Mouje Ranasan, produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I submit my opinion of title-cum-title clearance certificate thereon as under :

It appears that on or around the year 1980 the land, situate lying and being at Mouje : Ranasan, Taluka : Gandhinagar bearing Amalgamated Revenue Survey No. 29 total admeasuring Acres-8, Gunthas-07 i.e. 33083 sq.mts. (In lieu of (I) Old Revenue Survey No. 28 admeasuring Acres-3, Gunthas-21 i.e. 14265 sq.mts. and (II) Old Revenue Survey No. 29 admeasuring Acres-4, Gunthas-26 i.e. 18818 sq.mts.) was originally belonged to Shri Ranchhodji Pratapji Zala.

I further find that, Shri Ranchhodji Pratapji Zala died on or around year 1986 intestate, and the said land bearing Revenue Survey No. 29 togetherwith other lands came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Shri Prabhatsing Ranchhodji Zala and (2) Shri Badesing Ranchhodji Zala and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 440 dated 25-11-1988 duly confirmed by the concerned authority on 24-4-1990, and since then (1) Shri Prabhatsing Ranchhodji Zala and (2) Shri Badesing Ranchhodji Zala were holding the same as an absolute co-owners and possessors of the same.

I may incidentally mention here that (1) Shri Prabhatsing Ranchhodji Zala and (2) Shri Badesing Ranchhodji Zala have availed Loan from Allahabad Bank, Valad Branch on Land in question and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 498 dated 27-3-1993 duly confirmed by the concerned authority and thereafter the said loan which was repaid in full with interest thereon and Land in question was released from the charge of Allahabad Bank, Valad Branch and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 560 dated 27-11-2000 duly confirmed by the concerned authority on 22-6-2001.

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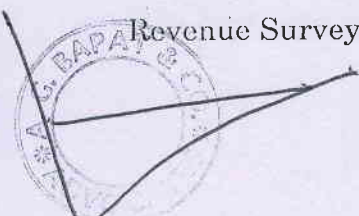
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Further, the Mamlatdar, Gandhinagar vide its Letter No. Jamin/V 565/04, dated 2-4-2004, has acquired the area of said land bearing Revenue Survey No. 29 admeasuring He-0, Are-41, Sq. Mtrs.-30 i.e. 4130 sq.mts. for Right of Use (Vaparashi Hakk) of Bhuwaldi-Kalol Gas Pipeline (Gujarat State Petronet Ltd., Gandhinagar) from total land bearing Revenue Survey No. 29 admeasuring He-3, Are-30, Sq. Mtrs.-83 i.e. 33083 sq.mts., and Right of Use (Vaparashi Hakk) of Bhuwaldi-Kalol Gas Pipeline (Gujarat State Petronet Ltd., Gandhinagar) was recorded in Second Rights of Revenue Records of the said land and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 611 on 7-8-2004 duly confirmed by the concerned authority on 29-1-2005.

Further, the District Inspector Land Records, Gandhinagar vide its Order No. K.J.P.S.R./93/0910 dated 30-10-2010 and Durasti Patrak No. 26 has sub-divided the said Land bearing Revenue Survey No. 29 total admeasuring 33083 sq.mts. into two parts i.e. (I) Revenue Survey No. 29/A admeasuring 19080 sq.mts. and (II) Revenue Survey No. 29/B admeasuring 14003 sq.mts. and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1019 dated 18-12-2010 duly confirmed by the concerned authority on 17-3-2011 and accordingly the same is in order.

Further it appears that, Shri Prabhatsing Ranchhodji Zala has applied on 24-12-2009 to the concerned authority to avail permission for Block Division of the said Land bearing Revenue Survey No. 29 total admeasuring 33083 sq.mts. and accordingly the Prant Officer, Gandhinagar vide its Order No. PO/Tu.Dha./Vashi.1307/2010 dated 26-2-2010 granted permission to Shri Prabhatsing Ranchhodji Zala for Block Division and accordingly the said land bearing (I) Revenue Survey No. 29 paiki admeasuring 19080 sq.mts. came to be owned and possessed by Shri Prabhatsing Ranchhodji Zala and (II) Revenue Survey No. 29 paiki admeasuring 14003 sq.mts. came to be owned and possessed



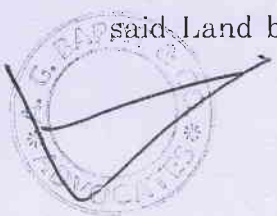
by Shri Badesing Ranchhodji Zala and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1028 dated 20-1-2011 duly confirmed by the concerned authority on 17-3-2011.

