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ADVOCATES & SOLICITORS

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REPORT ON TITLE

To,

Ratnamani Buildspace LLP

2/D, River View Flat,

Ashram Road,

Ahmedabad – 380009

Gujarat, India:

SUBJECT LAND:

All that piece and parcel of land bearing **Sub-Plot No. 2 + 3** admeasuring about **12,801.82 sq. mtrs.** allotted in lieu of land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming a part of the Town Planning Scheme No. 229 (Khodiyar-Jaspur) allotted in lieu of land parcels bearing (1) Block No. 161 admeasuring about 15580 sq. mtrs. and (2) Block No. 162 admeasuring about 16188 sq. mtrs. situated within the limits of the Village: Khodiyar, Taluka: Ghatlodiya and District: Ahmedabad and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the “said Land”)

1. PREFACE:

We have been instructed by **Ratnamani Buildspace LLP** (hereinafter referred to as the “Owner”) to investigate their title to the said Land.

2. DISCLAIMERS:

2.1 This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.





- 2.2 The accuracy of this Report on Title necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the information provided to us during the course of our verification of such records and which we have assumed to be the case. We, therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us/gathered by us.
- 2.3 Unless specifically stated otherwise in the main section of this Report on Title, we do not comment on whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and/or the information provided to us have been complied with or not.
- 2.4 For the purpose of preparation of this Report on Title we have conducted searches at the office of the concerned Sub-Registrar for the past 30 years. However, searches at the office of the above-mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. We were assigned to ascertain the devolution of title of the said Land for the period of last 30 years. However, where possible we have endeavored to ascertain the title beyond the said 30 years. However, we disclaim any responsibility with regard to details relating to such period beyond the last 30 years from the date of this Report on Title.
- 2.5 We have only ascertained the title to the said Land from the revenue records and we have not commented on the statutory, user, development and environmental permissions required for the development on the said Land.





2.6 We have not undertaken any on-site verification of the said Land, not carried out verification of any negative Court proceedings before any Court/forum/authority, not verified any acquisition by any Government/Semi-Government authorities other than that mentioned in the revenue records and therefore, disclaim any responsibility with regard to details relating to such aspects.

2.7 This Report on Title has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.

3. SCHEDULE OF THE SAID LAND:

All that piece and parcel of land bearing Sub-Plot No. 2 + 3 admeasuring about **12,801.82 sq. mtrs.** allotted in lieu of land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming a part of the Town Planning Scheme No. 229 (Khodiyar-Jaspur) allotted in lieu of land parcels bearing (1) Block No. 161 admeasuring about 15580 sq. mtrs. and (2) Block No. 162 admeasuring about 16188 sq. mtrs. situated within the limits of the Village: Khodiyar, Taluka: Ghatlodiya and District: Ahmedabad, and bounded as follows:

Sub-Plot No. 2:

East : Sub-Plot No. 1
West : Sub-Plot No. 3 and Final Plot No. 397
North : 18 mtrs. Road
South : Sub-Plot No. 3 and Final Plot No. 395/2+396

Sub-Plot No. 3:

East : Sub-Plot No. 2 and Final Plot No. 395/2+396
West : Survey No. 199 and Final Plot No. 356
North : Sub-Plot No. 2, Final Plot No. 397 and Final Plot No. 399
South : Final Plot No. 355, Final Plot No. 356 and 12 mtrs. Road





4. **DEVOLUTION OF TITLE OF THE SAID LAND:**

Based on the perusal of revenue records and other documents, the devolution of Title of the said Land is as under:

A. **Block No. 161 admeasuring about 15580 sq. mtrs.:**

Erstwhile Survey No. 121/B admeasuring about 3 Acres and 34 Gunthas:

- (1) We have been furnished with a copy of Letter/ Certificate dated 29.9.2016 issued by the Mamlatdar, Ahmedabad bearing no. MSC/ Copping Register no. 722/ 2016 wherein it has been stated that supporting/ ancillary documents to mutation entry no. 340 are not available with the concerned office.
- (2) The revenue records indicate that the land bearing Survey No. 121/B admeasuring about 3 Acres and 34 Gunthas was originally in the joint ownership of Motiji Ajuji and Mathuriji Ajuji. Thereafter, vide an Order dated 17.2.1942 passed by the Assistant Collector in TA of 237 read with Order dated 25.2.1942 passed by the Assistant Collector in TA of SR/ 78, on account of loan availed by Motiji Ajuji, a charge of *Tagavi* was entered in the revenue records, pursuant to which the land was entered in the ownership of Government. The said event was entered in the revenue records on 6.3.1942 vide mutation entry no. 475.

Note 1: The aforementioned charge of *Tagavi* has been subsequently released from the revenue records vide mutation entry no. 608.

Note 2: Column No. 3 of the aforementioned mutation entry reflects Survey No. 121/3, however, it appears that it has been erroneously written and the mutation entry no. 475 pertains to the said land.

- (3) Subsequently, vide an Order dated 11.2.1947 passed by the Collector, Viramgam Prant, on account of repayment of loan amount, the land





bearing Survey No. 121/B was restored in the ownership of Thakor Motiji Ajuji and Thakor Mathurji Ajuji and the charge of *Tagavi* was released from the revenue records on 4.7.1947 vide mutation entry no. 608.

- (4) Thereafter, upon demise of Motiji Ajuji, names of his legal heirs i.e. (1) Masangji Motiji and (2) Bhairji Motiji were entered in the revenue records on 25.6.1956 vide mutation entry no. 927.

Note 1: We have not been furnished with copy of supporting documents to mutation entry no. 927, pursuant to which names of legal heirs of Motiji Ajuji have not been verified by us.

Note 2: Clear and legible copy of the aforementioned mutation entry has not been furnished to us.

- (5) Subsequently, upon demise of Mathurji Ajuji, names of his legal heirs i.e. (1) Hariji Mathurji (2) Sursangji Mathurji (3) Dahiben Mathurji and (4) Maniben Mathurji were entered in the revenue records on 5.1.1963 vide mutation entry no. 1149.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1149, pursuant to which names of legal heirs of Mathurji Ajuji have not been verified by us.

- (6) Thereafter, (1) Dahiben Mathurji and (2) Maniben Mathurji had relinquished all their rights, title and interest from the land bearing Survey No. 121/B, pursuant to which their names were removed from the revenue records on 5.1.1963 vide mutation entry no. 1150.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1150, pursuant to which the details recorded therein has not been verified by us.

