



ADVOCATES & NOTARY

Earth Associates

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Ref No.TC/136/2021

To,

Inox Buildcon,

Mouje-Hanspura, Tal-Asarva,

Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land for residential purpose bearing Sub Plot No.1 admeasuring 2134.86 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.64/B admeasuring 8903 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Inox Buildcon and its partners.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Sandesh" on 18th day of August' 2021, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the said property as detailed and described

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in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of an immovable property being Non Agriculture land for residential purpose bearing Sub Plot No.1 admeasuring 2134.86 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.64/B admeasuring 8903 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad.

DATED THIS 30th day of October' 2021 at Ahmedabad.



S. D. Mishra
Advocate & Notary



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Ref No.TC/136/2021

To,
Inox Buildcon,
Mouje-Hanspura, Tal-Asarva,
Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non Agriculture land for residential purpose bearing Sub Plot No.1 admeasuring 2134.86 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.64/B admeasuring 8903 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Inox Buildcon and its partners.

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.77/1

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admeasuring 1 Acre 23 Guntha prior to 1951 belongs to Premchand Gopaldas.

- 1) Thereafter as per the provision of the Prevention of Fragmentation and Consolidation of Holdings Act the land which has less area other than declared standard area have been declared as fragment land. Ref. mutation entry no.691.
 - 2) The owner of the said land Premchand Becharji has sold conveyed and transferred said land of survey no.77/1 to Maganji Becharji in the year 1954. Ref. mutation entry no.874 dated 28/01/1956.
 - 3) Thereafter the owner of the Maganji Becharji died on or before 3 years leaving behind him his legal heir namely Gabhai Lakhaji and Bai Santok widow of Maganji Becharji. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1102 dated 03/01/1963.
2. That the property is in question i.e. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.77/2 admeasuring 1 Acre 22 Guntha prior to 1951 belongs to Shankarji Kanaji.
- 1) Thereafter as per the provision of the Prevention of Fragmentation and Consolidation of Holdings Act the land which has less area other than declared standard area have been declared as fragment land. Ref. mutation entry no.691.
 - 2) Thereafter the owner of the Shankarji Kanaji died on 23/11/1954 leaving behind him his legal heir namely Kalaji Shakraji. Accordingly the name of the said legal heir has





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been entered in the revenue record of said land. Ref. mutation entry no.821 dated 17/12/1954.

3. That the property is in question i.e. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.78 paiki admeasuring 7 Acre 9 Guntha prior to 1951 belongs to Sirajuddin Badarali.

- 1) Thereafter by virtue of order passed by Mamlatdar, WTN dated 14-19/12/1956 the name of Sirajuddin Badarali was entered in place of Badarali Mohammadali in the revenue record of said land as said Sirajuddin Badarali has started the job of Mukhipana. Ref. mutation entry no.905 dated 19/12/1956.

4. Thereafter as per the consolidation scheme published in the official Gazette of Gujarat Government on dated 06/06/1963 bearing no.Con/Ahmedabad/61 published on page no.1618 in part 1 the consolidation scheme was implemented for agriculture land and the scheme was sanctioned by the Settlement Commissioner and Director of Land Records. Ref. mutation entry no.1161 dated 15/10/1963.

5. Thereafter as per the consolidation scheme published in the official Gazette of Gujarat Government on dated 06/06/1963 bearing no.Con/Ahmedabad/61 published on page no.1618 in part 1 the consolidation scheme was implemented for agriculture land and the scheme was sanctioned by the Settlement Commissioner and Director of Land Records and said land bearing survey no.78 paiki, 77/1 and 77/2 of Hanspura village was given new block number 64 admeasuring 3 Acre 22 Guntha amongst 2 Acre 22 Guntha





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restricted tenure land. Ref. mutation entry no.1202 dated 21/06/1968.

