

Mobile : 98256 25667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005.

To,

V. N. Infraspac LLP

Add. 596, Moto Vas, Nava Vadaj,
Ahmedabad- 380013.

Subject : Investigation of the title of the Non Agriculture Land bearing Survey no. 391/2/1, admeasuring 2428 sq. mtrs., T.P.Scheme no. 28 (Vadaj), Final Plot no. 839, admeasuring 1457 sq. mtrs. lying being and situated at Mouje Vadaj, Taluka Sabarmati, District Ahmedabad, Sub District Ahmedabad-2 (Vadaj).

We refer to your instruction to the property above referred to and from that and from information and documents given to us and believing the same to be true, correct and truthworthy and also believing the documents/ copies/ papers etc. furnished to us is/are true and genuine and from the information and documents obtained from the owner and I declare as follows :

That the land of Survey no. 391/2 of Mouje Vadaj was originally belonging to Diwaliben widow of Ishwerbhai Becharbhai since year 1930.

The above said Diwaliben widow of Ishwerbhai Becharbhai executed release deed on dated 27-08-1942 in favour of her daughters namely Dahiben Ishwerbhai, Santokben Ishwerbhai and Maniben Ishwerbhai and effect entered in revenue record by Entry no. 1671, dtd. 03-10-1942.

Its found by Entry no. 2940, dtd. 25-11-1948 that name of Sadaji Visaji entered as Protected Tenant in revenue record under order of Taluka dtd. 30-05-1948.

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Its found by Entry no. 3297, dtd. 12-04-1953 that said land declared Tukda

Its found by Entry no. 3678, dtd. 15-05-1953 that name of Sadaji Visaji deleted as Protected Tenant in revenue record under order of Taluka dtd. 23-12-1952.

Its found by Entry no. 4461, dtd. 10-07-1957 that name of Tenant deleted in revenue record.

Its found by Entry no. 4635, dtd. 25-10-1958 that said land included in the limit of Ahmedabad Municipal corporation and hence declared free from Tukda.

Its found by Entry no. 5435, dtd. 21-01-1963 that name of Tenant Ramabhai Joitaram deleted in revenue record under Order no. TNC no. 14/62 dtd. 06-11-1962 of Agriculture Mamlatdar.

That revenue record was abolish due to riots and under order of District Collector record rewrite and said land of Survey no. 391/2 Acre 1-08 guntha entered on the name of Dahiben Ishwerbhai, Santokben Ishwerbhai and Maniben Ishwerbhai and effect entered in revenue record by Entry no. 10001.

That co owner Maniben daughter of Ishwerbhai Becharbhai and wife of Prahladbhai Mohandas expired on date 16-07-1972 and she executed registered WILL sr. no. 1342 on dated 15-07-1972 and as per WILL name of Chimanlal Babhaidas entered in revenue record by Entry no. 10670, dtd. 06-10-1976, which entry not granted.

That co owner Maniben daughter of Ishwerbhai Becharbhai and wife of Prahladbhai Mohandas expired on date 16-07-1972 and her name deleted from revenue record by Entry no. 10869, dtd. 30-11-1975.

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That co owner Dahiben daughter of Ishwerbhai Becharbhai and wife of Narsinhbhai expired on date 01-05-1980 and name of her legal heir Kalidas Narsinhbhai entered in revenue record by Entry no. 13493, dtd. 16-07-1980.

Its found by Entry no. 13781, dtd. 07-07-1981 that said land entered on the joint name of Chimanbhai Babhaidas etc. for agriculture purpose under ULC Act-1976 Section-20.

That co owner Santokben daughter of Ishwerbhai Becharbhai and wife of Shankarlal Patel expired on date 28-12-1978 and name of her legal heir Arvindkumar Shankarlal Patel entered in revenue record by Entry no. 15380, dtd. 11-12-1986.