Block No. 161 admeasuring about 3 Acres and 34 Gunthas i.e. equivalent to 15580 sq. mtrs.:





- (7) Subsequently, in accordance with provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, a Scheme of Consolidation was introduced in the Village: Khodiyar by the Consolidation Officer, pursuant to which, the land bearing Survey No. 121/B admeasuring about 3 Acres and 34 Gunthas was allotted land bearing Block No. 161 admeasuring about 3 Acres and 34 Gunthas. The said event was entered in the revenue records on 20.2.1967 vide mutation entry no. 1287.

- (8) Thereafter, upon demise of Masangji Motiji, names of his legal heirs i.e. (1) Gandaji Masangji (2) Ambaram Masangji (3) Bhikhaji Masangji (4) Govaji Masangji and (5) Hiraben — widow of Masangji Motiji were entered in the revenue records on 4.10.1971 vide mutation entry no. 1364.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1364, pursuant to which names of legal heirs of Masangji Motiji have not been verified by us.

- (9) Subsequently, upon demise of Bhajji Motiji, names of his legal heirs i.e. (1) Manaji Bhajji (2) Nanaji Bhajji (3) Ujamben Bhajji and (4) Bai Nathi — widow of Bhajji Motiji were entered in the revenue records on 25.7.1977 vide mutation entry no. 1503.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1503, pursuant to which names of legal heirs of Bhajji Motiji have not been verified by us.

- (10) Thereafter, upon demise of Mathurji Ajuji, names of his legal heirs i.e. (1) Hariji Mathurji (2) Sursangji Mathurji (3) Dahiben Mathurji and (4) Maniben Mathurji were entered in the revenue records on 25.7.1977 vide mutation entry no. 1507.





Note 1: Mutation Entry No. 1149 dated 5.1.1963 reflects that upon demise of Mathurji Ajuji, names of his legal heirs were entered in the revenue records, therefore it appears that the aforementioned mutation entry is in repetition with mutation entry no. 1149.

Note 2: We have not been furnished with copy of supporting documents to mutation entry no. 1507, pursuant to which names of legal heirs of Mathurji Ajuji have not been verified by us.

- (11) Subsequently, upon demise of Hariji Mathurji, names of his legal heirs i.e. (1) Cheharji Hariji (2) Varsangji Hariji (3) Radhuji Hariji (4) Lasiben Hariji and (5) Raiben – widow of Hariji Mathurji were entered in the revenue records on 1.4.1986 vide mutation entry no. 1652.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1652, pursuant to which names of legal heirs of Hariji Mathurji have not been verified by us.

- (12) Thereafter, upon demise of Sursangji Mathurji, names of his legal heirs i.e. (1) Babuji Sursangji (2) Fulaji Sursangji (3) Baldevji Sursangji and (4) Jashiben – daughter of Sursangji Mathurji were entered in the revenue records on 10.5.1988 vide mutation entry no. 1719.

Note 1: Mutation Entry No. 1719, does not reflect the name of widow of Sursangji Mathurji.

Note 2: We have not been furnished with copy of supporting documents to mutation entry no. 1719, pursuant to which names of legal heirs of Sursangji Mathurji have not been verified by us.

- (13) Subsequently, upon demise of Nathiben – widow of Bhaiji Motiji, names of her legal heirs i.e. (1) Manaji Bhaiji (2) Nanaji Bhaiji and (3) Ujamben Bhaiji were entered in the revenue records on 20.2.1989 vide mutation entry no. 1745.





Note: We have not been furnished with copy of supporting documents to mutation entry no. 1745, pursuant to which names of legal heirs of Nathiben – widow of Bhaji Motiji have not been verified by us.

- (14) Thereafter, upon demise of Baldevji Sursangji, names of his legal heirs i.e. (1) Kantaben – widow of Baldevji Sursangji and (2) Minor Ashaben – represented through her guardian i.e. Kantaben were entered in the revenue records on 23.4.1990 vide mutation entry no. 1847.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1847, pursuant to which names of legal heirs of Baldevji Sursangji have not been verified by us.

- (15) Subsequently, as Fulaji Sursangji had demised and he was unmarried, name of his brother i.e. Babuji Sursangji was entered in the revenue records on 23.4.1990 vide mutation entry no. 1848.

Note 1: Mutation entry no. 1848 reflects that upon demise of Fulaji Sursangji, name of his brother i.e. Babuji Sursangji was entered in the revenue records, however it appears that he was also survived by his sister i.e. Jashiben Sursangji as appearing in mutation entry no. 1719, nonetheless her name was not entered vide the aforementioned mutation entry.

Note 2: We have not been furnished with copy of supporting documents to mutation entry no. 1848, pursuant to which names of legal heirs of Fulaji Sursangji have not been verified by us.

- (16) Thereafter, upon demise of Ambaram Masangji, names of his legal heirs i.e. (1) Shardaben – widow of Ambaram Masangji (2) Minor Hansaben Masangji (3) Minor Kaliben Masangji and (4) Minor Kalaji Masangji – all minors as arrayed under serial no. (2) to (4) represented through their guardian i.e. Shardaben were entered in the revenue records on 23.4.1990 vide mutation entry no. 1849.





Note: We have not been furnished with copy of supporting documents to mutation entry no. 1849, pursuant to which names of legal heirs of Ambaram Masangji have not been verified by us.