6. Thereafter the owner of said land Gabhaji Lakhaji and Bai Santok widow of Lakhaji Becharji had availed loan over the said land from Gujarat State Co.Op. Land Mortgage bank. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1259 dated 24/04/1972.
7. Thereafter the co-owner of the said land Bai Santok widow of Lakhaji Becharji died before a year ago and the name of her legal heir has already been entered in the revenue record of said land. Therefore her name was deleted from the revenue record of said land. Ref. mutation entry no.1326 dated 01/09/1980.
8. Thereafter the owner of said land Gabhai Lakhaji has repaid the loan availed from Gujarat State Co.Op. Land Mortgage Bank. Accordingly said land was released from the charge of said bank. Ref. mutation entry no.1411 dated 01/01/1988.
9. Thereafter the owner of the said land Gabhaji Lakhaji Thakor died on 31/03/1996 leaving behind him his legal heir namely 1.Maniben widow of Gabhaji Lakhaji Thakor and 2. Jashuji Gabhaji Thakor. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1516 dated 10/08/1996.
10. Thereafter the co-owner of said land Jashuji Gabhaji died on 30/09/2004 leaving behind him his legal heir namely 1.Shardaben widow of Jashuji Gabhaji, 2. Minor Melaji Jashuji and Minor Kaliben Jashuji's legal guardian Shardaben widow of Jashuji Gabhaji. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1703 dated 01/10/2004.





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11. Thereafter by virtue of order passed by the Hon. Mamlatdar, Dashkroi bearing order no.RTS/Hanspura/Sudhara/S.R.350/08 dated 08/05/2008 the computerized record of said land was rectified as the entry of restricted tenure was entered for whole land while only 2 Acre 8 Guntha was of restricted tenure and balance land of 1 Acre 14 Guntha was of old tenure. Accordingly the record of said land was rectified. Ref. mutation entry no.1868 dated 08/05/2008.
12. Thereafter by virtue of order passed by the Hon. Mamlatdar Dashkroi in Sudhara Hukam No.RTS/Record promulgation/14/08 dated 07/08 the computerized record of said land together with other land were compared with the manual record 7/12 extract and form no.6 and the mistakes found while comparing have been rectified and updated accordingly. Ref. mutation entry no.1889 dated 18/07/2008.
13. Thereafter the owner of the said land had applied for block division before the Dy. Collector as said land had both restricted tenure and old tenure land whereby the Hon. Dy.Collector and Hon. Viramgam Prant passed an order bearing no.ADM/Blockvibhajan/SR No.247/08 dated 29/07/2008 and granted for block division of said land. Accordingly said land of block no.64 admeasuring 14366 sq. mts. was divided into two parts i.e. 1. Block No.64 paiki 5463 sq. mts. old tenure and 2. Block No.64 paiki 8903 sq. mts. restricted tenure. Further the permission of sale also given to the owner of 5463 sq. mts. old tenure land. Ref. mutation entry no.1900 dated 05/08/2008.
14. Thereafter by virtue durasti patrak no.20 issued by the Hon.D.I.L.R., Ahmedabad the said land of block no.64 admeasuring 14366 was divided into two parts i.e. 1. Block No.64/A admeasuring 5463 sq. mts. of old tenure and 2. Block No.64/B admeasuring 8903 sq. mts.





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of restricted tenure. Accordingly said land was given new block numbers. Ref. mutation entry no.1923 dated 29/09/2008.

15. Thereafter through resolution dated 17/03/2012 bearing no.PAFAR/102011/275/L/1 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad (East) and Ahmedabad (West) apart from Hanspura village included under the Ahmedabad (East) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.2296 dated 03/05/2012.
16. Thereafter the co-owner of said land Minor Melaji Jashuji Through legal guardian Shardaben became adult or major in age, accordingly as per the application of said co-owner and as verified by birth certificate the word "minor" was deleted against the name of Melaji Jashuji. Ref. mutation entry no.2525 dated 15/10/2014.
17. Thereafter the co-owner of said land Minor Kaliben Jashuji Through legal guardian Shardaben became adult or major in age, accordingly as per the application of said co-owner and as verified by birth certificate the word "minor" was deleted against the name of Kaliben Jashuji. Ref. mutation entry no.2582 dated 18/06/2015. Said entry was rejected by circle officer on 08/02/2016 as the papers of said entry were destroyed in riots.
18. Thereafter further mutation entered in the revenue record of said land stating that the co-owner of said land Minor Kaliben Jashuji Through legal guardian Shardaben became adult or major in age, accordingly as per the application of said co-owner and as verified by birth certificate the word "minor" was deleted against the name of Kaliben Jashuji. Ref. mutation entry no.2745 dated 15/04/2017.