I further find that Shri Prabhatsing Ranchhodji Zala had released his undivided right, title and interest in respect of the said Land bearing Revenue Survey No. 29/B admeasuring 14003 sq.mts. in favour of his brother namely Shri Badesing Ranchhodji Zala, hence his name was deleted from the Revenue Records and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1049 dated 29-3-2011 duly confirmed by the concerned authority on 11-6-2011 and since then Shri Badesing Ranchhodji Zala was holding the same as an absolute owner and possessor thereof.

It will not be out of place to mention here that, Shri Badesing Ranchhodji Zala and others have applied on 30-8-2010 and again applied on 23-2-2011 to the concerned authority to avail permission for Block Division of the said Land bearing Revenue Survey No. 29/B total admeasuring 14003 sq.mts. and accordingly the Prant Officer, Gandhinagar vide its Order No. PO/Tu.Dha./Vashi.1624/2011 dated 31-3-2011 granted permission to Shri Badesing Ranchhodji Zala and others for Block Division and accordingly the said land bearing (I) Revenue Survey No. 29/B paiki admeasuring 7134 sq.mts. came to be owned and possessed by Shri Prabhatsing Ranchhodji Zala and (II) Revenue Survey No. 29/B paiki admeasuring 6869 sq.mts. came to be owned and possessed by Shri Badesing Ranchhodji Zala and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1051 dated 1-4-2011 duly confirmed by the concerned authority on 11-9-2011.

It is observed that, while recording the abovementioned Mutation Entry No. 1051 dated 1-4-2011, Total Area of Land was wrongly written as "Admeasuring 14063 sq.mts." in place of "Admeasuring 14003 sq.mts." which is required to be rectified and certified by Competent Authority.

Further, the District Inspector Land Records, Gandhinagar vide its Order No. K.J.P.S.R.NA/17/2011-12 dated 30-5-2011 and Durasti Patrak No. 32 has sub-divided the said Land bearing Revenue Survey No. 29/B total admeasuring 14003 sq.mts. into two



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parts i.e. (I) Revenue Survey No. 29/B/1 admeasuring 7134 sq.mts. and (II) Revenue Survey No. 29/B/2 admeasuring 6869 sq.mts. and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1074 dated 23-6-2011 which was duly canceled by the concerned revenue authority on 20-9-2011 because there was same mistake in the submitted the Durasti Patrak No. 32. Thereafter, on submission of Rectified Durasti Patrak No. 33, again the District Inspector Land Records, Gandhinagar vide its Order No. K.J.P.S.R.NA/36/2011-12 dated 15-7-2011 has sub-divided the said Land bearing Revenue Survey No. 29/B total admeasuring 14003 sq.mts. into two parts i.e. (I) Revenue Survey No. 29/B/1 admeasuring 6869 sq.mts. and (II) Revenue Survey No. 29/B/2 admeasuring 7134 sq.mts. and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1078 dated 18-7-2011 duly confirmed by the concerned authority on 20-9-2011 and accordingly the same is in order.

Further, Shri Badesing Ranchhodji has sold and conveyed the said Agricultural land bearing Revenue Survey No. 29/B/2 admeasuring 7134 sq.mts. to (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) by a Dced of Conveyance which was duly registered with the Office of Sub-Registrar, Gandhinagar, under Serial No. 8551 dated 20-7-2011 and the entry to that effect was also entered in the revenue records of Mutation Entry Book viz. Village Form No.6 under Serial No. 1080 dated 20-7-2011 duly confirmed by the concerned authority on 4-10-2011 and since then (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai



Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) were holding the same as an absolute co-owners and possessors thereof.

Thereafter, (1) Manguben wife of Badesing Ranchhodji (2) Madhiben D/o. Badesing Ranchhodji (3) Leelaben D/o. Badesing Ranchhodji (4) Vinaben D/o. Badesing Ranchhodji and (5) Shri Rasikbhai Badesing have confirmed the aforesaid sale transaction i.e. Deed of Conveyance, under Serial No. 8551 dated 20-7-2011 of the said Agricultural land bearing Revenue Survey No. 29/B/2 admeasuring 7134 sq.mts. in favour of (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) by a Confirmation Deed, which was duly signed before J.R. Acharya, Notary Public, Ahmedabad, under Serial No. 188/7/2011 dated 26-7-2011.

Further, it appears that in meantime Shri Badesing Ranchhodji Zala and Others as pervious land owners have agreed to sell the said land bearing Revenue Survey No. 29 paiki admeasuring 14003 sq.mts. paiki admeasuring 7134 sq.mts. to Shri Bhikhubhai Popatbhai Gajera by an Agreement to Sale was duly registered with the Office of the Sub-Registrar, Gandhinagar, under Serial No. 17266 dated 21-9-2010 which was cancelled by Deed of Cancellation of Agreement, duly executed on 11-7-2012 by Shri Bhikhubhai Popatbhai Gajera in favour of Shri Badesing Ranchhodji Zala and Others which was duly registered with the Office of the Sub-Registrar, Gandhinagar, under Serial No. 9208 dated 4-8-2012.

