HIREN RAVAL & ASSOCIATES
ADVOCATES

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

REPORT ON TITLE

Date : 18/06/2021

Re. : IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 766 and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-I) of Mouje Vatva of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) belonging to M/s. Shanti Infra, a Partnership Firm having its registered office at Lotus Heights, Opp. Zarna Party Plot, Ghodasar-Vatva Canal Road, Isanpur, Ahmedabad - 382443.

==

That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last about more than Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under;

1. That the then Agricultural land bearing Block/Survey No. 766 admeasuring Acre-1, Gutha-14 i.e. 5463 sq.mtrs. of Mouje Vatva of Taluka Vatva in the District of Ahmedabad was belonging to Ramdas Bechardas as an owner and possessor thereof.

2. That, as per Order bearing No. T.N.C. dated- 27/11/1947 issued by Taluka in accordance with the provisions of the Bombay Tenancy & Agricultural Lands Act, name of Chhana Fakir was entered in the revenue records as a

Hiren Raval & Associates, Advocates
Ahmedabad

HIREN RAVAL & ASSOCIATES
ADVOCATES

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

normal tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3545, dated- 12/05/1948, which was duly certified by the concerned revenue authority.

3. That, on the basis of Mutation Entry No. 3968, name of Shantimiya Dhisumiya was entered in the revenue records as a normal tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4214, dated- 22/12/1952, which was duly certified by the concerned revenue authority. However, admeasuring Acre-1, Gutha-24 has been wrongly mentioned in the said mutation entry.

4. That, w.e.f. 01/10/1951, rights of taking share in the trees producing fruits and rights of taking '3 Ani' vazifadari repealed in accordance with the provisions of the Bombay Vatva Vazifdari Abolition Act (Act 62, Year 1950) and accordingly entry regarding taking share in the trees producing fruits and rights of taking '3 Ani' vazifadari within the village limit of Vatva removed as per respective Order bearing No. RTS dated- 15/03/1954 and RTS dated- 31/07/1954 passed by Hon'ble Mamlatdar Saheb. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4374, dated- 05/08/1954, which was duly certified by the concerned revenue authority.

5. That, as such the said land was ancestor land belonging to Suthar Ramdas Bechardas and hence name of his real brother Jadavjibhai Bechardas was entered in the revenue records as co-owner of Suthar Ramdas Bechardas. The entry to that effect was also entered in the revenue records vide

HIREN RAVAL & ASSOCIATES
ADVOCATES

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

Mutation Entry No. 4429, dated- 17/06/1955, which was duly certified by the concerned revenue authority.

6. That, as per Taluka Circular Order bearing No. T.N.C. dated- 07/03/1955 issued by Taluka, as such the protected tenant Chhana Fakir was not cultivated the said land consecutively for the period of two years and accordingly name of Chhana Fakir was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4566, dated- 10/08/1956, which was duly certified by the concerned revenue authority.

7. That, as per Taluka Circular Order bearing No. T.N.C. dated- 07/03/1955 issued by Taluka, as such the normal tenant Shantimiya Dhisumiya was not cultivated the said land consecutively for the period of two years and accordingly name of Shantimiya Dhisumiya was deleted from the revenue records as well as name of Bhogilal Lallubhai was entered in the revenue records as normal tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4567, dated- 10/08/1956, which was duly certified by the concerned revenue authority.

8. That, as per Order bearing No. TNC Vatva 318 dated- 07/05/1965 passed by competent authority, said land allotted to Bhogilal Lallubhai with specific condition to pay purchase price of Rs.2,234.99 of said land to land owners namely (i) Ramdas Bechardas and (ii) Jadavjibhai Bechardas within ten installments and accordingly name of Bhogilal Lallubhai was entered in the revenue records as possessor and said encumbrance of land owners was also entered in the revenue records. The entry to that effect was also

Hiren Raval & Associates, Advocate, Ahmedabad

HIREN RAVAL & ASSOCIATES ADVOCATES
Hiren Raval & Associates
Advocates
506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

entered in the revenue records vide Mutation Entry No. 6066, dated- 03/09/1965, which was duly certified by the concerned revenue authority.

9. That, as such the Bhogilal Lallubhai (tenant) had paid the purchase price of Rs.2,234.99 to the land owners (i) Ramdas Bechardas and (ii) Jadavji Bechardas in accordance with the provisions of Section-32 (G) of the Bombay Tenancy & Agricultural Lands Act, 1948 and accordingly charge of land owners were deleted from the revenue records and entry in respect whereof was entered as per Purchase Certificate being Model No. 318 dated- 31/08/1967 issued by competent authority. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6592, dated- 27/09/1967, which was duly certified by the concerned revenue authority.

