

AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

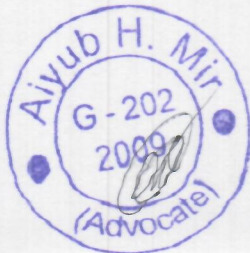
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

REPORT ON TITLE

Sub.: In the matter of investigation of title to the Non Agricultural Multipurpose Usage land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs., (allotted in lieu of Revenue Survey No. 621 (City Survey No. 3912/2) admeasuring 5666 sq. mtrs., of Town Planning Scheme No.1 (Sanand) situate, lying and being at Mouje Sanand, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand belonging to M/S. Aakar Projects, a partnership firm having registered address at Aakar Bungalows: Final Plot No.369, 80'-0" Road, Sanand, Taluka Sanand, District Ahmedabad.

I have done the necessary search and title investigation with the available records of sub registrar office and revenue records for last 30 years and certain documents, deeds, papers, permission for issuing title certificate, and report of Non Agricultural Multipurpose Usage land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs., (allotted in lieu of Revenue Survey No. 621 (City Survey No. 3912) admeasuring 5666 sq. mtrs., of Town Planning Scheme No.1 (Sanand) situate, lying and being at Mouje Sanand, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand (hereinafter referred to as the "said land") and I opine on the title to the said land more particularly described in the schedule hereunder written as under:

1. That from the searches of the available records by the Mamlatdar, Sanand Taluka, Talati Mouje Sanand and Sub-Registrar, Sanand and as per the scrutiny of certain documents, papers and plans, etc. submitted by the owner(s), I have found that the said land bearing Revenue Survey No. 621 admeasuring Acre 1-16 Guntha was originally under the ownership of Madhavji Valji Kumbhar and after his demise on 15/02/1951, the names of his two widows, Shivben wd/o. Madhavji Valji and Naniben wd/o. Madhavji Valji were entered in the concerned revenue records as being the successor of the deceased. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 6522 dated 05/09/1951 which was certified by the concerned revenue authority.



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

2. That thereafter pursuant to the 1947 Act of abolishment of land fragmentation and the Taluka Circular Order No. L.N.D dated 16/02/1952 passed thereunder, the said land was declared as a fragmented land. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 6592 dated 02/06/1952 which was certified by the concerned revenue authority.
3. That thereafter in 1953, in consideration of the fact that the said land had been cultivated by one Chaturbhai Ambalal, his name was entered as an ordinary tenant in the concerned revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 6757 dated 15/01/1954 which was certified by the concerned revenue authority.
4. That thereafter the said land which was going under the Jaat Inami law, after the repealing of the said law in 1952-53, on 01/08/1955 the said land was declared as a wasteland and vested in the joint names of Shivben wd/o. Madhavji Valji and Naniben wd/o. Madhavji Valji. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 6799 dated 01/08/1955 which was certified by the concerned revenue authority.
5. That thereafter the name of Chaturbhai Ambalal was going on as an ordinary tenant of the said land, however, as per the search under Section 32-G of the Gujarat Tenancy and Agricultural Lands Act, it was found that since 1961, the said land had been cultivated by Naniben wd/o. Madhavji Valji and others vide the order of Mamlatdar Sanand bearing Order No. 118/60 dated 25/11/1960. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 9326 dated 05/09/1964 which was certified by the concerned revenue authority.
6. That thereafter Shiviben wd/o. Madhavji Valji died on 09/12/1963 and thereby her name was removed from the concerned revenue records of the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 10187 dated 30/05/1967 which was certified by the concerned revenue authority.
7. That thereafter Naniben wd/o. Madhavji Valji sold the said land to Ramanlal Mafatlal by the way of a registered Sale Deed registered in Sub-Registrar Office, Sanand bearing Registration Sr. No. 414 dated 19/07/1968. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 10623 dated 05/04/1970 which was certified by the concerned revenue authority.