Further, Non-Agricultural Permission of the said piece of the land bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. for Industrial Use was duly sanctioned by the Collector, Gandhinagar vide its Order bearing No. CB/Land/Bin-Khe./S.R.138/12/Vashi 1466 to 1478/2013 dated 24-1-2013 and the entry to that effect was also entered in the revenue records of Mutation Entry Book viz. Village Form No.6 under Serial No. 1179 dated 9-3-2013 duly confirmed by the concerned authority on 17-5-2013.

In the meantime the said land bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. was covered under the Draft Town Planning Scheme No. 243 of

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(Ranasan-Muthiya-Nana Chiloda) and Final Plot No. 25 admeasuring 4280 sq.mts. was given in lieu thereof, as per Form "F" issued by Assistant Town Planner, Urban Development Authority, Ahmedabad.

Thus, (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) were the absolute co-owners and possessors of the said Non- Agricultural Land situate, lying and being at Mouje : Ranasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. in the Registration District and Sub-District, Gandhinagar.

Further, at the relevant time effect of Mutation Entry Nos. 34,65, 106,121,153, 154,1019, 1028 and 1078 were not recorded in the Computerized Village Form No. 7/12 of the said land bearing Revenue Survey No. 29/B/2 and as per the Order of Mamlatdar, Gandhinagar vide its Order bearing No. Mam/Jamin/Vashi/2945/2018 dated 3-7-2018, rectification in errors and mistakes which accrued at the time of Computerization of Village Form No. 7/12 of the said land bearing Revenue Survey No. 29/B/2 was carried out and accordingly the said Mutation Entries were related to the said land in question. Hence, effect of Mutation Entry Nos. 34,65, 106,121,153, 154,1019, 1028 and 1078 were recorded to be entered in the Computerized Village Form No. 7/12 of the said land bearing Revenue Survey No. 29/B/2, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1604 dated 5-7-2018 duly confirmed by the concerned authority on 24-9-2018.

Further, Shri Prabhatji Ranchhodji action for self and as a Karta and Managare of his HUF has confirmed the aforesaid all transaction i.e. Revenue Entries from time to time recording of Sale Deeds under Serial No. 8551 dated 20-7-2011, Notarised Affidavit, Durasti Patrak and Rectification Durasti Patrak Orders in respect of the said land in question in favour of (1) Shri Shivjibhai Manjibhai Patel (2) Shri Pareshbhai Kanubhai Patel and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel by a Bin Aveji Confirmation Deed, which was duly registered with the Office of Sub-Registrar, Gandhinagar, under Serial No. 12801 dated 20-7-2018.

Further, (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) have sold and conveyed the said Non- Agricultural Land bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. to M/s. Shiv Developers, a Partnership Firm through its Partner Shri Shaileshbhai Madhavlal Patel by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Gandhinagar, under Serial No. 25330 dated 13-12-2018 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1673 dated 5-1-2019 duly confirmed by the concerned authority on 14-2-2019 and since then M/s. Shiv Developers, a Partnership Firm through its Partner Shri Shaileshbhai Madhavlal Patel is holding the same as an absolute owner and possessor thereof.

Further, an Indemnity Bond Cum Declaration was duly executed by (1) Shri Shivjibhai Manjibhai Patel (Chavan) (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) (2) Shri Pareshbhai Kanubhai Patel (Undivided 0-30 paisa share out of total 100 paisa i.e. Rs. 1/-) and (3) Hetalben Parsottambhai Patel and wife of Mitul Mohanbhai Patel (Undivided 0-40 paisa share out of total 100 paisa i.e. Rs. 1/-) in favour of M/s. Shiv Developers, a Partnership Firm through its Partner Shri Shaileshbhai Madhavlal Patel in respect of the said Non- Agricultural Land bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280

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sq.mts. which was duly registered with the Office of Sub-Registrar, Gandhinagar, under Serial No. 25331 dated 13-12-2018.

Further, it appears that the Partnership Deed of M/s. Shiv Developers, was duly executed on 31-8-2018 by and between (1) Dinesh Keshavlal Patel (First Party) (2) Dinesh Somabhai Patel (Second Party) (3) Shaileshkumar Madhavlal Patel (Third Party) (4) Ankit Pravinbhai Patel (Fourth Party) and (5) Arpit Ashokkumar Patel (Fifth Party) which was duly signed before Hetal R. Shah, Notary Public, Ahmedabad, under Serial No. 168 dated 1-9-2018.

