

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/523-2

Date : 01-08-2015

To
M/s. Aayushi Builders,
9th Floor, Safal Profitaire,
Corporate Road, Prahaladnagar,
Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Khoraj (sim) bearing Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035 Sq.Mtrs. allotted in lieu of Survey No.523/2 of Mouje : Khoraj of Taluka, Sub-District and District of Gandhinagar, belonging to you i.e. to say to M/s. Aayushi Builders.

UPDATED TITLE CERTIFICATE / REPORT

(1) Pursuant to your instructions to investigate title to your captioned land and update my earlier title report / certificate (Ref. No.KC/Khoraj/523/2, dated 10-08-2011) issued by me in respect of the captioned land, I have caused searches of the available records (Index-II & records) of the Sub-Registrar, Gandhinagar, for the last over 6 years i.e. from 2010 to 2015. Please note that from office of the said office of the said Sub-Registrar, Gandhinagar only the copies of relevant pages of Index-II volumes from year 2010 to 2015 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my updated Title Report in respect of the said land.

(2) M/s. Aayushi Builders a partnership firm registered under the Indian Partnership Act-1932, purchased the said Non-Agriculture land from Payalben Chimanlal Agrawal by and under a Sale Deed dated 12-08-2011, which has been registered in the office of Sub-Registrar, Gandhinagar under registration



No.9617 and on the basis of the said Sale Deed dated 12-08-2011, this land is devolved in name of M/s. Aayushi Builders by a mutation entry No.8528, which has been certified on 01-11-2011.

Please take note that, as mentioned hereinabove, I had investigated title of said Payalben Chimanlal Agrawal pertaining to the said land and issued my Title Report / Certificate vide my letter No.KC/Khoraj/523-2 dated 10-08-2011. The said original Title Report / Certificate dated 10-08-2011 is given to you by said Payalben Chimanlal Agrawal and this title report / certificate is in continuation thereof i.e. this Title Report is updated Title Report.

(3) Nothing objectionable was found from the searches of the available sub-registry records in respect of said land being part of Final Plot No.84 and the said land appears to be free from any charge or encumbrance and you have also informed me that, you have not transferred the said land or any part thereof to any one in any manner whatsoever, nor you have executed any agreement or deed pertaining to any transfer of said land of part thereof in favour of any one.

(4) The said land under investigation had remained outside the purview of erstwhile the Urban Land Ceiling and Regulation Act-1976, which stands repealed in the State of Gujarat from 30th March, 1999.

(5) In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Aayushi Builders to the said Non-Agriculture land of Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) being the said land under investigation which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to :



Ref.No.KC/Khoraj/523-2

Date : 01-08-2015

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (b) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).
- (c) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

Dated this 1st day of August, 2015.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Khoraj (sim), Taluka : Gandhinagar bearing Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.523/2 (admeasuring 5059 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.84 is bounded as follows :-

On or towards East by : 18 Mtrs. Wide Road
On or towards West by : Survey No.539/2
On or towards North by : Final Plot No.95/1
On or towards South by : Final Plot No.96



Yours faithfully,

(KAMLESH C. SHAH)
ADVOCATE

Kamlesh C. Shah

107, "RATNADEEP", Opp. Dr. Amrishi Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/523-2

Date : 04-12-2014

To
M/s. Aayushi Builders,
9th Floor, Safal Profitaire,
Corporate Road, Prahaladnagar,
Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Khoraj (sim) bearing Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035 Sq.Mtrs. allotted in lieu of Survey No.523/2 of Mouje : Khoraj of Taluka, Sub-District and District of Gandhinagar, belonging to you i.e. to say to M/s. Aayushi Builders.

UPDATED TITLE CERTIFICATE / REPORT

(1) Pursuant to your instructions to investigate title to your captioned land and update my earlier title report / certificate (Ref. No.KC/Khoraj/523/2, dated 10-08-2011) issued by me in respect of the captioned land, I have caused searches of the available records (Index-II & records) of the Sub-Registrar, Gandhinagar, for the last over 5 years i.e. from 2010 to 2014. Please note that from office of the said office of the said Sub-Registrar, Gandhinagar only the copies of relevant pages of Index-II volumes from year 2010 to 2014 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my updated Title Report in respect of the said land.

(2) M/s. Aayushi Builders a partnership firm registered under the Indian Partnership Act-1932, purchased the said Non-Agriculture land from one



Payalben Chimanlal Agrawal by and under a Sale Deed dated 12-08-2011, which has been registered in the office of Sub-Registrar, Gandhinagar under registration No.9617 and on the basis of the said Sale Deed dated 12-08-2011, this land is devolved in name of M/s. Aayushi Builders by a mutation entry No.8528, which has been certified on 01-11-2011.

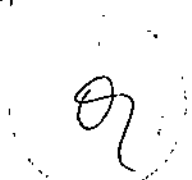
Please take note that, as mentioned hereinabove, I had investigated title of said Payalben Chimanlal Agrawal pertaining to the said land and issued my Title Report / Certificate vide my letter No.KC/Khoraj/523-2 dated 10-08-2011. The said original Title Report / Certificate dated 10-08-2011 is given to you by said Payalben Chimanlal Agrawal and this title report / certificate is in continuation thereof i.e. this Title Report is updated Title Report.

(5) Nothing objectionable was found from the searches of the available sub-registry records in respect of said land being part of Final Plot No.84 and the said land appears to be free from any charge or encumbrance.

(6) The said land under investigation had remained outside the purview of erstwhile the Urban Land Ceiling and Regulation Act-1976, which stands repealed in the State of Gujarat from 30th March, 1999.

(7) In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Aayushi Builders to the said Non-Agriculture land of Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) being the said land under investigation which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to :

(a) The Provisions of the Bombay Tenancy and Agricultural Lands Act-1948,



Ref.No.KC/Khoraj/523-2

Date : 04-12-2014

- (b) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (c) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).
- (d) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

Dated this 4th day of December, 2014.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Khoraj (sim), Taluka : Gandhinagar bearing Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.523/2 (admeasuring 5059 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.84 is bounded as follows :-

On or towards East by : 18 Mtrs. Wide Road
On or towards West by : Survey No.539/2
On or towards North by : Final Plot No.95/1
On or towards South by : Final Plot No.96



Yours faithfully,


(KAMLESH C. SHAH)
ADVOCATE

Kamlesh C. Shah

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/523-2

Date : 10-08-2011

TO:-

Payalben Chimanlal Agrawal
Second Floor, Sarthik Anexi,
Near Fun-Republic, Satellite,
Ahmedabad

Dear Madam,

**Re : Investigation of titles to non-agriculture land
situated at Khoraj (sim) bearing Final Plot No.84
of Draft Town Planning Scheme No.63 (Khoraj)
admeasuring 3035 Sq.Mtrs. allotted in lieu of
Survey No.523/2 of Mouje : Khoraj of Taluka,
Sub-District and District of Gandhinagar.**

TITLE REPORT / CERTIFICATE

(1) Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the revenue records of Village : Khoraj and concerned sub-registry records for the last over 30 years from 1975 in respect of the captioned land, hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the records (Index-II volumes) of the office of the Sub-Registrar, Gandhinagar are not properly maintained and some pages from such volumes are either found torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Gandhinagar copies of relevant pages of Index-II volumes from year 2007 to 2011 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to



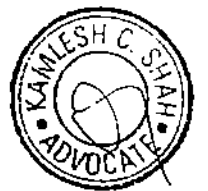
me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

(2) The land bearing Survey No.523/2 of Mouje : Khoraj admeasuring Acres 01=10 Gunthas prior to 1966 was belonging to one Somabhai Maganbhai on new tenure land as is evidenced by mutation entry No.3046, which was certified on 07-03-1967.

(2.1) Thereafter, on 06-03-1969 the said Somabhai Maganbhai died intestate and upon his death, the said land came be owned and possessed by his legal heirs namely (1) Manekbhai Somabhai (2) Gandabhai Somabhai (3) Ambaben Somabhai (4) Dashrathlal Somabhai and (5) Babuben widow of Somabhai Maganbhai whose names were entered in to revenue records vide mutation entry No.3308, which was certified on 23-06-1969.

(3) Thereafter, the said land of Survey No.523/2 and other new tenure lands of this Village (sim) were converted from New Tenure condition to Old Tenure condition for agriculture purpose by (1) Order No.Ganot/Va./Vashi-941, dated 05-08-1981 (2) Order No.Ganot/Va./Vashi-1205, dated 14-04-1981 and (3) Order No.Ganot/Va./Vashi-, dated 24-04-1981 and the details whereof were recorded in revenue records vide mutation entry No.3926.

(4) It appears that this land and other lands of this Village (sim) belonging to said Manekbhai Somabhai and others, were ancestral lands and a written



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Ref.No.KC/Khoraj/523-2

Date : 10-08-2011

partition of properties had taken place by and between the co-owners of the lands by a partition deed dated 02-08-1986 registered in the office of Sub-Registrar, Gandhinagar under registration No.1154, according to which this land of Survey No.523/2 came to the share of Babuben widow of Somabhai Maganbhai. Detailed notes regarding said partition were recorded in revenue records vide mutation entry No.4236.

(5) Thereafter, on 02-08-1986 the said Babuben widow of Somabhai Maganbhai sold this land to (1) Yashvir Ghanshyamdas Goyal and (2) Gyanprakash Chabildas Goyal by a Sale Deed dated 02-08-1986 registered in the office of Sub-Registrar, Gandhinagar under registration No.1156 and on the basis of the said sale deed dated 10-10-1986, this land was devolved in the joint names of the said Purchasers, (1) Yashvir Ghanshyamdas Goyal and (2) Gyanprakash Chabildas Goyal, vide mutation entry No.4237, which was certified on 29-12-1986.

(6) Thereafter the said (1) Yashvir Ghanshyamdas Goyal and (2) Gyanprakash Chabildas Goyal, by and through their Power of Attorney Holder Shri Kishorbhai Khamanchand Goyal sold and transferred this land to You Payalben Chimanlal Agrawal, by a Sale Deed dated 10-12-1999, which has been registered in the office of Sub-Registrar, Gandhinagar under registration



No.5562 and on the basis of the said sale deed dated 10-12-1999, this land is devolved in name of Payalben Chimanlal Agrawal by a mutation entry No.5949, which has been certified on 01-03-2000.

(7) Draft Town Planning Scheme No.63 (Khoraj) of Ahmedabad Urban Development Authority (AUDA) has been proposed to be made applicable to this land of Survey No.523/2 and as per the said draft Town Planning Scheme land admeasuring 3035.00 Sq.Mtrs. of Final Plot No.84 is allotted in lieu of said Survey No.523/2 (Ref. From No.F issued by AUDA).

(8) Thereafter, the aforesaid land of Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035.00 Sq.Mtrs. (allotted in lieu of aforesaid Survey No.523/2) was converted from New Tenure condition to Old Tenure condition for non-agriculture purpose, by the District Collector, Gandhinagar vide his Order No.CB/Ganot/Vahi-4768 to 4775/2011, dated 17-05-2011 and the details thereof were recorded in revenue records vide mutation entry No.8433, which was certified on 08-08-2011.

(9) Thereafter Non-Agriculture use permission for the said land of Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035.00 Sq.Mtrs. (allotted in lieu of Survey No.523/2) was granted by District Collector, Gandhinagar vide his Order No.CB/Jamin/Tatkal/B. Khe./SR-9/11/Vashi.11843



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Ref.No.KC/Khoraj/523-2

Date : 10-08-2011

to 11858/2011 dated 31-07-2011 and the details thereof were recorded in revenue record vide mutation entry No.8492, which entry is yet to be certified.

(10) Nothing Objectionable is found during the searches of the available revenue and sub-registry records in respect of the land under investigation and the said land which is more particularly described in the Schedule hereunder written appears to be free from any encumbrance or charge.

(11) A Public Notice inviting claims or objections, if any, from persons having any right or interest in the said land was published in local 'Sandesh' Daily on 25-06-2011. However no objection was received from any one within the prescribed time of 10 days or thereafter till date.

(12) In view of the above and from the available searches taken as aforesaid and on perusal of the copies of papers and documents and revenue records submitted before me and from the information given to me, I am of the view and opinion that your titles i.e. is to say titles of Payalben Chimanlal Agrawal over the said non-agricultural land which is more particularly described in the Schedule hereunder written are clear and marketable and free from any encumbrances or charge and are also free from reasonable doubts subject however to :-



- (a) The Provisions of the Bombay Tenancy and Agricultural Lands Act-1948,
- (b) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (c) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).
- (d) Mutation Entry No.8492 being certified.
- (e) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Village.: Khoraj, Taluka : Gandhinagar bearing Final Plot No.84 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 3035.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.523/2 (admeasuring 5059 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.84 is bounded as follows :-

On or towards East by : 18 Mtrs. Wide Road
On or towards West by : Survey No.539/2
On or towards North by : Final Plot No.95/1
On or towards South by : Final Plot No.96

Date : 10-08-2011
Ahmedabad



Yours faithfully,

(Signature)
(KAMLESH C. SHAH)
ADVOCATE.

10/08/2011

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/528

Date : 01-08-2015

To
M/s. Aayushi Builders,
9th Floor, Safal Profitaire,
Corporate Road, Prahaladnagar,
Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Khoraj (sim) bearing Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611 Sq.Mtrs. allotted in lieu of Survey No.528 of Mouje : Khoraj of Taluka, Sub-District and District of Gandhinagar, belonging to you i.e. to say to M/s. Aayushi Builders.

UPDATED TITLE CERTIFICATE / REPORT

(1) Pursuant to your instructions to investigate title to your captioned land and update my earlier title report / certificate (Ref. No.KC/Khoraj/528, dated 27-09-2012) issued by me in respect of the captioned land, I have caused searches of the available records (Index-II & records) of the Sub-Registrar, Gandhinagar, for the last over 6 years i.e. from 2010 to 2015. Please note that from office of the said office of the said Sub-Registrar, Gandhinagar only the copies of relevant pages of Index-II volumes from year 2010 to 2015 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my updated Title Report in respect of the said land.

(2) M/s. Aayushi Builders a partnership firm registered under the Indian Partnership Act-1932, purchased the said Non-Agriculture land from Shilpaben Chimanlal Agrawal by and under a Sale Deed dated 03-10-2012, which has been registered in the office of Sub-Registrar, Gandhinagar under registration



No.12984 and on the basis of the said Sale Deed dated 03-10-2012, this land is devolved in name of M/s. Aayushi Builders by a mutation entry No.8869, which has been certified on 05-02-2013.

Please take note that, as mentioned hereinabove, I had investigated title of said Shilpaben Chimanlal Agrawal pertaining to the said land and issued my Title Report / Certificate vide my letter No.KC/Khoraj/528 dated 27-09-2012. The said original Title Report / Certificate dated 27-09-2012 is given to you by said Shilpaben Chimanlal Agrawal and this title report / certificate is in continuation thereof i.e. this Title Report is updated Title Report.

(3) Nothing objectionable was found from the searches of the available sub-registry records in respect of said land being part of Final Plot No.96 and the said land appears to be free from any charge or encumbrance and you have also informed me that, you have not transferred the said land or any part thereof to any one in manner whatsoever, nor you have executed any agreement or deed pertaining to any transfer of said land or part thereof in favour of any one.

(4) The said land under investigation had remained outside the purview of erstwhile the Urban Land Ceiling and Regulation Act-1976, which stands repealed in the State of Gujarat from 30th March, 1999.

(5) In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Aayushi Builders to the said Non-Agriculture land of Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) being the said land under investigation which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to :



Ref.No.KC/Khoraj/528

Date : 01-08-2015

- (a) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (b) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).
- (c) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

Dated this 1st day of August, 2015.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Khoraj (sim), Taluka : Gandhinagar bearing Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.528 (admeasuring 4351.00 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.84 is bounded as follows :-

On or towards East by : Survey No.529 Paiki
On or towards West by : Survey No.540 Paiki
On or towards North by : Survey No.526 Paiki and 527
On or towards South by : Survey No.532 Paiki

Yours faithfully,



(KAMLESH C. SHAH)
ADVOCATE

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/528

Date : 04-12-2014

To
M/s. Aayushi Builders,
9th Floor, Safal Profitaire,
Corporate Road, Prahaladnagar,
Ahmedabad.

Dear Sir,

Re : In the matter of investigation of titles to non-agriculture land situated at Khoraj (sim) bearing Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611 Sq.Mtrs. allotted in lieu of Survey No.528 of Mouje : Khoraj of Taluka, Sub-District and District of Gandhinagar, belonging to you i.e. to say to M/s. Aayushi Builders.

UPDATED TITLE CERTIFICATE / REPORT

(1) Pursuant to your instructions to investigate title to your captioned land and update my earlier title report / certificate (Ref. No.KC/Khoraj/528, dated 27-09-2012) issued by me in respect of the captioned land, I have caused searches of the available records (Index-II & records) of the Sub-Registrar, Gandhinagar, for the last over 5 years i.e. from 2010 to 2014. Please note that from office of the said office of the said Sub-Registrar, Gandhinagar only the copies of relevant pages of Index-II volumes from year 2010 to 2014 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my updated Title Report in respect of the said land.

(2) M/s. Aayushi Builders a partnership firm registered under the Indian Partnership Act-1932, purchased the said Non-Agriculture land from one Shilpaben Chimanlal Agrawal by and under a Sale Deed dated 03-10-2012, which has been registered in the office of Sub-Registrar, Gandhinagar under



registration No.12984 and on the basis of the said Sale Deed dated 03-10-2012, this land is devolved in name of M/s. Aayushi Builders by a mutation entry No.8869, which has been certified on 05-02-2013.

Please take note that, as mentioned hereinabove, I had investigated title of said Shilpaben Chimanlal Agrawal pertaining to the said land and issued my Title Report / Certificate vide my letter No.KC/Khoraj/528 dated 27-09-2012. The said original Title Report / Certificate dated 27-09-2012 is given to you by said Shilpaben Chimanlal Agrawal and this title report / certificate is in continuation thereof i.e. this Title Report is updated Title Report.

(5) Nothing objectionable was found from the searches of the available sub-registry records in respect of said land being part of Final Plot No.96 and the said land appears to be free from any charge or encumbrance.

(6) The said land under investigation had remained outside the purview of erstwhile the Urban Land Ceiling and Regulation Act-1976, which stands repealed in the State of Gujarat from 30th March, 1999.

(7) In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Aayushi Builders to the said Non-Agriculture land of Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) being the said land under investigation which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to :

- (a) The Provisions of the Bombay Tenancy and Agricultural Lands Act-1948,
- (b) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (c) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).



Kamlesh C. Shah

B.Sc., LL.B.

ADVOCATE

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Ref.No.KC/Khoraj/528

Date : 04-12-2014

- (d) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.

Dated this 4th day of December, 2014.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Khoraj (sim), Taluka : Gandhinagar bearing Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.528 (admeasuring 4351.00 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.84 is bounded as follows :-

On or towards East by : Survey No.529 Paiki
On or towards West by : Survey No.540 Paiki
On or towards North by : Survey No.526 Paiki and 527
On or towards South by : Survey No.532 Paiki



Yours faithfully,

(KAMLESH C. SHAH)
ADVOCATE

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura.
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Khoraj/528

Date : 27-09-2012

TO:-

Shilpaben Chimanlal Agrawal
Second Floor, Sarthik Anxi,
Near Fun-Republic, Satellite,
Ahmedabad

Dear Madam,

**Re : Investigation of titles to non-agriculture land
situated at Khoraj (sim) bearing Final Plot No.96
of Draft Town Planning Scheme No.63 (Khoraj)
admeasuring 2611 Sq.Mtrs. allotted in lieu of
Survey No.528 of Mouje : Khoraj of Taluka, Sub-
District and District of Gandhinagar.**

TITLE REPORT / CERTIFICATE

(1) Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last over 30 years in respect of the captioned land, hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the records (Index-II volumes) of the office of the Sub-Registrar, Gandhinagar are not properly maintained and some pages from such volumes are either found torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Gandhinagar copies of relevant pages of Index-II volumes from year 2007 to 2012 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and



clarification rendered to me, I submit my Title Report in respect of the said land.

(2) The land bearing Survey No.528 of Mouje : Khoraj admeasuring Acre 01=03 Gunthas prior to 1971-72 was belonging to one Nathabhai Gagabhai as new tenure land.

(2.1) Thereafter, on 11-01-1978, the said Nathabhai Gagabhai died intestate and upon his death, the said land came be owned and possessed by his only legal heir, his son, namely Shanabhai Nathabhai whose name was entered in to revenue records vide mutation entry No.3768, which was certified on 07-06-1978.

(3) Thereafter, the said land of Survey No.528 and other two lands of this Village (sim) were converted from new tenure condition to old tenure condition for agriculture purpose only, by (1) Order No.Ganot/Va./Vashi-941, dated 05-08-1981 (2) Order No.Ganot/Va./Vashi-1205, dated 24-04-1981 and (3) Order No.Ganot/Va./Vashi-, dated 24-04-1981 passed by The Prant Officer Viramgam Prant, Ahmedabad and the details whereof were recorded in revenue records vide mutation entry No.3926, which was certified on 11-08-1982.