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19. Thereafter the owner of said restricted tenure land bearing block no.64/B admeasuring 5432 Sq.Mts. has applied before the District Collector, Ahmedabad to convert the said land from restricted tenure to old tenure. Accordingly Hon. District Collector, has granted permission to convert the said land from restricted tenure to old tenure by way of order dated 04/01/2018 bearing No.CB/CTS-1/Na.Sha./Binkhetipremium/Hanspura/Block No.64B/SR/85/2017 as per the terms and condition contained therein. Ref. mutation entry no.2834 dated 10/01/2018.
20. Thereafter the owner of the said land 1. Maniben widow of Gabhaji Lakhaji, 2. Shardaben widow of Jashuji Gabhaji, 3. Melaji Jashuji and 4. Kaliben D/o. Jashuji Gabhaji wife of Vishalbhai sold, conveyed and transferred said land of block no.64/B admeasuring 8903 sq. mts. included in Town Planning Scheme No.121 Final Plot no.105 admeasuring 5342 sq. mts. to Patel Bhupatbhai Vashrambhai (Lathiya) by way of saledeed dated 10/01/2018 registered before the sub registrar office at Ahmedabad under sr.no.73. Ref. mutation entry no.2838 dated 11/01/2018. Said entry was certified by the Hon. Mamlatdar as per the order bearing no. RTS/Hanspura/Vechan Nondh No.2938 Case No.11/2018 dated 25/04/2018.
21. Thereafter said land of block no.64/B, Town Planning Scheme No.121, Final Plot No.105 admeasuring 5432 Sq.Mts has been granted permission for Non Agricultural Use for residential purpose by way of order passed by the Hon'ble Dist Collector, Ahmedabad, on dated 25/06/2018 vide order bearing No.CB/Na.Sha./Tatkal/N.A./ S.R.639/2018. Ref. mutation entry no.2975 dated 29/06/2018.
22. Thereafter being aggrieved with the order passed by Hon. Mamlatdar, Asarva dated 25/04/2018 certifying the mutation entry





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no.2838 the appellant had filed RTS/Appeal/Case No.173/2018 before the City Dy. Collector, (East) Ahmedabad wherein Hon. City Dy. Collector, Ahmedabad after hearing the appeal, rejected the appeal and upheld the order passed by the Hon. Mamlatdar, Asarva dated 25/04/2018 certifying the mutation entry no.2838 also as resolved that the decision of Sp. Civil Suit No. 48/2018 filed before the Hon. Principal Civil Judge, Ahmedabad Rural court shall be binding to parties. Ref. mutation entry no.3047 dated 11/10/2018.

23. Thereafter being aggrieved with the order passed by Hon. Mamlatdar, Asarva dated 25/04/2018 certifying the mutation entry no.2838 the appellant had filed RTS/Appeal/Case No.174/2018 before the City Dy. Collector, (East) Ahmedabad wherein Hon. City Dy. Collector, Ahmedabad after hearing the appeal, rejected the appeal and upheld the order passed by the Hon. Mamlatdar, Asarva dated 25/04/2018 certifying the mutation entry no.2838 also as resolved that the decision of Sp. Civil Suit No. 47/2018 filed before the Hon. Principal Civil Judge, Ahmedabad Rural court shall be binding to parties. Ref. mutation entry no.3048 dated 11/10/2018.

24. Thereafter as per the order of Hon. Special Secretary Revenue Department (Dispute) Ahmedabad dated 03/09/2019 bearing no.Mavivi/Bakhap/Amad/37/2019 the revision application of Applicant was rejected and the ordered to upheld the order of District Collector, Ahmedabad dated 25/06/2018 bearing no. CB/Na.Sha./Tatkal/ N.A./S.R./639/2018. Ref.mutation entry no. 3225 dated 19/09/2019.

25. Thereafter the mutation entry entered in the revenue record of said land stating that Spcl. Civil Suit No.47/2018 was decided on 13/07/2019 by way of order passed by Hon. 3rd Add. Sr. Civil Judge, Ahmedabad Rural Court wherein the plaintiff of said suit i.e.





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claimant has submitted withdrawal Pursis vide ex.21 and Hon Court has granted said pursis Ex.21 and on view of withdrawal pursis passed below Exh.1 the matter is disposed as withdrawn. Ref. mutation entry no. 3286 dated 19/03/2020.

26. Thereafter the mutation entry entered in the revenue record of said land stating that Spcl. Civil Suit No.48/2018 was decided on 06/07/2019 by way of order passed by Hon. Principal Sr. Civil Judge, Ahmedabad Rural Court wherein the plaintiff of said suit i.e. claimant has submitted withdrawal Pursis vide ex.11 and Hon Court has granted said pursis and disposed off said suit as withdrawn. Ref. mutation entry no. 3287 dated 19/03/2020.