10. That, said Bhogilal Lallubhai died intestate on dated-24/09/1978 and hence according to Hindu Law, names of his legal heirs (i) Jayantilal Bhogilal (ii) Kantaben Bhogilal (iii) Shakuntalaben Bhogilal and (iv) Amthiben Wd/o. Bhogilal Lallubhai were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 9142, dated- 28/09/1978, which was duly certified by the concerned revenue authority.

11. That, said (i) Kantaben Bhogilal (ii) Shakuntalaben Bhogilal and (iii) Amthiben wd/o. Bhogilal Lallubhai waived their respective undivided proportionate shares in the said land in favour of Jayantilal Bhogilal and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No.

Hiren Raval & Associates Advocates Ahmedabad

HIREN RAVAL & ASSOCIATES
ADVOCATES

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

9143, dated- 28/09/1978, which was duly certified by the concerned revenue authority.

12. That, said Jayantilal Bhogilal died intestate on 25/01/2005 and hence according to Hindu Law, names of his legal heirs (i) Navinbhai Jayantilal (ii) Rajendrabhai Jayantilal (iii) Shantaben Wd/o. Jayantilal Bhogilal (iv) Niruben Jayantilal (v) Mitaben Jayantilal and (vi) Hansaben Jayantilal were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 14135, dated- 23/08/2005, which was duly certified by the concerned revenue authority.

13. That, said (i) Niruben Jayantilal (ii) Mitaben Jayantilal and (iii) Hansaben Jayantilal waived their respective undivided proportionate shares in the said land in favour of other co-owners and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 14136, dated- 23/08/2005, which was duly certified by the concerned revenue authority.

14. Even though, said Niruben D/o. Jayantilal Panchal and W/o. Nareshkumar Panchal waived her undivided proportionate share in the said land along with other land in favour of (i) Navinbhai Jayantilal (ii) Rajendrabhai Jayantilal and (iii) Shantaben Wd/o. Jayantilal Bhogilal by Deed of Release, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 1146 dated- 24/06/2014.

15. Even though, said Mitaben D/o. Jayantilal Panchal and W/o. Bipinbhai Panchal waived her undivided proportionate share in the said land along

Hiren Raval & Associates, Advocates Ahmedabad

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

with other land in favour of (i) Navinbhai Jayantilal (ii) Rajendrabhai Jayantilal and (iii) Shantaben Wd/o. Jayantilal Bhogilal by Deed of Release, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 1147 dated- 24/06/2014.

16. Even though, said Hansaben D/o. Jayantilal Panchal and W/o. Dineshkumar Panchal waived her undivided proportionate share in the said land along with other land in favour of (i) Navinbhai Jayantilal (ii) Rajendrabhai Jayantilal and (iii) Shantaben Wd/o. Jayantilal Bhogilal by Deed of Release dated- 03/07/2014, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 1213 dated- 07/07/2014.

17. That, said Shantaben Wd/o. Jayantilal Bhogilal died intestate on 02/05/2017 and hence her name was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 20017, dated- 28/11/2017, which was duly certified by the concerned revenue authority.

18. That, said (i) Navinbhai Jayantilal Panchal and (ii) Rajendrabhai Jayantilal Panchal agreed to sell the said land bearing Block/Survey No. 766 of Mouje Vatva to (i) Mayank Harjivanbhai Rupala and (ii) Harshal Navinchandra Sevak by Agreement to Sell, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 1913 dated- 24/11/2017. Thereafter, said Agreement to Sell was cancelled as per Cancellation of Agreement to Sell executed by (i) Mayank Harjivanbhai Rupala and (ii) Harshal Navinchandra Sevak in favour of (i) Navinbhai Jayantilal Panchal

Hiren Raval & Associates, Advocates, Ahmedabad

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

and (ii) Rajendrabhai Jayantilal Panchal, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 2449 dated- 07/11/2019.

19. That, as per the resurvey of the said land bears Block/Survey No.766 admeasuring 5362 sq.mtrs. as per Village Form No. 7 and 12.

20. That, said land bearing Block/Survey No. 766 admeasuring 5362 sq.mtrs. of Mouje Vatva covered under the T. P. Scheme No. 89 (Vatva-I) and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. allotted therein as per opinion of the Ahmedabad Municipal Corporation.

21. That, as per Order No. CB / Pra.Sa.Pra. / Premium / Survey No. / Block No. 766 / S.R.408 / 2018 dated- 14/05/2019 issued by District Collector - Ahmedabad, land owners have paid premium price of Rs.51,47,200/- of said land bearing Block/Survey No. 766 and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-1) of Mouje Vatva and accordingly said land was exempted from the restrictions of new tenure and converted into old tenure for non-agricultural purpose. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 20895, dated- 12/06/2019, which was duly certified by the concerned revenue authority.

22. That, said land bearing Block/Survey No. 766 admeasuring 5362 sq. mtrs. and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-1) of Mouje Vatva converted into non-agricultural land as per Order No. 681 / 07 / 16 / 034 / 2019 dated- 01/08/2019 issued by Collector, Ahmedabad in accordance with the provisions of Section-65 of the Land Revenue Code, 1879. The entry to that effect was also entered in the

Hiren Raval & Associates, Advocate Ahmedabad

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

revenue records vide Mutation Entry No. 20979, dated- 01/08/2019, which was duly certified by the concerned revenue authority.

23. That, said (i) Navinbhai Jayantilal Panchal and (ii) Rajendrabhai Jayantilal Panchal sold and conveyed the said land bearing Block/Survey No. 766 admeasuring 5362 sq.mtrs. and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-I) of Mouje Vatva to Aaradhya Infrastructure, a Partnership Firm by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 13847, dated- 09/11/2019. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 21144, dated- 14/11/2019, which was duly certified by the concerned revenue authority.

24. That, as such the said land was ancestral land hence (i) Panchal Jigar Navinchandra {legal heir of Navinbhai Jayantilal Panchal} and (ii) Nileshkumar Rajendrakumar Panchal (iii) Pratik Rajendrakumar Panchal & (iv) Rima D/o. Rajendrakumar Panchal and W/o. Amitkumar Panchal {No. (ii) to (iv) legal heirs of Rajendrabhai Jayantilal Panchal} have confirmed the aforesaid Sale Deed bearing Registration No. 13847 dated- 09/11/2019 and executed a Deed of Confirmation in favour of Aaradhya Infrastructure, a Partnership Firm, which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 956 dated- 23/01/2020.

25. That, said Aaradhya Infrastructure, a Partnership Firm sold and conveyed the said land bearing Block/Survey No. 766 and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-I) of Mouje Vatva to M/s. Shanti Infra, a Partnership Firm by Sale Deed dated- 01/06/2021,

Hiren Raval & Associates Advocates Ahmedabad

Hiren Raval & Associates
Advocates
ADVOCATES

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 8306, dated- 02/06/2021. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 21829, dated- 14/06/2021, which is yet to be certified by the concerned revenue authority.

26. That, Ahmedabad Municipal Corporation has sanctioned the plan & permission for construction of residential flats scheme on the said land vide Rajachitthi No. 04685 / 071220 / A4349 / R0 / M1 under Case No. BLNTS / SZ / 071220 / CGDCRV / A4349 / R0 / M1 for Block No. 'A+B' and Rajachitthi No. 04686 / 071220 / A4350 / R0 / M1 under Case No. BLNTS / SZ / 071220 / CGDCRV / A4350 / R0 / M1 for Block No. 'C+D+E' on dated- 22/03/2021.

27. That, upon instructions of Aaradhya Infrastructure, a Partnership Firm, we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on dated- 24/12/2020 inter alia invited claims & objections from the public in general and in response thereto, we have not received any objection thereof and hence, M/s. Shanti Infra, a Partnership Firm has purchased the said land from the said Aaradhya Infrastructure and requested to us to issue fresh Title Clearance Certificate Cum Report in its name and accordingly after taking fresh search from the Sub-Registrar records in respect of the said land, we have issued Title Clearance Certificate Cum Report, which please note.

That, said M/s. Shanti Infra, a Partnership Firm through its Authorized Partner namely Mayank Harjivanbhai Rupala duly notarized before notary public at Ahmedabad dated- 18/06/2021 declaring inter alia therein that the said land is free

Hiren Raval & Associates Advocates Ahmedabad

Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
Bodakdev, S. G. Highway, Ahmedabad - 380 054.
Phone : 079 - 2687 3881 M : + 91 98246 44543
Email : haraval70@yahoo.in

from all encumbrances and they have not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner.

That we have taken search from the Talati and Sub-Registrar's records for the period of last about more than 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land we hereby certified that the said land belonging to M/s. Shanti Infra, a Partnership Firm is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 766 and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-I) of Mouje Vatva of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) and the same is bounded as follows;

On or towards the East	: Final Plot No. 6
On or towards the West	: Road and Adjoining Land
On or towards the North	: Adjoining Land
On or towards the South	: Road and Final Plot No. 45 and 4/3

HIREN RAVAL & ASSOCIATES
ADVOCATES

Hiren Raval & Associates, Advocates, Ahmedabad

Note : This is to inform that sometime due to technical reason the search of complete registration record is not available from the Registration Records.