Further, Lay-Out Plan and Development Permission for Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces duly approved and granted by Ahmedabad Urban Development Authority, Ahmedabad vide its Order No. IFP-1017579/10/2018/21 dated 7-1-2019 issued by Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad on 22-1-2019.

Further, M/s. Shiv Developers, a Partnership Firm has floated a scheme of Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces known as "AKSHAT ESTATE" on the said piece of land as per Plan and Development Permission approved and granted by the Ahmedabad Urban Development Authority, Ahmedabad and is entitled to enroll the members and to collect agreed amount from them for the said purpose and to sell and convey such Industrial Sheds to them etc.

Further, After completion of construction work Final Building Use (BU) Permission for "AKSHAT ESTATE" is required to be obtained from Ahmedabad Urban Development Authority, Ahmedabad.

Thus, M/s. Shiv Developers, a Partnership Firm is the absolute owner and possessor of the said Non-Agricultural Land situate, lying and being at Mouje : Ranasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. togetherwith to be constructed (Under Construction) Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces in a scheme known as "AKSHAT ESTATE" in the Registration District and Sub-District, Gandhinagar.

Further, Latest Certificate/Letter for number of Sheds sold/booked out of Total 33 Industrial Sheds on Ground Floor Including Store on Mezzanine Floor in Block Nos. "A" and "B" in a scheme known as "AKSHAT ESTATE" is required to be obtained from the M/s. Shiv Developers, a Partnership Firm.

Further, Certificate/Letter is required to be obtained from the M/s. Shiv Developers, a Partnership Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 33 Industrial Sheds on Ground Floor Including Store on Mezzanine Floor in Block Nos. "A" and "B" in a scheme known as "AKSHAT ESTATE".

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Gujarat Samachar, Gujarati Edition of 7th February, 2019 inviting claims, if any, in upon or to the said Property in question from any person whomsoever. I have not received any objection/claim in response thereto till today.

Further the Property in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from

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01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby opine that the title to the Property in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

1. Allotment/Booking/Agreement to Sale of the Total 33 Industrial Sheds on Ground Floor Including Store on Mezzanine Floor in Block Nos. "A" and "B" in a scheme known as "AKSHAT ESTATE" to be constructed thereon.
2. Certificate/Letter is required to be obtained from the M/s. Shiv Developers, a Partnership Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 33 Industrial Sheds on Ground Floor Including Store on Mezzanine Floor in Block Nos. "A" and "B" in a scheme known as "AKSHAT ESTATE".
3. Terms and conditions of N. A. Order for Industrial Use.
4. Terms and conditions of Plan and Development Permissions approved and granted by Ahmedabad Urban Development Authority, Ahmedabad is to be complied.
5. Final Building Use (BU) Permission for "AKSHAT ESTATE" is being duly obtained from Ahmedabad Urban Development Authority, Ahmedabad after completion of construction work in due Course.
6. Provisions of the Town Planning and Urban Development Act.
7. Provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).
8. Usual Declaration on title is being made on oath by All Partners of M/s. Shiv Developers, a Partnership Firm.

Note : Please note that Search of Registration Records of the year 1988 to 2018 at the Office of the Sub-Registrar, Gandhinagar is carried out and records of the year 1988 to 2007 is destroyed/torn out or in dilapidated condition, hence it could not be inspected and searches thereof is not available, I have found that, some part of available Index-II records are torn and the entries are also not up-to-date maintained and also Computerised Records for the year 2007 to 2019 at Office of Sub-Registrar, Gandhinagar are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Mouje : Ranasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 29/B/2 total admeasuring 7134 sq.mts. which was comprised into Draft T.P. Scheme No. 243 of (Ranasan-Muthiya-Nana Chiloda) and allotted Final Plot No. 25 total admeasuring 4280 sq.mts. togetherwith to be constructed (Under Construction) Total 33 Industrial Sheds on Ground Floor total admeasuring 1737.52 sq.mts. Including Store on Mezzanine Floor total admeasuring 561.92 sq.mts. containing by total construction admeasuring 2299.44 sq.mts. in Block Nos. "A" and "B" alongwith provision of Internal Road and Open Margin Spaces in a scheme known as "AKSHAT ESTATE" in the Registration District and Sub-District, Gandhinagar and the same is bounded as follows :

On or towards the East : Land of Final Plot No. 42/3 paiki
On or towards the West : 12 Mt. Road.
On or towards the North : Land of Final Plot Nos. 27/1 paiki and 27/2 paiki.
On or towards the South : Land of Final Plot No. 42/3 paiki.

Date : 18-2-2019

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate