

Ref. No.7745+7746

To,

"Sankalp Associates" a Partnership

Firm through its Admin. Partner,

Babubhai Arjanbhai Dobariya,

Resi.: D/302, Samanvay Residency,

South Bopal, Ahmedabad-380058.

TITLE REPORT

Re:- Non-agricultural land bearing **Final Plot No.206**, containing by admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No. 69 and **Final Plot No.209**, containing by admeasurements 1822 Sq. Mtrs. (allotted in lieu of Survey No.275/2/B, containing by admeasurements 3036 Sq. Mtrs.) of T.P. Scheme No. 69, situate, lying and being at Mouje Tragad, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to a partnership firm **"Sankalp Associates"**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

History of Survey No.274

1. That prior to the year 1929, the old tenure land bearing Survey No.274 was owned and occupied by Visaji Dhulaji, Masangji Dhulaji and Ramsangji Dhulaji.
2. Thereafter, co-owner and co-occupier of the land, Masangji Dhulaji died intestate on dated 11/11/1997 leaving behind him his legal heirs (1) Revaben Wd/o Masangji Dhulaji, (2) Kanuji Masangji, (3) Jayantiji Masangji, (4) Daiben Masangji, (5) Jashiben Masangji, (6) Subhiben Masangji, (7) Babiben Masangji, (8) Shakriben Wd/o Ravjibhai Masangji, (9) Sanjay Ravjibhai, (10) Shailesh Ravjibhai, (11) Ushaben Ravjibhai and (12) Pinkiben Ravjibhai and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.2284 on dated 01/01/1998.

// 2 //

3. Thereafter, co-owner and co-occupier of the land, Visaji Dhulaji died intestate on dated 03/02/1992 leaving behind him his legal heirs (1) Kakuji Visaji, (2) Bhanuben Visaji, (3) Kanchanben Visaji, (4) Jayaben Visaji, (5) Manuben Visaji, (6) Kailasben Visaji, (7) Niruben Visaji, (8) Shantaben Visaji and (9) Kodariben Wd/o Visaji Dhulaji and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.2388 on dated 03/02/2003.
4. Thereafter, co-owner and co-occupier of the land, Daiben Masangji died intestate on dated 17/05/2006 and also Revaben Wd/o Masangji Dhulaji died intestate on dated 29/08/2005 leaving behind them their legal heirs (1) Ramanji Masangji, (2) Dashrathji Masangji, (3) Babuji Masangji, (4) Popatji Masangji and (5) Rajuji Masangji and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.3213 on dated 08/09/2010.
5. Thereafter, co-owner and co-occupier of the land, Ramsangji Dhulaji died intestate on dated 26/09/2011 leaving behind him his legal heirs (1) Laxmiben Wd/o Ramsangji Dhulaji, (2) Manjulaben Ramsangji, (3) Ramilaben Ramsangji, (4) Samuben Ramsangji, (5) Kusumben Ramsangji, (6) Sumiben Ramsangji and (7) Rajubhai Ramsangji and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.3409 on dated 07/10/2011.
6. Thereafter, owners and occupiers of the land, (1) Bhanuben Visaji, (2) Kanchanben Visaji, (3) Jayaben Visaji, (4) Manuben Visaji, (5) Kailasben Visaji, (6) Niruben Visaji, (7) Shantaben Visaji, (8) Kodariben Wd/o Visaji Dhulaji, (9) Kanuji Masangji, (10) Jayantiji Masangji, (11) Jashiben Masangji, (12) Subhiben Masangji, (13) Babiben Masangji, (14) Shakriben Wd/o Ravjibhai Masangji, (15) Shailesh Ravjibhai, (16) Ushaben Ravjibhai, (17) Pinkiben Ravjibhai, (18) Sanjay Ravjibhai, (19) Ramanji Masangji, (20) Dashrathji Masangji, (21) Babuji Masangji, (22) Popatji Masangji, (23) Rajuji Masangji, (24) Laxmiben Wd/o Ramsangji Dhulaji, (25) Manjulaben Ramsangji, (26) Ramilaben Ramsangji, (27) Samuben Ramsangji, (28) Kusumben Ramsangji, (29) Sumiben Ramsangji and (30) Rajubhai Ramsangji have willingly released and waived their undivided rights, shares and interests persisting to the land bearing Survey No.274, containing by admeasurements 1619 Sq. Mtrs. in favour of Kakuji Visaji Thakor by Release Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) under Serial No.19131 on dated 25/10/2011, and entry to

// 3 //

that effect was mutated in the Mutation Register vide Entry No.3455 on dated 29/02/2012.

7. Thereafter, the Hon. District Collector, Ahmedabad has released the land bearing Survey No.274, containing by total admeasurements 1619 Sq. Mtrs. from new tenure and converted into old tenure conditions for non-agricultural purpose by their Order No.TNC/Premium/S.R.79/C.D.W. 151/12-13, dated 31/07/2012, and entry to that effect was mutated in the Mutation Register vide Entry No.3554 on dated 13/08/2012.
8. Thereafter, the land bearing Survey No.274, containing by total admeasurements 1619 Sq. Mtrs. merged into the Town Planning Scheme No.69 and it has given Final Plot No.206, containing by admeasurements 971 Sq. Mtrs.
9. Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 for residential purpose by their Order No.EST/NA/TNA/S.R. 155/2012, dated 01/10/2012, and entry to that effect was mutated in the Mutation Register vide Entry No.3632 on dated 23/01/2013.
10. Thereafter, owner and occupier of the land, Kakuji Visaji Thakor has sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 to a partnership firm Nageshwar Developers through Admin. Partner Hitendrabhai Mahendrabhai Desai by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.9916 on dated 18/12/2012, and entry to that effect was mutated in the Mutation Register vide Entry No.3627 on dated 04/01/2012.
11. Thereafter, owner and occupier of the land, a partnership firm Nageshwar Developers through Admin. Partner Hitendrabhai Mahendrabhai Desai sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 to (1) Sureshkumar Shankarlal Shah (owner of undivided 22% land share), (2) Vijay Omprakash Shah (owner of undivided 22% land share) and (3) Pravinkumar Bhagwandas Patel (owner of undivided 56% land share) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.17964 on



// 4 //

- dated 25/09/2018, and entry to that effect was mutated in the Mutation Register vide Entry No.4418 on dated 06/10/2018.
12. Thereafter, the Hon. District Collector, Ahmedabad has granted revised non-agricultural use permission for the land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274 containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 by their Order No.225/07/17/045/2019, dated 06/06/2019, and entry to that effect was mutated in the Mutation Register vide Entry No.4541 on dated 06/06/2019.
13. Thereafter, owners and occupiers of the land, (1) Sureshkumar Shankarlal Shah (owner of undivided 22% land share), (2) Vijay Omprakash Shah (owner of undivided 22% land share) and (3) Pravinkumar Bhagwandas Patel (owner of undivided 56% land share) have sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 Paiki undivided 50% land i.e. 485 Sq. Mtrs. to (1) Jigar Hitendra Shah (owner of undivided 4.670% land share), (2) Jay Dipakbhai Thakkar (owner of undivided 25.165% land share), (3) Parth Bharatkumar Joshi (owner of undivided 25.165% land share), (4) Nishit Anilbhai Mehta (owner of undivided 22.50% land share) and (5) Hiren Anilbhai Mehta (owner of undivided 22.50% land share) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.8656 on dated 25/08/2020, and entry to that effect was mutated in the Mutation Register vide Entry No.4739 on dated 31/08/2020.
14. Thereafter, owners and occupiers of the land, (1) Sureshkumar Shankarlal Shah (owner of undivided 22% land share), (2) Vijay Omprakash Shah (owner of undivided 22% land share) and (3) Pravinkumar Bhagwandas Patel (owner of undivided 56% land share) have sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 Paiki undivided 50% land i.e. 486 Sq. Mtrs. to a partnership firm "Sankalp Associates" through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.8657 on dated 25/08/2020, and entry to that effect was mutated in the Mutation Register vide Entry No.4742 on dated 31/08/2020.

// 5 //

15. Thereafter, owners and occupiers of the land, (1) Jay Dipakbhai Thakkar (owner of undivided 25.165% land share out of 485 Sq. Mtrs.), (2) Parth Bharatkumar Joshi (owner of undivided 25.165% land share out of 485 Sq. Mtrs.), (3) Nishit Anilbhai Mehta (owner of undivided 22.50% land share out of 485 Sq. Mtrs.) and (4) Hiren Anilbhai Mehta (owner of undivided 22.50% land share out of 485 Sq. Mtrs.) have sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 Paiki undivided 50% land i.e. 485 Sq. Mtrs. Paiki 95.33% land share i.e. 462.3505 Sq.Mtrs. to a partnership firm "**Sankalp Associates**" through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.6546 on dated 25/03/2021, and entry to that effect was mutated in the Mutation Register vide Entry No.4839 on dated 01/04/2021.
16. Thereafter, owner and occupier of the land, Jigar Hitendra Shah has sold and conveyed the non-agricultural land bearing Final Plot No.206, containing by total admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by total admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 Paiki undivided 50% land i.e. 485 Sq. Mtrs. Paiki 4.67% land share i.e. 22.6495 Sq. Mtrs. to a partnership firm "**Sankalp Associates**" through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.6585 on dated 25/03/2022, and entry to that effect was mutated in the Mutation Register vide Entry No.4840 on dated 01/04/2021.

History of Survey No.275/2/B

17. That prior to the year 1949, the land bearing Survey No.275/2/B was owned and occupied by Otambhai Chhababhai.
18. Thereafter, owner and occupier of the land, Otambhai Chhababhai died intestate on dated 20/09/1954 leaving behind him his legal heirs Manilal Otambhai and Dayalbhai Otambhai and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.825 on dated 06/12/1954.
19. Thereafter, co-owner and co-occupier of the land, Manilal Otambhai died intestate on dated 16/05/1974 leaving behind him his legal heirs Vinubhai Manilal, Sureshbhai Manilal and Dahiben Wd/o Manilal Otambhai and hence

// 6 //

their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.1125 on dated 12/10/1974.

20. Thereafter, family partition took place between owners and occupiers for the land bearing Survey No.275/2/B with other lands in their names, and by virtue of that, the land bearing Survey No.275/2/B came to the share of Dayalbhai Otambhai, and entry to that effect was mutated in the Mutation Register vide Entry No.2019 on dated 01/04/1981.
21. Thereafter, owner and occupier of the land, Dayalbhai Otambhai died intestate on dated 23/08/2001 leaving behind him his legal heirs Hasuben Wd/o Dayalbhai Otambhai, Dineshbhai Dayalbhai, Chandrikaben Dayalbhai, Nirubhai Dayalbhai, Jyotsanaben Dayalbhai and Santuben Dayalbhai and hence their names have been entered in the revenue record, and entry to that effect was mutated in the Mutation Register vide Entry No.2382 on dated 21/01/2003.
22. Thereafter, owners and occupiers of the land, Hasuben Wd/o Dayalbhai Otambhai, Dineshbhai Dayalbhai, Chandrikaben Dayalbhai, Nirubhai Dayalbhai, Jyotsanaben Dayalbhai and Santuben Dayalbhai have sold and conveyed the land bearing Survey No.275/2/B, containing by admeasurements 3036 Sq. Mtrs. to (1) Rameshbhai Jijibhai Patel (owner of undivided 55% land share) and (2) Arvindbhai Naranbhai Prajapati (owner of undivided 45% land share) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) under Serial No.705 on dated 19/01/2010, and entry to that effect was mutated in the Mutation Register vide Entry No.3141 on dated 29/05/2010.
23. Thereafter, co-owner and co-occupier of the land, Rameshbhai Jijibhai Patel has sold and conveyed the land bearing Survey No.275/2/B, containing by admeasurements 3036 Sq. Mtrs. Paiki his undivided 55% land share of 1669.80 Sq. Mtrs. to (1) Sumanbhai Gordhanbhai Pansuriya, (2) Rameshbhai Mathurdas Patel and (3) Dashrathsinh Ranjitsinh Rahevar by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) under Serial No.7504 on dated 28/04/2010, and entry to that effect was mutated in the Mutation Register vide Entry No.3142 on dated 29/05/2010.
24. Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Survey No.275/2/B, containing by total admeasurements 3036 Sq. Mtrs. for residential purpose by their Order No.CB/CTS-2/N.A./S.R.1387/2010, dated 28/02/2011, and entry to that effect was mutated in the Mutation Register vide Entry No.3307 on dated 03/03/2011.

// 7 //

25. Thereafter, the land bearing Survey No.275/2/B, containing by total admeasurements 3036 Sq. Mtrs. merged into the Town Planning Scheme No.69 and it has given Final Plot No.209 containing by admeasurements 1822 Sq. Mtrs.
26. Thereafter, co-owners and co-occupiers of the land, (1) Sumanbhai Gordhanbhai Pansuriya and (2) Rameshbhai Mathurdas Patel have sold and conveyed the land bearing Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. of T.P. Scheme No.69 Paiki their undivided land share of 668 Sq. Mtrs. to Vijay Omprakash Shah by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) under Serial No.18426 on dated 01/10/2018, and entry to that effect was mutated in the Mutation Register vide Entry No.4416 on dated 04/10/2018.
27. Thereafter, co-owners and co-occupiers of the land, (1) Arvindbhai Naranbhai Prajapati (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 820 Sq. Mtrs. Paiki 410 Sq. Mtrs.), (2) Dashrathsinh Ranjitsinh Rahevar (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 334 Sq. Mtrs. Paiki 167 Sq. Mtrs.) and (3) Vijay Omprakash Shah (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 668 Sq. Mtrs. Paiki 334 Sq. Mtrs.) have sold and conveyed the land bearing Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. of T.P. Scheme No.69 Paiki undivided 50% land share i.e. 911 Sq. Mtrs. to (1) Jigar Hitendra Shah (owner of undivided 4.67% land share), (2) Jay Dipakbhai Thakkar (owner of undivided 25.165% land share), (3) Parth Bharatkumar Joshi (owner of undivided 25.165% land share), (4) Nishit Anilbhai Mehta (owner of undivided 22.50% land share) and (5) Hiren Anilbhai Mehta (owner of undivided 22.50% land share) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.8659 on dated 25/08/2020, and entry to that effect was mutated in the Mutation Register vide Entry No.4740 on dated 31/08/2020.
28. Thereafter, co-owners and co-occupiers of the land, (1) Arvindbhai Naranbhai Prajapati (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 820 Sq. Mtrs. Paiki 410 Sq. Mtrs.), (2) Dashrathsinh Ranjitsinh Rahevar (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 334 Sq. Mtrs. Paiki 167 Sq. Mtrs.) and (3) Vijay Omprakash Shah (owner of Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 668 Sq. Mtrs. Paiki 334 Sq. Mtrs.) have sold and conveyed the non-agricultural land bearing Final Plot

// 8 //

No.209, containing by total admeasurements 1822 Sq. Mtrs. of T.P. Scheme No.69 Paiki undivided 50% land share i.e. 911 Sq. Mtrs. to a partnership firm “Sankalp Associates” through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.8660 on dated 25/08/2020, and entry to that effect was mutated in the Mutation Register vide Entry No.4741 on dated 31/08/2020.