27. Thereafter as per the order of Dy. Collector, Stamp Duty assessment office dated 21/04/2020 bearing no. Stamp/Amad-2/Naroda/A.G.Audit Year-2011/3078 an order was passed to recover deficit stamp duty was issued and an amount of Rs.2,07,210/- as deficit stamp duty with penalty of Rs.20,000/- was levied with respect to saledeed no.7860 dated 06/08/2010 from Sunil Bhogilal Patel have to be recovered. Ref. mutation entry no.3399 dated 18/03/2021.

28. Thereafter the owner of the said land Patel Bhupatbhai Vashrambhai (Lathiya) sold, conveyed and transferred land of Sub Plot No.1 admeasuring 3207.14 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.64/B admeasuring 8903 sq.mts. to Maruti Developers, a partnership firm by way of saledeed dated 26/03/2021 registered before the sub registrar office at Ahmedabad-6 (Naroda) under sr.no.7218. Ref. mutation entry no.3409 dated 31/03/2021.



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29. Thereafter the owner of said land Bhupatbhai Vashrambhai Patel had applied before the Ahmedabad Municipal Corporation for subdivision of the land of Final Plot No.105/2 admeasuring 5342 sq.mts. of T.P. Scheme No.121 corresponding Block no.64/B into two Sub Plots whereby Ahmedabad Municipal Corporation has sanctioned the sub division plan of Final Plot No.105/2 on 04/03/2021 vide development permission no. 001LD20210150 and divided said final Plot into two parts, i.e. (1) Sub Plot no.1 admeasuring 2134.86 sq. mts. and (2) Sub Plot no.2 admeasuring 3207.14 sq. mts..
30. Thereafter the owner of the said land Patel Bhupatbhai Vashrambhai (Lathiya) sold, conveyed and transferred land of Sub Plot No.1 admeasuring 2134.86 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.64/B admeasuring 8903 sq.mts. to Inox Buildcon, a partnership firm by way of saledeed dated 26/03/2021 registered before the sub registrar office at Ahmedabad-6 (Naroda) under sr.no.7221. Ref. mutation entry no.3410 dated 31/03/2021.
31. Thereafter the amount of deficit stamp duty with penalty thereon have been paid online, therefore the Dy. Collector, Stamp duty department vibhag-2 issued charge release letter dated 24/03/2011. Accordingly the charge of deficit stamp duty was deleted from the revenue record of said land. Ref. mutation entry no.3418 dated 06/04/2021.
32. Thereafter said land of block no.64/B admeasuring 8903 sq. mts. paiki 1000 sq. mts. land has been granted revised permission for Non-Agricultural Use for commercial purpose by way of order passed by the Hon'ble Dist. Collector, Ahmedabad, on dated



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03/09/2021 vide order bearing No.1891/07/14/026/2021. Ref. mutation entry no.3485 dated 03/09/2021.

33. That the owner and developer of the said land had planned a residential cum commercial project over the said land namely "CASA AMPLIO" consisting of total 56 number of Apartments/Flats from Ground to Seventh Floor and First Celler and ground floor for parking and 5 numbers of Shops/Office on Ground Floor on the said Land and prepared planned and details drawing for the same and applied before the AMC for construction of residential cum commercial building and plans for the same was approved by Ahmedabad Municipal Corporation and issued Commencement Certificate (Rajachitthi) on dated 30/10/2021, bearing No.05438/170921/A5181/R0/M1 for Block-A (Residential and Commercial) and No.05439/170921/A5182/R0/M1 for Block-B (fully residential).
34. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Sandesh" on 18th day of August' 2021 Ahmedabad, inviting claims, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection has been received by us any person till this date.
35. As a part of title investigation perused the Declaration cancelling the General Power of Attorney submitted by the land owner whereof it is found that earlier land owner namely Shardaben widow of Jashuji Gabhaji, Melaji Jashuji and Kaliben D/o. Jashuji & wife of Vishalbhai executed a registered power of attorney in favour of Manojbhai Kacharabhai Patel and appointed him as their POA holder by way of POA dated 24/06/2010 registered before the Sub Registrar office at Ahmedabad-6 (Naroda) under sr.no.6330 as detailed and describe in the said POA. Thereafter the POA holder





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Manojbhai Kacharabhai Patel has cancelled the said POA as per the declaration dated 13/04/2019 notarised before public notary Shri G.D. Solanki.