That co owner Arvindkumar Shankarlal Patel through his power of attorney holder Bhavsinghbhai D. Rathod sold and conveyed his share 2428 sq. mtrs. to Kalidas Narsinhbhai by registered sale deed sr. no. 11660, dtd. 07-05-1991 and name of purchaser entered in revenue record by Entry no. 16746, dtd. 09-04-1992.

That under application of Kalidas Narsinhbhai, name of his legal heirs Babubhai Kalidas Patel, Ranchhodbhai Kalidas Patel, Natvarbhai Kalidas Patel and Amrutbhai Kalidas Patel entered as co owner and effect entered in revenue record by Entry no. 18260, dtd. 01-01-1999.

That co owner Kalidas Narsinhbhai, expired on dtd. 07-07-1999 and name of his legal heirs Kamalaben widow of Kalidas, Babubhai Kalidas Patel, Ranchhodbhai Kalidas Patel, Natvarbhai Kalidas Patel and Amrutbhai Kalidas Patel entered as co owner and effect entered in revenue record by Entry no. 18409, dtd. 26-07-1999.

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That co owner Laxmiben wife of Arvindkumar Shankarlal Patel self and gaurdian of Minor Subhash Arvindkumar Patel sold and conveyed his share 2904 sq. yards to Babubhai Kalidas Patel, Ranchhodbhai Kalidas Patel, Natvarbhai Kalidas Patel and Amrutbhai Kalidas Patel by registered sale deed sr. no. 11640, dtd. 12-05-1992 and name of purchaser entered in revenue record by Entry no. 18483, dtd. 22-09-1999.

Its found by Entry no. 18487, dtd. 12-10-1999 that said land declared free for agriculture purpose under ULC Act- 1976 Section-20 under order of Dy. Collector, Ahmedabad of dtd. 03-08-1989.

That co owner Kamalaben widow of Kalidas, Babubhai Kalidas Patel, Ranchhodbhai Kalidas Patel, Natvarbhai Kalidas Patel and Amrutbhai Kalidas Patel sold and conveyed his share 2904 sq. yards to 1. Jayantibhai Kanjibhai and 2. Hansaben Hasmukhbhai by registered sale deed sr. no. 3993, dtd. 10-10-1999 and name of purchaser entered in revenue record by Entry no. 18488, dtd. 12-10-1999.

Its found by Entry no. 18602, dtd. 27-03-2000 that said land bearing Survey no. 391/2, 4856 sq. mtrs. divided in two parts and Survey no. 391/2/1, 2428 sq. mtrs. come to the share of 1. Jayantibhai Kanjibhai and 2. Hansaben Hasmukhbhai and Survey no. 391/2/2, 2428 sq. mtrs. come to the share of Kamalaben widow of Kalidas, Babubhai Kalidas Patel, Ranchhodbhai Kalidas Patel, Natvarbhai Kalidas Patel and Amrutbhai Kalidas Patel.

Its found by Entry no. 20783, dtd. 08-09-2008 is general correction entry of computerised record.

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That said Survey no. 391/2/1, 2428 sq. mtrs. included in T.P.Scheme no. 28 (Vadaj) and given Final Plot no. 839, admeasuring 1457 sq. mtrs.

That Distret collector Ahmedabad given Non Agriculture Use Permission (Residential purpose 1207 sq. mtrs. and Commercial purpose 250 sq. mtrs.) under Order no. CB/Jamin-2/Binkheti/Vadaj/S.no./Block no. 391/2/1/ SR- 554/2017, dtd. 13-03-20185 and effect entered in revenue record by Entry no. 25077, dtd. 02-05-2018.

That land owners 1. Jayantibhai Kanjibhai and 2. Hansaben Hasmukhbhai sold and conveyed the said land of Survey no. 391/2/1, admeasuring 2428 sq. mtrs., T.P.Scheme no. 28 (Vadaj), Final Plot no. 839, admeasuring 1457 sq. mtrs. to V. N. Infraspace LLP a Partnership Firm by registered sale deed no. 17469, dtd. 03-10-2018 and effect entered in revenue record by Entry no. 25238, dtd. 15-10-2018, which is remain to certify.

That Limited Liability Partnership Agreement executed for V. N. Infraspace LLP before Notary on dtd. 30-05-2018.

At present V. N. Infraspace LLP a Partnership Firm is owner and occupier of the Non Agriculture Land bearing Survey no. 391/2/1, admeasuring 2428 sq. mtrs., T.P.Scheme no. 28 (Vadaj), Final Plot no. 839, admeasuring 1457 sq. mtrs. lying being and situated at Mouje Vadaj, Taluka Sabarmati, District Ahmedabad, Sub District Ahmedabad-2 (Vadaj).

That available Search of Sub Registrar Office Ahmedabad-2 (Vadaj) of Index-II only taken through our search clerck for the Year 1994 to 2018 by Appli. no.33489, Date 17-11-2018.

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This report is not complete report of the entire revenue records and records of the Sub-Registrar. Report refers to records relevant to understand the devolution of title, to ascertain, If any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

As informed to us, the said property has not been given in security nor created any other charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the titles.

This report is merely an opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof if any proceedings or collateral proceedings in court and/or before Government or Semi-Government officer. Also for the negligency or lackness in the world of searches, the undersigned shall not be held responsible in any case.

UNDER THE CIRUMSTANCES, I hereby giving opinion that the Non Agriculture Land bearing Survey no. 391/2/1, admeasuring 2428 sq. mtrs., T.P.Scheme no. 28 (Vadaj), Final Plot no. 839, admeasuring 1457 sq. mtrs. lying being and situated at Mouje Vadaj, Taluka Sabarmati, District Ahmedabad, Sub District Ahmedabad-2 (Vadaj) belonging to V. N. Infraspace LLP a Partnership Firm and the title of property is clear and marketable and free from all encumbrances and attachments and also free from all reasonable doubts and charges, subject to the followings :-

1. All original papers and latest documents i.e. Usual Declaration, revenue record, old deeds, revenue entries etc. should be varify. **GAURANG K. PATEL**

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2. Laws Applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said property.

Place : Ahmedabad

Date : 22-11-2018


Gaurang K. Patel
(G.K. Patel)

GAURANG K. PATEL, Advocate

GAURANG K. PATEL
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પહોંચ નંબર: ૨૦૧૮૦૦૩૦૫૫૨૯૩

અરજી નંબર:

૩૩૪૮૮

અરજી વર્ષ:

૨૦૧૮

તા: ૧૭

માહે: નવેમ્બર

સને: ૨૦૧૮

રજુ કરનારનું નામ V N INFRASPACE L L P

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

Year: ૧૯૯૪ ૨૦૧૮

૨૩૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

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અંકે રૂપીયાબસો પાંત્રીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(Z. A. SHANKH)

સબ રજીસ્ટ્રાર

અમદાવાદ-૨ વાડજ

મિલકત પરના બીજા અંગેનું પત્રક

Search in VN INFRASPACE LLP

ગામ નું નામ : VADAJ

અરજી નંબર : ૩૩૪૮૯

મિલકતનું વર્ણન SR-391/2/1 TP-28 FP-839

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 2 Vadaj મા -24 વર્ષના છેડેસ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ સેક્ટરફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૪૦૦૦૦૦૦૦	સર્વેનં-૩૯૧/૨/૧ ટીપીનં-૨૮ ફા.પ્લોટનં-૮૩૯ ની ૧૪૫૭ ચો.મી બિનખેતીની જમીન	જયંતીભાઈ કાનજીભાઈ હંસાબેન હસમુખભાઈ	વી.એન.ઈન્ફ્રાસ્પેસ એલએલપી (V.N.INFRASPACE LLP)	૦૩/૧૦/૨૦૧૮ ૦૩/૧૦/૨૦૧૮	૧૭૪૬૯	



તારીખ : ૧૭/૧૧/૨૦૧૮

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 2 Vadaj