- (17) Subsequently, vide a Release Deed dated 5.3.1991 registered at the Office of Sub-Registrar of Assurances under serial no. 5455, **(A)** (1) Gandaji Masangji (2) Minor Aataji Gandaji (3) Babuji Gandaji (4) Kantiji Gandaji **(B)** (1) Shardaben – widow of Ambaram Masangji (2) Minor Hansaben Ambaram (3) Minor Kaliben Ambaram and (4) Minor Kalaji Ambaram- all the minors represented through their Guardian i.e. Shardaben **(C)** (1) Bhikhaji Masangji (2) Minor Mahendra Bhikhaji (3) Minor Lilaji Bhikhaji (4) Minor Rajaji Bhikhaji (5) Minor Shailesh Bhikhaji- all the minors represented through their Guardian i.e. Bhikhaji Masangji **(D)** (1) Govaji Masangji (2) Minor Khodaji Govaji- represented through his Guardian i.e. Govaji Masangji **(E)** (1) Manaji Bhaiji (2) Minor Vinodji Manaji and (3) Minor Yogeshji Manaji – both represented through their Guardian i.e. Manaji Bhaiji **(F)** (1) Nanaji Bhaiji (2) Minor Mukesh Nanaji- represented through his Guardian i.e. Nanaji Bhaiji **(G)** (1) Varsangji Hariji (2) Minor Hinaji Varsangji - represented through his Guardian i.e. Varsangji Hariji (3) Dashrathji Varsangji **(H)** (1) Chehrajji Hariji (2) Minor Umedji Cheharaji- - represented through his Guardian i.e. Chehrajji Hariji **(I)** (1) Radhuji Hariji (2) Minor Viramji Radhuji- represented through his Guardian i.e. Radhuji Hariji **(J)** (1) Babuji Sursangji (2) Ranjitji Babuji (3) Bharatji Babuji and **(K)** (1) Kantaben – widow of Baldevji Sursangji (2) Minor Ashaben – represented through her Guardian i.e. Kantaben had willingly relinquished all their rights, title and interest in the land bearing Block No. 161 admeasuring about admeasuring about 3 Acres and 34 Gunthas i.e. equivalent to 15580 sq. mtrs. in favour (1) Ujamben – daughter of Bhaiji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5)





Raiben – widow of Hariji Mathurji. The said event was entered in the revenue records on 22.4.1991 vide mutation entry no. 1872.

Note 1: The perused copy of the aforementioned Release Deed reflects that all the individuals have received their due share of Consideration.

Note 2: – It is reflected from the devolution of the title that upon demise of Mathurji Ajuji, names of his legal heirs were entered wherein names of Dahiben Mathurji and Maniben Mathurji were entered vide mutation entry no. 1149, however, both have relinquished their rights from the said land vide mutation entry no. 1150. Later, vide mutation entry no. 1507, the event of demise of Mathurji Ajuji was recorded again, pursuant to which, names of Dahiben Mathurji and Maniben Mathurji were entered in the revenue records, however, they have not been made party to the aforementioned Release Deed.

- (18) Thereafter, the land bearing Block No. 161 was sold and conveyed by (1) Ujamben – daughter of Bhaiji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5) Raiben – widow of Hariji Mathurji in favor of (1) Johar Isahakbhai Rangwala and (2) Mohib Naumanbhai vide a Registered Sale Deed dated 5.3.1991, however mutation entry no. 1873 dated 22.4.1991 was **cancelled** in accordance with the reasons cited in mutation entry no. 1818.

Note 1: Mutation Entry no. 1873 though not reflected in Village Form No. 7, however, it pertains to the said land and therefore, it is relevant for the purpose of this Report on Title.

Note 2: The perused copy of the aforementioned Sale Deed reflects that it has been registered under serial no. 5471. Further, it is reflected that it has been executed for the land bearing Block No. 161 admeasuring about 3 Acres and 34 Gunthas i.e. equivalent to 15580 sq. mtrs.





Note 3: Johar Isahakbhai Rangwala has joined as Confirming Party in the Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488 executed in favour of Ratnamani Buildspace LLP being the Owner herein, further he has also received his share of Consideration and has confirmed that he does not have any rights, title and interest in the said Land, pursuant to which rights of Johar Isahakbhai Rangwala were diluted from the said Land.

Note 4: Mohib Naumanbhai has executed a Confirmation Deed dated 30.8.2019 registered under serial no. 16084 in favor of Ratnamani Buildspace LLP being the Owner herein and has confirmed that he does not have any rights, title and interest in the said Land pursuant to which rights of Mohib Naumanbhai were diluted from the said Land. Further, the said Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488, reflects that Johar Isahakbhai Rangwala has stated that, Mohib Naumanbhai has confirmed the Sale Deed dated 5.4.1994 registered under serial no. 789 executed in favour of Shri Swaminarayan Samudayik Kheti Sahakari Mandali, furthermore it is reflected in the Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488, that Johar Isahakbhai Rangwala has stated that Mohib Naumanbhai has orally confirmed that he has received his share of Consideration, however we have not been furnished with any documents or clarification stating that Mohib Naumanbhai has received his share of Consideration.

- (19) Subsequently, vide an Order dated 31.12.1993 passed by the Deputy Collector, Viramgam bearing no. Jamin/ Va./ 1776/93, under the aegis of Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948, a prior permission to sell the land bearing Block No. 161 in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali was granted, subject to





adherence and fulfillment of conditions stated therein. The said event was entered in the revenue records on 21.6.1994 vide mutation entry no. 1992.

Note: The perused copy of the aforementioned Order reflects that a prior permission to purchase the land bearing Block No. 161 admeasuring about 15580 sq. mtrs. was granted in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali.

- (20) Thereafter, the land bearing Block No. 161 was sold and conveyed by (1) Ujamben – daughter of Bhaiji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5) Raiben – widow of Hariji Mathurji – all represented through their Power of Attorney Holder i.e. Mahitab Johar Rangwala in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited vide a Registered Sale Deed. The said event was entered in the revenue records on 21.6.1994 vide mutation entry no. 1993.

Note 1: The perused copy of the aforementioned Sale Deed reflects that it has been registered on 5.4.1994 under serial no. 789. Further it is reflected that it has been executed for land bearing Block No. 161 admeasuring about 3 Acres and 34 Gunthas i.e. equivalent to 15580 sq. mtrs. Further, the said Sale Deed also reflects that an Agreement to Sell dated 19.7.1993 registered at the Office of Sub-Registrar of Assurances under serial no. 15980 had been executed by the aforementioned parties.

Note 2: We have been furnished with a copy of an Agreement to Sell dated 19.7.1993 registered under serial no. 15980 executed by (1) Ujamben – daughter of Bhaiji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5) Raiben – widow of Hariji Mathurji – all represented through their Power of Attorney Holder i.e. Mahitab Johar Isahakbhai Rangwala in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited for the said land.





Note 3: We have not been furnished with a copy of Power of Attorney executed by (1) Ujamben – daughter of Bhaiji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5) Raiben – widow of Hariji Mathurji in favor of Mahitab Johar Rangwala, pursuant to which the details recorded therein have not been verified by us.