36. Similarly Declaration cancelling the General Power of Attorney submitted by the land owner whereof it is found that earlier land owner Late Maniben widow of Gabhaji Lakhaji executed a registered Banakhat and power of attorney in favour of Miteshkumar Kanubhai Patel and appointed him as her POA holder by way of POA dated 07/05/2012 registered before the Sub Registrar office at Ahmedabad-14 (Daskroi) under sr.no.1050 and 1051 respectively as detailed and describe in the said Banakhat and POA. Thereafter the Miteshkumar Kanubhai Patel has cancelled the said Banakhat and POA in favour of late Maniben widow of Gabhaji Lakhaji's legal heir 1. Shardaben widow of Jashuji Gabhaji and Kaliben D/o. Jashuji wife of Vishalbhai by way of deed dated 08/04/2019 registered before the Sub Registrar office at Ahmedabad-13 (City taluka) under sr.no.735 and 736.
37. Similarly the co-owner of said land Maniben widow of Gabhaji Lakhaji agreed to sale said land of Survey no.64/B paiki 4415.5 sq. mts. land to Sunil Bhogilal Patel by way of agreement for sale dated 06/08/2010 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.7861 and also given a POA to said Sunil Bhogilal Patel by way of POA dated 06/08/2010 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.7860. Thereafter said Sunil Bhogilal Patel has cancelled the said Banakhat and POA as per the cancellation deed dated 03/01/2018 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.19.





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38. Similarly the co-owner of said land Maniben widow of Gabhaji Lakhaji agreed to sale said land of Survey no.64/B paiki 4415.5 sq. mts. land to Lalabhai Ranchhodbhai Rabari by way of agreement for sale dated 28/08/2012 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.1220 and also executed a Confirmation deed to said Lalabhai Ranchhodbhai Rabari by way of confirmation deed dated 28/08/2012 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.1222 and also given a POA to him by way of POA dated 28/08/2012 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.1221. Thereafter said Lalabhai Ranchhodbhai Rabari has cancelled said Banakhat, POA and confirmation deed by way of cancellation deed dated 03/01/2018 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.18.

39. Similarly notice of lis pendens for the Special Suit No.47/2018 filed before the Hon. Principal Sr. Civil Judge, Ahmedabad Rural Court was registered before the SRO-6 (naroda) on 07/04/2018 under sr.no.840 by the Miteshkumar Kanubhai Patel with respect to said land of block no.64/B admeasuring 8903 sq. mts. paiki undivided 4451.50 sq. mts. and notice of lis pendens for the Special Suit No.48/2018 filed before the Hon. Principal Sr. Civil Judge, Ahmedabad Rural Court was registered before the SRO-6 (naroda) on 07/04/2018 under sr.no.839 by the Manojbhai Kacharabhai Patel with respect to said land of block no.64/B admeasuring 8903 sq. mts. paiki undivided 4451.50 sq. mts..

It was found from the record that said Spcl. Civil Suit No.47/2018 was decided on 13/07/2019 by way of order passed by Hon. 3rd Add. Sr. Civil Judge, Ahmedabad Rural Court wherein the plaintiff of said suit i.e. claimant has submitted withdrawal Pursis vide ex.21



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and Hon Court has granted said pursis and disposed off said suit. Similarly said Spcl. Civil Suit No.48/2018 was decided on 06/07/2019 by way of order passed by Hon. Principal Sr. Civil Judge, Ahmedabad Rural Court wherein the plaintiff of said suit i.e. claimant has submitted withdrawal Pursis vide ex.11 and Hon Court has granted said pursis and disposed off said suit.

40. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
41. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1986 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
42. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, the said land bearing Sub Plot No.1 admeasuring 2134.86 sq. mts. forming part of land bearing Final Plot No.105/2 admeasuring 5342 sq. mts. of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey





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no.64/B admeasuring 8903 sq.mts of Mouje Hanspura as on date solely belongs to Inox Buildcon and its partners and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Inox Buildcon and its partners is the owner of the said land and except them no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.



DATED THIS 30th day of October' 2021 at Ahmedabad.

S. D. Mishra
Advocate & Notary