29. Thereafter, co-owners and co-occupiers of the land, (1) Jay Dipakbhai Thakkar (owner of undivided 25.165% land share out of 911 Sq. Mtrs.), (2) Parth Bharatkumar Joshi (owner of undivided 25.165% land share out of 911 Sq. Mtrs.), (3) Nishit Anilbhai Mehta (owner of undivided 22.50% land share out of 911 Sq. Mtrs.) and (4) Hiren Anilbhai Mehta (owner of undivided 22.50% land share out of 911 Sq. Mtrs.) have sold and conveyed the non-agricultural land bearing Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. Paiki undivided 50% land share i.e. 911 Sq. Mtrs. of T.P. Scheme No.69 Paiki their undivided 95.33% land share i.e. 868.4563 Sq. Mtrs. to a partnership firm “Sankalp Associates” through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.6540 on dated 25/03/2021, and entry to that effect was mutated in the Mutation Register vide Entry No.4841 on dated 01/04/2021.
30. Thereafter, co-owner and co-occupier of the land, Jigar Hitendra Shah has sold and conveyed the non-agricultural land bearing Final Plot No.209, containing by total admeasurements 1822 Sq. Mtrs. of T.P. Scheme No.69 Paiki undivided 50% land share i.e. 911 Sq. Mtrs. Paiki 4.67% land share i.e. 42.5437 Sq. Mtrs. to a partnership firm “Sankalp Associates” through Admin. Partner Babubhai Arjanbhai Dobariya by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) under Serial No.6582 on dated 24/03/2021, and entry to that effect was mutated in the Mutation Register vide Entry No.4842 on dated 01/04/2021.
31. I have issued a Public Notice in GUJARAT SAMACHAR NEWSPAPER dated 13/10/2022 inviting any claim, rights or encumbrances if any in respect of the said land, and pursuant to which I have received two objections (1) Rajuji Ramsangji Thakor, dated 14/10/2022 regarding his ancestral rights in the land, but in this regard the objector along with others filed a Special Civil Suit No.616/2019 before the Hon. Principal Senior Civil Judge, Ahmedabad (Rural) but the said suit was rejected under Order-7, Rule-11 (a) & (d) of the Civil Procedure Code by the Hon. 4th Additional Senior Civil Judge, Ahmedabad



// 9 //

(Rural) on dated 01/10/2022 and accordingly the case/suit was disposed and in accordance with the same, this objection could not be acceptable and hence waived and (2) Kanubhai Masangji Thakor through his Advocate-Ragesh G. Thakor, dated 14/10/2022 regarding his ancestral rights in the land as well as pending litigation of Special Civil Suit No.98/2021 before the Hon. Principal Senior Civil Judge, Ahmedabad (Rural). Further above objectors with other co-owners have been willingly released and waived their undivided rights, shares & interests persisting to land bearing Survey No.274 containing by admeasurements 1619 Sq. Mtrs. in favour of Kakuji Visaji Thakor by Release Deed, duly registered in the office of Sub-Registrar of Ahmedabad-2 (Vadaj) under Serial No.19131 on dated 25/10/2011 (as per Entry No.3455, dated 29/02/2012) and therefore above objections do not have legal stand in the eye of law hence the same hereby waived legally in accordance of this fact. And till date, I have not received any objection or obligation except above objections from anybody.

32. Thereafter, the Ahmedabad Municipal Corporation has sanctioned building and construction plans for the said land and also issued Commencement Letter (Rajachitthi) under Case No.BHNTI/NWZ/260219/CGDCRV/A1930/R1/M1 and Rajachitthi No.06241/260219/A1930/R1/M1, dated 04/04/2022 for Block-A+B subject to fulfillment of conditions of the rajachitthi and plans.

I have examined titles of the land belonging to a partnership firm “Sankalp Associates” and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our Search Clerk to the Non-agricultural land bearing **Final Plot No.206**, containing by admeasurements 971 Sq. Mtrs. (allotted in lieu of Survey No.274, containing by admeasurements 1619 Sq. Mtrs.) of T.P. Scheme No.69 and **Final Plot No.209**, containing by admeasurements 1822 Sq. Mtrs. (allotted in lieu of Survey No.275/2/B, containing by admeasurements 3036 Sq. Mtrs.) of T.P. Scheme No. 69, situate, lying and being at Mouje Tragad, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same shall clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

// 10 //

1. Any other Laws Acts and Rules if applicable.
2. Fulfillment of conditions laid down in the N.A. Order and approved plans.
3. Final outcome in the matter of SPCS No.98/2021 before the Hon. Principal Senior Civil Judge, Ahmedabad (Rural).
4. Provisions of Municipal Corporation Act and use as per Zone of AMC and plans of the construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
5. Verification of all original documents.

DATED THIS 9TH DAY OF NOVEMBER, 2022.




(Sharad N. Darji)
Advocate

Note :

- [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 the year 1976 to 1993 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 (1994 to 2022) is not well prepared/maintained by State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title report.