- (21) Subsequently, vide an Order dated 31.3.2005 passed by the Assistant District Registrar of Cooperative Society, Ahmedabad District Panchayat bearing no. Pachat – Sahak – Rupantar – Va. – 1019 to 1023/ 2005 read with Rectification Order dated 10.10.2007 bearing no. Pachat – Sahak – Rupantar – Sudharo – Va. – 1193/ 07, upon verification of Registration Certificate dated 31.3.2005 bearing no. Dha-21327/2005 issued in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited, under the aegis of Section 17 of the Gujarat Co-operative Societies Act, 1961, the said society i.e. an Agricultural Society was directed to form a Housing Society. The said event was entered in the revenue records on 16.10.2007 vide mutation entry no. 2955.

Note 1: The perused copy of aforementioned Order reflects that a Housing Society is to be formed on the lands bearing Block No. 161 admeasuring about 15580 sq. mtrs. and land bearing Block No. 162 admeasuring about 16188 sq. mtrs. along with other parcels of land.

Note 2: The Rectification Order dated 10.10.2007 bearing no. Pachat – Sahak – Rupantar – Sudharo – Va. – 1193/ 07, reflects that the same has been passed to add land bearing Block No. 125 in the description of land.

- (22) Thereafter, vide an Order dated 2.4.2008 passed by the Secretary of District Panchayat and District Development Officer bearing no. Masal/ Bakhapa/ S.R. – 78/ Vashi – 1208 – 14/08, the land bearing Block No. 161 admeasuring about 15580 sq. mtrs. was converted into Non-





Agricultural Land for Residential Use subject to adherence and fulfillment of conditions stated therein. The said event was entered in the revenue records on 1.5.2008 vide mutation entry no. 3016.

Note: The perused copy of the Order reflects that the same has been issued under Section 65 of the Gujarat Land Revenue Code, 1879 read with Section 67 of the Gujarat Land Revenue Code, 1879.

- (23) Subsequently, vide an Order dated 26.9.2008 passed by the Mamlatdar, Daskroi bearing no. RTS/ Record Promulgation/ 41/ 08, the errors occurred during computerization of revenue records were rectified, pursuant to which, for the land bearing Block No. 161, (a) Survey No. 121/B and (b) *Aakar* 8-62 were entered. The said event was entered in the revenue records on 29.9.2008 vide mutation entry no. 3107.

Note: We have not been furnished with a copy of the Order dated 26.9.2008 passed by the Mamlatdar, Daskroi bearing no. RTS/ Record Promulgation/ 41/ 08, pursuant to which the details recorded therein have not been verified by us.

- (24) Thereafter, vide an Order dated 14.6.2008 passed by the Secretary of Executive Committee and District Development Officer, Ahmedabad bearing no. Masal/ Bakhapa/ S.R./78 - Vashi - 1978 - 84/08, rectifications were made to Non-Agricultural Order passed for the land bearing Block No. 161, pursuant to which, conditions stated in the Order were rectified. The said event was entered in the revenue records on 12.1.2009 vide mutation entry no. 3132.

Note: We have been furnished with a copy of Order dated 14.6.2008 passed by the District Panchayat Court, Bhadra bearing no. Masal/ Bakhapa/ S.R./78 - Vashi - 1978 - 84/08 wherein it is stated that conditions as stated in the Letter dated 12.3.2008 issued by the Executive Engineer, Narmada Yojna bearing no. Nayoni/ 7/ PB/ Binkheti/ 661/08,





shall be entered as condition no. 41 in the Non-Agricultural Order passed for land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and hence the Order was rectified. Further, the conditions bearing No. 1 to 11 as stated in the Letter dated 12.3.2008 issued by the Executive Engineer, Narmada Yojna bearing no. Nayoni/ 7/ PB/ Binkheti/ 661/08 were also to be adhered to.

- (25) Subsequently, vide an Order dated 10.11.2016 passed by the Deputy Collector (Daskroi Prant), Ahmedabad bearing no. RTS/ Appeal/ Case No. 377/2016, the Appeal filed under the aegis of Section 108(5) of the Gujarat Land Revenue Rules, 1972, by (1) Aataji Gandaji Masangji and 13 Others (Appellants) against (1) Gandaji Masangji and 23 Others (Respondents), it was held that the Appellants had challenged the mutation entry no. 1993 dated 21.6.1994, however the said Appeal was dismissed citing multiple reasons. The said event was entered in the revenue records on 22.11.2016 vide mutation entry no. 4066.

Note: The perused copy of the aforementioned Order reflects that the Appeal has been filed by (1) Aataji Gandaji Masangji (2) Kalaji Ambaram Masangji (3) Hansaben Ambaram Masangji (4) Kaliben Ambaram Masangji (5) Khodaji Govaji Masangji (6) Bhavna Govaji Masangji (7) Shilpa Govaji Masangji (8) Vinodji Manaji Bhaijiji (9) Yogeshji Manaji Bhaijiji (10) Dinaben Manaji Bhaijiji (11) Mukesh Nanaji Bhaijiji (12) Ramilaben Nanaji Bhaijiji (13) Dashrathji Nanaji Bhaijiji and (14) Manjuben – wife of Govaji Masangji (Appellants) against (1) Gandaji Masangji and his legal heirs i.e. (1.1) Babuji Gandaji (1.2) Kantiji Gandaji (2) Varsangji Hariji Mathurji (3) Radhuji Hariji Mathurji (4) Ramilaben Umedji Chehrajji Mathurji (5) Prakashji Umedji Chehrajji (6) Priyankaben Umedji Chehrajji (7) Gitaben Umedji Chehrajji (8) Jitendrabhai Umedbhai Chehrajji (9) Ranjitji Babuji Sursangji (10) Gitaben Babuji Sursangji (11) Bharatji Babuji Sursangji (12) Bhikhaji Masangji and Legal Heirs of Late Ujamben – daughter of Bhaijiji





and wife of Ramsangji i.e. (13) Amarji Ramsangji (14) Chunaji Ramsangji (15) Dashrathji Ramsang (16) Kaliben Ramsangji (17) Lasiben Hariji Mathurji (18) Lilaben Chehrajji Hariji (19) Kesharben – wife of Chehrajji Hariji (20) Jasiben Sursangji Mathurji (21) Johar Isahak Rangwala (22) Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. – represented through its Chairman i.e. Naresh Prahladbhai Modi (23) Talati cum Mantri, Khodiyar and (24) Mamlatdar, Daskroi (Respondents), however, the said Appeal was rejected as the same was barred by limitation and there was delay of almost 22 years in filing of the said Appeal.