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(4) Thereafter, on 06-04-1989 the said Shanabhai Nathabhai sold this land of Survey No.528 to (1) Yashvir Ghanshyamdas and (2) Gyanprakash Chhabildas by a Sale Deed dated 06-04-1989 registered in the office of Sub-Registrar, Gandhinagar under Serial No.811 and on the basis of the said sale deed dated 06-04-1989, this land was devolved in the joint names of the said Purchasers, (1) Yashvir Ghanshyamdas and (2) Gyanprakash Chhabildas, vide mutation entry No.5046, which was certified on 05-04-1994.

(5) Thereafter the said (1) Yashvir Ghanshyamdas Goyal and (2) Gyanprakash Chhabildas Goyal, by and through their Power of Attorney Holder Shri Kishorbhai Khamanchand Goyal sold and transferred this land to You Shilpaben Chimanlal Agrawal, by a Sale Deed dated 10-12-1999, which has been registered in the office of Sub-Registrar, Gandhinagar under registration No.5564 and on the basis of the said sale deed dated 10-12-1999, this land is devolved in name of Shilpaben Chimanlal Agrawal by a mutation entry No.5941, which was certified on 01-03-2000.

(6) Draft Town Planning Scheme No.63 (Khoraj) of Ahmedabad Urban Development Authority (AUDA) has been proposed to be made applicable to this land of Survey No.528 and as per the said draft Town Planning Scheme



land admeasuring 2611.00 Sq.Mtrs. of Final Plot No.96 is allotted in lieu of said Survey No.528 (Ref. From No.F issued by AUDA).

(7) Thereafter, the aforesaid land of Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611.00 Sq.Mtrs. (allotted in lieu of aforesaid Survey No.528) was converted in to old Tenure condition for non-agriculture purpose vide Order No.CB/Ganot/Vahi-6762 to 6767/2012, dated 06-07-2012 issued by the Dist. Collector, Gandhinagar and the details thereof were recorded in revenue records vide mutation entry No.8791, which was certified on 12-09-2012.

(8) Thereafter, Non-Agriculture use permission for the said land of Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611.00 Sq.Mtrs. (allotted in lieu of Survey No.528) was granted by the District Collector, Gandhinagar vide his Order No.CB/JAMIN/TATKAL/BIKHE/SR-38/12/VASHI 18473 TO 18485/2012 dated 29-08-2012 and the details thereof were recorded in revenue record vide mutation entry No.8854 which is yet to be certified.

(9) Nothing Objectionable was found during the searches of the available sub-registry records in respect of the land under investigation and the said land which is more particularly described in the Schedule hereunder written appears to be free from any encumbrance or charge.



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Date : 27-09-2012

(10) As part of investigation of titles, a Public Notice inviting claims or objections, (if any) from persons having any right or interest in the said land was published in local 'Sandesh' Daily on 05-11-2011. However no objection was received from any one within the prescribed time of 15 days or thereafter till date.

(11) In view of the above and from the available searches taken as aforesaid and on perusal of the copies of papers and documents and revenue records submitted before me and from the information given to me, I am of the view and opinion that your titles i.e. is to say titles of Shilpaben Chimanlal Agrawal over the said non-agricultural land which is more particularly described in the Schedule hereunder written are clear and marketable and free from any encumbrances or charge and are also free from reasonable doubts subject however to :-

- (a) The Provisions of the Bombay Tenancy and Agricultural Lands Act-1948,
- (b) Provisions of The Gujarat Town Planning and Urban Development Act-1976,
- (c) Variations (if any) in the Draft Town Planning Scheme No.63 (Khoraj).
- (d) Mutation entry No.8854 being certified.
- (e) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale / transfer of this land.



THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT, piece or parcel of freehold non-agricultural land situate, lying and being at Village : Khoraj, Taluka : Gandhinagar bearing Final Plot No.96 of Draft Town Planning Scheme No.63 (Khoraj) admeasuring 2611.00 Sq.Mtrs. allotted in lieu of Revenue Survey No.528 (admeasuring 4351 Sq.Mtrs. as per survey number) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the said land of Final Plot No.96 is bounded as follows :-

On or towards East by : Survey No 529 Paiki
On or towards West by : Survey No 540 Paiki
On or towards North by : Survey No 526 Paiki & 527
On or towards South by : Survey No 532 Paiki

Date : 27-09-2012
Ahmedabad



Yours faithfully,

A handwritten signature in black ink, appearing to be "Kamlesh C. Shah", written over a horizontal line.

(KAMLESH C. SHAH)
ADVOCATE.