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

8. That thereafter Ramanlal Mafatlal procured a loan from Sanand Taluka Utpadak Kheti Sahakari Mandali Ltd. by keeping the said land as a security. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 11503 dated 16/05/1975 which was certified by the concerned revenue authority.
9. That thereafter considering the said land coming under the local area of Sanand Municipality, the restrictions of the land fragmentation Act were removed from the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 12190 dated 20/07/1978 which was certified by the concerned revenue authority.
10. That thereafter Ramanlal Mafatlal died on 06/02/1977 and thereby the names of (1) Kantaben wd/o. Ramanlal Mafatlal, (2) Dineshkumar Ramanlal, (3) minor Kamleshkumar Ramanlal, (4) minor Bukulkumar Ramanlal, (5) minor Anita Ramanlal, and (6) minor Dipti Ramanlal were entered as being the successors of the deceased. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 12593 dated 03/10/1980 which was certified by the concerned revenue authority.
11. That thereafter Dineshkumar Ramanlal died on 19/02/2002 and thereby the names of (1) Gitaben wd/o. Dineshkumar Ramanlal, (2) Chhayaben Dineshkumar, (3) Jigar Dineshkumar, and (4) Ankit Dineshkumar were entered as being the successors of the deceased. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 19063 dated 27/04/2004 which was certified by the concerned revenue authority.
12. That thereafter Kantaben wd/o. Ramanlal Mafatlal died on 20/12/2003 and her successors' names already being present, her name was removed from the concerned revenue records. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 19064 dated 27/04/2004 which was certified by the concerned revenue authority.
13. That thereafter Ramanlal Mafatlal had done the complete repayment of the loan that was procured from Sanand Taluka Utpadak Kheti Sahakari Mandali Ltd. and thereby the charge of the said Mandali over the said land was removed. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 19732 dated 11/10/2005 which was certified by the concerned revenue authority.



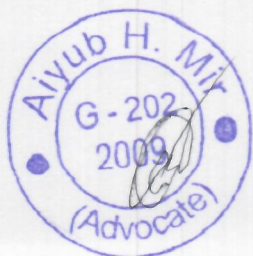
AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

14. That thereafter Anitaben Ramanlal, Diptiben Ramanlal, and Chhayaben Dineshkumar relinquished their rights, interests, and share in the said land in favour of other owners of the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 19747 dated 18/10/2005 which was certified by the concerned revenue authority.
15. That thereafter (1) Kamleshkumar Ramanlal, (2) Bukulkumar Ramnlal, (3) Gitaben wd/o. Dineshkumar, (4) Jigar Dineshkumar, and (5) Ankit Dineshkumar sold the said land to (1) Mafatbhai Rewabhai, (2) Bharatbhai Mafatbhai, (3) Ashokbhai Mafatbhai, and (4) Gautambhai Mafatbhai by the way of a registered Sale Deed registered in Sub-Registrar Office, Sanand bearing Registration Sr. No. 148 dated 16/01/2006. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 19954 dated 15/02/2006 which was certified by the concerned revenue authority.
16. That thereafter Mamlatdar, Sanand removed the application of the land fragmentation Act from the said land vide Order No. RTS/TUKDAKAMI/SANAND/S.R.54/12 dated 07/05/2012. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 25656 dated 09/05/2012 which was certified by the concerned revenue authority.
17. That thereafter (1) Mafatbhai Rewabhai, (2) Bharatbhai Mafatbhai, (3) Ashokbhai Mafatbhai, and (4) Gautambhai Mafatbhai sold the said land to (1) Rakeshbhai Haribhai and (2) Himaliben Hasmukhbhai by the way of a registered Sale Deed registered in Sub-Registrar Office, Sanand bearing Registration Sr. No. 3129 dated 18/05/2012. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 25694 dated 18/05/2012 which was certified by the concerned revenue authority.
18. That thereafter (1) Rakeshbhai Haribhai and (2) Himaliben Hasmukhbhai sold the said land to (1) Pravinaben Manubhai Patel (25% share), (2) Mahendrakumar Bhikhabhai Patel (10% share), (3) Jyotsnaben Mahendrabhai Patel (50% share), (4) Dipeshbhai Mangalbhai Patel (10% share), and (5) Baldevbhai Kantilal Patel (5% share) by the way of a registered Sale Deed registered in Sub-Registrar Office, Sanand bearing Registration Sr. No. 1552 dated 15/02/2019. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 30715 dated 23/02/2019 which was certified by the concerned revenue authority.



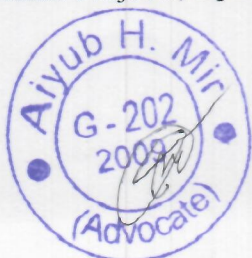
AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267 E-Mail: aiubmirahm@gmail.com

19. That thereafter the said land bearing Revenue Survey No. 621 came under Town Planning Scheme No. 1 (Sanand) and thereby Final Plot No. 324 admeasuring 3399 sq. mtrs. came to be allotted.
20. That thereafter Collector, Ahmedabad, vide bearing Order No. 1447/07/04/070/2020 dated 08/07/2020 had granted permission of using the said land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs. for Non Agricultural Multipurpose uses. The entry to that effect was entered in the revenue records of mutation entry book under serial No.31942 dated 08/07/2020 which is yet to be certified by the concerned revenue authority.
21. That thereafter (1) Jyotsnaben Mahendrabhai Patel (50% share), (2) Mahendrakumar Bhikhabhai Patel (10% share), (3) Pravinaben Manubhai Patel (25% share), (4) Dipeshbhai Mangalbhai Patel (10% share), and (5) Baldevbhai Kantilal Patel (5% share) sold the said land to M/s. Aakar Projects, a partnership firm by the way of a registered Sale Deed bearing Registration Serial No.5388 dated 14/08/2020 in the Sub-Registrar Office, Sanand. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 32077 dated 31/08/2020 which was certified by the concerned revenue authority.
22. That at present, the names of M/s. Aakar Projects exist in the concerned revenue records as being the owners of the said land and from the search of the concerned records, it appears that there is no kind of other charge or encumbrance of whatsoever nature over the said land.
23. That during the course of investigation of title to the land in question, I had issued a public notice in the Gujarati Daily News Paper "Sandesh" on 26/02/2021 inviting objections if any from the public in general for issuing my Title Clearance Certificate in relation thereto and in response to the said public notice, I have not received any objection from any person, body, or authority claiming any right, title, or interest of whatsoever nature directly or indirectly in the said land.
24. That by the Notarised Declaration cum indemnity dated 31/03/2021 made on oath by (1) Bhanubhai Ranjitsinh Vaghela and (2) Pranav Sukhdevbhai Patel, Partners of M/s. Aakar Projects, a partnership firm i.e. present owner of the said land, a declaration has been made that the said land in question is a self-acquired individual property of M/s. Aakar Projects, a partnership firm, and no other person, body, or authority has any right,



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

title, or interest in the said land and the said land has not been mortgaged, charged, assigned, leased, or dealt with in any other manner of whatsoever nature.

Thus after taking into consideration the available revenue and registration records for last 30 years of Sub-Registrar Office, Sanand, and from the information rendered to me by the owner(s) of the said land, and from the notarised declaration cum indemnity bond filed by the owner(s) of the said land, and believing the same to be true, authentic, and trustworthy, and also believing the documents, copies, papers, etc. furnished in the files rendered by the owner(s) to be true, authentic, and genuine, and also based upon the information given by the owner(s) that no transfer or agreement to transfer the said land was done in respect of the said land during the period for which the record is not available, which would otherwise make the title defective, I hereby opine that the title of the said land, is clear, marketable, free from any kind of charge or encumbrance, and free from all the reasonable doubts, subject to:

01. Fulfillment of conditions laid down in the order of N.A. permission;

02. The prevailing laws in force.

Note of caution and disclaimer:

This is to inform that the search of complete registration records is not available due to destruction of record and tearing of pages of books available for inspection at the Sub-Registrar Office and hence it cannot be inspected and its search is not available and on that condition the above Title Report is issued.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel to the Non Agricultural Multipurpose Usage land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs., (allotted in lieu of Revenue Survey No. 621 (City Survey No. 3912/2) admeasuring 5666 sq. mtrs., of Town Planning Scheme No.1 (Sanand) situate, lying and being at Mouje Sanand, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand:

As per Survey No. 621, the said land is bounded as per the following:

On or towards the North	:	Road going to Kaneti from Sanand
On or towards the South	:	Land of Survey No. 622
On or towards the East	:	Land of Survey No. 620/1
On or towards the West	:	Land of Survey No. 630



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

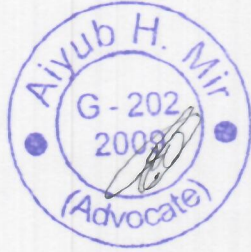
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com



As per Final Plot No. 324, the said land is bounded as per the following:

- On or towards the North : 18 meter wide T.P. Road
- On or towards the South : Final Plot No. 325 and City Survey No. 3913
- On or towards the East : Final Plot No. 137 and 333
- On or towards the West : AUDA Playground Land and Final Plot No. 483

DATED THIS 31st DAY OF MARCH, 2021.



Aiyub H. Mir

(Advocate)