- (26) Thereafter, vide an Order dated 10.11.2016 passed by the Deputy Collector, Daskroi bearing no. RTS/ Appeal/ Case No. 378/2016, in the Appeal filed under the aegis of Section 108(5) of the Gujarat Land Revenue Rules, 1972 by (1) Aataji Gandaji Masangji and 13 Others (Appellants) against (1) Gandaji Masangji and 23 Others (Respondents), it was held that the Appellants had challenged the mutation entry no. 1872 dated 22.4.1991, however the said Appeal was dismissed citing multiple reasons. The said event was entered in the revenue records on 22.11.2016 vide mutation entry no. 4067.

Note: The perused copy of the aforementioned Order reflects that the Appeal has been filed by (1) Aataji Gandaji Masangji (2) Kalaji Ambaram Masangji (3) Hansaben Ambaram Masangji (4) Kaliben Ambaram Masangji (5) Khodaji Govaji Masangji (6) Bhavna Govaji Masangji (7) Shilpa Govaji Masangji (8) Vinodji Manaji Bhaijiji (9) Yogeshji Manaji Bhaijiji (10) Dinaben Manaji Bhaijiji (11) Mukesh Nanaji Bhaijiji (12) Ramilaben Nanaji Bhaijiji (13) Dashrathji Nanaji Bhaijiji and (14) Manjuben – wife of Govaji Masangji (Appellants) against (1) Gandaji Masangji and his legal heirs i.e. (1.1) Babuji Gandaji (1.2) Kantiji Gandaji (2) Varsangji Hariji Mathurji (3) Radhuji Hariji Mathurji (4) Ramilaben Umedji Chehrajji Mathurji (5) Prakashji Umedji Chehrajji (6) Priyankaben Umedji Chehrajji (7) Gitaben





Umedji Chehraj (8) Jitendrabhai Umedbhai Chehraj (9) Ranjitji Babuji Sursangji (10) Gitaben Babuji Sursangji (11) Bharatji Babuji Sursangji (12) Bhikhaji Masangji and Legal Heirs of Late Ujamben – daughter of Bhaijiji and wife of Ramsangji i.e. (13) Amarji Ramsangji (14) Chunaji Ramsangji (15) Dashrathji Ramsang (16) Kaliben Ramsangji (17) Lasiben Hariji Mathurji (18) Lilaben Chehraj Hariji (19) Kesharben – wife of Chehraj Hariji (20) Jasiben Sursangji Mathurji (21) Johar Isahak Rangwala (22) Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. – represented through its Chairman i.e. Naresh Prahladbhai Modi (23) Talati cum Mantri, Khodiyar and (24) Mamlatdar, Daskroi (Respondents), however, the said Appeal was rejected as the same was barred by limitation and there was delay of almost 25 years in filing of the said Appeal.

B. Block No. 162 admeasuring about 16188 sq. mtrs.:

- (1) Erstwhile Survey No. 127/1 admeasuring about 2 Acres and 12 Gunthas**
(2) Erstwhile Survey No. 127/2 admeasuring about 1 Acre and 25 Gunthas
and (3) Erstwhile Survey No. 127/3 admeasuring about 3 Gunthas:

(27) We have not been furnished with copies of Old Handwritten Village Form No. 7/12 for the years 1950 to 1963 for the Erstwhile Survey No. 127/2 and Old Handwritten Village Form No. 7/12 for the years 1950 to 1969 for the Erstwhile Survey No. 127/3, pursuant to which the mutation entries recorded therein have not been verified by us.

(28) The revenue records indicate that the land parcels bearing (1) Survey No. 127/1 admeasuring about 2 Acres and 12 Gunthas (2) Survey No. 127/2 admeasuring about 1 Acre and 25 Gunthas and (3) Survey No. 127/3 admeasuring about 3 Gunthas were originally in the ownership of Babaji Bavaji. Thereafter, vide a *Hissa Puravani Patrak* bearing no. 5, area and *aakar*





for various parcels of land were recorded. The said event was entered in the revenue records on 2.6.1962 vide mutation entry no. 1131.

Note: The Old Handwritten Village Form No. 7/12 for the land bearing Erstwhile Survey No. 127/3 in its *Shero* column reflects Well.

- (29) Thereafter, vide a Circular issued in March 1951 by the Government of Mumbai bearing no. L.N.D. published in Mumbai Government Gazette, under the aegis of provisions of The Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, various land parcels were declared as Fragments, pursuant to which, the land bearing Survey No. 127/3 admeasuring about 3 Gunthas in the ownership of Babaji Bavaji was declared as Fragment. The said event was entered in the revenue records on 30.6.1962 vide mutation entry no. 1134.

Note 1: Name of Babaji Bavaji has been evinced under serial no. 58.

Note 2: We have not been furnished with copy of supporting documents to mutation entry no. 1134, pursuant to which the details recorded therein has not been verified by us.

Note 3: The aforementioned mutation entry pertains to the land bearing Survey No. 127/3.

Block No. 162 admeasuring about 4 Acres i.e. equivalent to 16188 sq. mtrs.:

- (30) Subsequently, in accordance with provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, a Scheme of Consolidation was introduced in the Village: Khodiyar by the Consolidation Officer, pursuant to which, the land bearing (1) Survey No. 127/1 admeasuring about 2 Acres and 12 Gunthas (2) Survey No. 127/2 admeasuring about 1 Acre and 25 Gunthas and (3) Survey No. 127/3 admeasuring about 3 Gunthas were consolidated and were allotted land bearing Block No. 162 admeasuring about 4 Acres. The said event was entered in the revenue records on 20.2.1967 vide mutation entry no. 1287.





- (31) Thereafter, it is reflected that the land bearing Block No. 162 was in the ownership of Babaji Bavaji, however names of Babaji Bavaji and Dahyaji Bavaji were brothers, pursuant to which names of legal heirs of Dahyaji Bavaji i.e. (1) Arjanji Dahyaji and (2) Ganeshji Dahyaji were entered as co-owners for the said Land. The said event was entered in the revenue records on 25.7.1977 vide mutation entry no. 1502.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 1502, pursuant to which the details mentioned therein have not been verified by us.

- (32) Subsequently, the land bearing Block No. 162 was sold and conveyed by Sonaben – widow of Babaji Bavaji in favor of Silver Land Plot Owners Association Trading Corporation vide a Registered Sale Deed. The said event was entered in the revenue records on 20.9.1982 vide mutation entry no. 1585.

Note 1: Column No. 4 of the mutation entry reflects that a prior permission under Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948 was availed by the Purchaser, however, the said Order has not been verified by us.

Note 2: The perused copy of the aforementioned Sale Deed reflects the date as 5.8.1982 and registered under serial no. 8464 for the land bearing Block No. 162 admeasuring about 4 Acres. Further, it is reflected that a Partition Deed was executed between (1) Shakraji Babaji – acting for self as well as for (2) to (4) (2) Minor Punaji Shakraji (3) Minor Kalaji Shakraji (4) Minor Fulaji Shakraji (5) Chehrajji Shakraji (6) Mafatji Shakraji (7) Ganeshji Dahyaji – acting for self as well as for his nephews i.e. (8) Minor Shaanji Arjanji and (9) Minor Dineshji Arjanji and Sonaben – widow of Babaji Bavaji, wherein the said land came to the share of Sonaben – widow of





Babaji Bavaji, however, name of wife of Shakraji Babaji has not been reflected in the Sale Deed.

Note 3: Silver Land Plot Owners Association Trading Corporation has joined the Sale Deed dated 24.10.1994 registered at the Office of Sub-Registrar of Assurances under serial no. 5198 as a Confirming Party, wherein they have confirmed the right, title and interest of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited over the said Land and they have received their share of Consideration.

Note 4: Upon demise of Babaji Bavaji, names of his legal heirs were recorded in the revenue records vide mutation entry no. 2013, however, the said mutation entry no. 2013 does not reflect the name of Sonaben – widow of Babaji Bavaji as an heir.

- (33) We have not been furnished with a legible copy of mutation entry no. 1701, pursuant to which the details recorded therein has not been verified by us, however, it appears that the mutation entry pertains to Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948 and that the said mutation entry had been *cancelled*.

Note 1: We have been furnished with a copy of the Order dated 29.12.1983 passed by the Deputy Collector, Viramgam Prant bearing Ganot Case No. 6352, wherein it is stated that vide an Order dated 8.6.1982 passed by the Deputy Collector bearing no. Ganot/Binkheti/ Va. 813, under the aegis of Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948, a prior permission was granted to sell the said land in favor of Silver Land Plot Owners Association, wherein certain conditions were breached i.e. (1) to commence use of the land for Non-Agricultural residential purpose and

(2) obtain the Non-Agricultural land permission and others were mentioned, therefore, the prior permission granted was cancelled, pursuant to which, the Order dated 8.6.1982 was dismissed, however, it was directed





that the Mamlatdar, Daskroi was to take necessary steps under the Gujarat Tenancy and Agricultural Lands Act, 1948 regarding the same.

Note 2: We have not been furnished with the copy of Order dated 8.6.1982 passed by the Deputy Collector bearing no. Ganot/Binkheti/ Va. 813, pursuant to which the details recorded therein have not been verified by us.

- (34) Further, vide an Order dated 13.5.1993 passed by the Mamlatdar, Daskroi bearing no. Jamin/Vashi/ 1668, it was held that permission under Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948 and Rule 36 of the Gujarat Revenue Rules, 1972 was granted in favor of Silver Land Plot Owners Associate Trading Corporation for non-agricultural use of the said land, however, since the said land was not used for the purpose of Non-Agricultural use, conditions were breached and therefore, the Order dated 8.6.1982 bearing no. Ganot/ Vi/ 2/56 pertaining to Section 63 permission was cancelled. Thereafter, an Appeal was filed before the Gujarat Revenue Tribunal, wherein an Injunction Order was passed, which was vacated by the Gujarat Revenue Tribunal vide an Order dated 29.1.1993 and Orders passed by the Deputy Collector were upheld. The said event was entered in the revenue records on 16.7.1993 vide mutation entry no. 1977.

Note 1: We have been furnished with a copy of Order dated 29.1.1993 passed by the Gujarat Revenue Tribunal, Ahmedabad bearing no. TEN/ BA/ 39/87 and 40/87, wherein a Revision Application was filed by Silver Land Owners Association (Applicant) against State of Gujarat (Opponent) under the aegis of Section 76 of the Gujarat Tenancy and Agricultural Lands Act, 1948 to challenge the Order dated 29.12.1983 passed by the Deputy Collector, Viramgam Prant bearing Ganot Case No. 6352 vide which Section 63 Order was cancelled, however, the revision applications were rejected and the Order dated 29.12.1983 passed by the Deputy Collector, Viramgam Prant was upheld.





Note 2: Upon perusal of the copy of the Order dated 13.5.1993 passed by the Mamlatdar, Daskroi bearing no. Jamin/Vashi/ 1668 it is reflected that, in accordance with the *Shero* dated 19.4.1993 mentioned by the Deputy Collector, Viramgam, it was recorded that basis the Order passed by the Gujarat Revenue Tribunal, necessary details were to be entered in the revenue records and report along with supporting documents was to be submitted.

Note 3: The *Shero* dated 19.4.1993 mentioned by the Deputy Collector, Viramgam bearing No. Jamin/Vashi/433/93 reflects that the copy of the Order passed by the Gujarat Revenue Tribunal was to be submitted and necessary proceedings were to be initiated by the Mamlatdar, Daskroi.

- (35) Thereafter, the land bearing Block No. 162 was sold and conveyed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Babaji – individuals arrayed under serial no. (1) to (3) represented through their Power of Attorney Holder i.e. Mansukhbhai Zaverbhai and (4) Minor Shanaji Arjanji and (5) Minor Dineshji Arjanji- both represented through their Guardian i.e. Chehrajji Shakraji in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited vide a Registered Sale Deed. The said event was entered in the revenue records on 7.12.1994 vide mutation entry no. 2003, however, the said mutation entry was **cancelled** as the same was not in accordance with the revenue records.

Note 1: The aforementioned mutation entry has been subsequently certified in the revenue records vide mutation entry no. 2025 dated 3.7.1995.

Note 2: It appears that there has been an error at the time of recording the mutation entry no. 2003 as name of Ganeshji Dahyaji has been erroneously reflected as Ganeshji Babaji, however, the same needs to be considered as Ganeshji Dahyaji.





- (36) Subsequently, upon demise of Babaji Bavaji, names of his legal heirs i.e. (1) Shakraji Babaji and (2) Mafatji Babaji were entered in the revenue records on 2.2.1995 vide mutation entry no. 2013.

Note 1: We have not been furnished with copy of supporting documents to mutation entry no. 2013, pursuant to which names of legal heirs of Babaji Bavaji have not been verified by us.

Note 2: The aforementioned mutation entry does not reflect name of Sonaben-widow of Babaji Bavaji as one of the legal heirs of Babaji Bavaji.

- (37) Thereafter, upon demise of Arjanji Dahyaji, names of his legal heirs i.e. Minor Shanaji Arjanji and Minor Dineshji Arjanji – both represented through their guardian i.e. Chehraj Shakraji were entered in the revenue records on 3.7.1995 vide mutation entry no. 2024.

Note: We have not been furnished with copy of supporting documents to mutation entry no. 2024, pursuant to which names of legal heirs of Arjanji Dahyaji have not been verified by us.

- (38) Subsequently, the land bearing Block No. 162 was sold and conveyed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Babaji – individuals arrayed under serial no. (1) to (3) represented through their Power of Attorney Holder i.e. Mansukhbhai Zaverbhai and (4) Minor Shanaji Arjanji and (5) Minor Dineshji Arjanji – both represented through their Gaurdian i.e. Chehraj Shakraji in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited vide a Registered Sale Deed dated 24.10.1994. The said event was entered in the revenue records on 3.7.1995 vide mutation entry no. 2025.

Note 1: The aforementioned Sale Deed reflects that it has been registered under serial no. 5198 and executed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Dahyaji – individuals arrayed under serial no. (1) to (3) represented through their Power of Attorney Holder i.e. Mansukhbhai





Zaverbhai Patel and (4) Minor Shanaji Arjanji and (5) Minor Dineshji Arjanji- both represented through their Gaurdian i.e. Chehrajji Shakraji in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. wherein Silver Land Plot Owners Association – represented through its President i.e. Johar Ishaakbhai Rangwala had joined as Confirming Party as the said land was earlier sold by Sonaben – widow of Babaji Bavaji in favor of Silver Land Plot Owners Association vide a Sale Deed dated 11.6.1982 registered at the Office of Sub-Registrar of Assurances under serial no. 8464.

Note 2: We have not been furnished with a copy of Power of Attorney executed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Dahyaji in favor of Mansukhbhai Zaverbhai, pursuant to which the details recorded therein have not been verified by us.

Note 3: Vide an Order dated 8.6.1982 passed by the Deputy Collector bearing no. Ganot/ Binkheti/ Va. 813, a prior permission to sell the said land in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. had been granted, later, upon breach of conditions, the said permission was cancelled vide an Order dated 13.5.1993 bearing no. Jamin/Vashi/ 1668 as recorded vide mutation entry no. 1977, however, no such fresh permission under Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948 has been acquired for the sale transaction in favour of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd.

Note 4: It is reflected from mutation entry no. 1585 that Sonaben – widow of Babaji Bavaji has not joined the aforementioned Sale Deed dated 24.10.1994 registered under serial no. 5198.

- (39) Thereafter, vide an Order dated 31.3.2005 passed by the Assistant District Registrar of Cooperative Society, Ahmedabad District Panchayat bearing no. Pachat – Sahak – Rupantar – Va. – 1019 to 1023/ 2005 read with Rectification Order dated 10.10.2007 bearing no. Pachat – Sahak –





Rupantar – Sudharo – Va. – 1193/ 07, upon verification of Registration Certificate dated 31.3.2005 bearing no. Dha-21327/2005 issued in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited, under the aegis of Section 17 of the Gujarat Co-operative Societies Act, 1961, the said society i.e. an Agricultural Society was directed to form a Housing Society. The said event was entered in the revenue records on 16.10.2007 vide mutation entry no. 2955.

Note 1: The perused copy of aforementioned Order reflects that a Housing Society is to be formed on the land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and land bearing Block No. 162 admeasuring about 16188 sq. mtrs. along with other parcels of land.

Note 2: The Rectification Order dated 10.10.2007 bearing no. Pachat – Sahak – Rupantar – Sudharo – Va. – 1193/ 07, reflects that the same has been passed to add land bearing Block No. 125 in the description of land.

- (40) Subsequently, vide an Order dated 2.4.2008 passed by the Secretary of District Panchayat and District Development Officer bearing no. Masal/ Bakhapa/ S.R. – 77/ Vashi – 1221 – 26/08, the land bearing Block No. 162 admeasuring about 16188 sq. mtrs. was converted into Non-Agricultural Lands for Residential Use, subject to adherence and fulfillment of conditions stated therein. The said event was entered in the revenue records on 1.5.2008 vide mutation entry no. 3013.

Note 1: The perused copy of the Order reflects that the same has been issued under Section 65 of the Gujarat Land Revenue Code, 1879 read with Section 67 of the Gujarat Land Revenue Code, 1879.

Note 2: We have been furnished with a copy of Order dated 14.6.2008 passed by the District Panchayat Court, Bhadra bearing no. Masala/ Bakhapa/ S.R.77/ Va. <<illegible>> 85/6 <<illegible>> wherein it is stated that conditions as stated in the Letter dated 12.3.2008 issued by the Executive Engineer, Narmada Yojna bearing no. Nayoni/ 7/ PB/





Binkheti/ 662/08, shall be entered as condition no. 41 in the Non-Agricultural Order passed for land bearing Block No. 162 admeasuring about 16188 sq. mtrs. and hence the Order was rectified. Further, the conditions bearing No. 1 to 11 as stated in the Letter dated 12.3.2008 issued by the Executive Engineer, Narmada Yojna bearing no. Nayoni/ 7/ PB/ Binkheti/ 662/08 were also to be adhered to.

- (41) Thereafter, vide an Order dated 26.9.2008 passed by the Mamlatdar, Daskroi bearing no. RTS/ Record Promulgation/ 41/ 08, errors occurred during computerization of revenue records were rectified, pursuant to which, for the land bearing Block No. 162, rectification i.e. (1) Survey No. 127/1, 127/2 and 127/3 were entered (2) Aakar 9-56 was entered and (3) mutation entry no. 2955 was removed once. The said event was entered in the revenue records on 29.9.2008 vide mutation entry no. 3107.

Note: We have not been furnished with a copy of Order dated 26.9.2008 passed by the Mamlatdar, Daskroi bearing no. RTS/ Record Promulgation/ 41/ 08, pursuant to which the details recorded therein have not been verified by us.

- (42) Subsequently, in the matter of (1) Legal heirs of Late Shakraji Babaji i.e. Dineshji Arjanji Dahyaji and 14 Others (Appellants) against (1) Mamlatdar, Daskroi and 14 Others (Respondents), vide an Order dated 10.11.2016 passed by the Deputy Collector, Daskroi bearing no. RTS/ Appeal/ Case No. 379/2016, an Appeal filed under the aegis of Section 108(5) of the Gujarat Land Revenue Rules, 1972 to challenge the order certifying mutation entry no. 2025 was dismissed. The said event was entered in the revenue records on 22.11.2016 vide mutation entry no. 4068.

Note: The perused copy of the aforementioned Order reflects that the Appeal has been filed by (1) Dineshji Arjanji Dahyaji (2) Punaji Shakraji (3) Kalaji Shakraji (4) Fulaji Shakraji (5) Manguben – wife of Punaji Shakraji (6)





Dineshji Punaji Shakraji (7) Dharmesh Punaji Shakraji (8) Alpa Punaji Shakraji (9) Chetnaben Punaji Shakraji (10) Harkhaben – wife of Kalaji Shakraji (11) Pinky Kalaji Shakraji (12) Minor Chetan Kalaji Shakraji – represented through his guardian i.e. Harkhaben (13) Minor Komal Kalaji Shakraji – represented through his guardian i.e. Harkhaben (14) Harkhaben – wife of Fulaji Shakraji (15) Amit Fulaji Shakraji and (16) Prakash Fulaji Shakraji (Appellants) against (1) Mamlatdar, Daskroi (2) Talati cum Mantri, Khodiyar (3) Chehraj Shakraji Babaji (4) Divaben – wife of Mafaji Babaji (5) Mena Mafaji Babaji (6) Jyotsana Mafaji Babaji (7) Mahotji Mafaji Babaji (8) Kamuben Ganeshji Dahyaji (9) Ashokji Ganeshji Dahyaji (10) Sureshji Ganeshji Dahyaji (11) Gitaben – daughter of Ganeshji Dahyaji (12) Silver Land Plot Owners Association (13) Mansukhbhai Zaverbhai (14) Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. – represented through its Chairman i.e. Naresh Prahladbhai Modi and (15) Manjiben – daughter of Mafaji Babaji (Respondents), however, the said Appeal was rejected as the power to initiate the proceedings for the same lies with the Civil Court and the same was barred by limitation, further there was also delay of almost 21 years in filing of the said Appeal.

C. Final Plot No. 357 admeasuring about 19061 sq. mtrs.:

- (43) In consistence with the perused copy of the Form- 'F' issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, the land bearing Survey No. 161 admeasuring about 15580 sq. mtrs. and land bearing Survey No. 162 admeasuring about 16188 sq. mtrs., in aggregate to 31768 sq. mtrs. situated within the limits of the Village: Khodiyar, Taluka: Ghatlodiya and District: Ahmedabad were included in the Draft Town Planning Scheme No. 229 (Jaspur – Khodiyar) and in lieu thereof were allotted Final Plot No. 357 admeasuring about 19061 sq. mtrs. being the said Land in consideration herein. Copy of the Form-F and Part Plan is attached herewith as **Annexure – 'I'**.





- (44) **Zoning Certificate:** In consistence with the perused copy of the Zoning Certificate dated 22.8.2017 issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, the land bearing Block No. 161 was declared to fall within 'R-3' i.e. Residential Zone 3 and Over lay paiki RAH i.e. Residential Affordable Housing Zone and the land bearing Block No. 162 was declared to fall within 'R-3' i.e. Residential Zone 3 and Over lay paiki RAH i.e. Residential Affordable Housing Zone, subject to deduction of 36 mtrs. for Road. The said certificate is attached herewith as **Annexure- 'IP'**.

D. Common Mutation Entries for land bearing Block No. 161 and Block No. 162:

- (45) Subsequently, vide an Order dated 7.12.2016 passed by the Deputy Collector (Non-Agricultural), Ahmedabad bearing no. NA/U-1/Section – 65-A/ Khodiyar/ Case No. 350/2016, under the aegis of Section 65A of the Gujarat Land Revenue Code, 1879, a portion of land admeasuring about 934 sq. mtrs. from and out of land bearing Final Plot No. 357 admeasuring about 9348 sq. mtrs. allotted in lieu of land bearing Block No. 161, a revised Non-Agricultural permission was granted to use a portion of land admeasuring about 934 sq. mtrs. for commercial use, subject to adherence and fulfillment of conditions stated therein. The said event was entered in the revenue records on 16.12.2016 vide mutation entry no. 4081.

Note 1: It appears that the land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. has been allotted against land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and Block No. 162 admeasuring about 16188 sq. mtrs.

Note 2: The aforementioned mutation entry is reflected only in the Village Form No. 7 of the land bearing Block No. 161.





- (46) Thereafter, a portion of land admeasuring about 9348 sq. mtrs. (*land admeasuring about 934 sq. mtrs. for Commercial Use and land admeasuring about 8414 sq. mtrs. for Residential Use*) from and out of land bearing Final Plot No. 357 admeasuring in aggregate to 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and land bearing Block No. 162 admeasuring about 16188 sq. mtrs. was sold and conveyed by Shri Swaminarayan Co-operative Housing Society Limited – represented through its Chairman i.e. Ashokkumar Shantilal Patel and Secretary i.e. Saurabhbhai Sharadbhai Shah in favor of Ratnamani Buildspace LLP vide a Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488 wherein Johar Isahakbhai Rangwala had also joined as a Confirming Party. The said event was entered in the revenue records on 12.5.2017 vide mutation entry no. 4147.

Note 1: The perused copy of the aforementioned Sale Deed reflects that (1) Ujamben – daughter of Bhairji Motiji (2) Jashiben – daughter of Sursangji Mathurji (3) Hiraben – widow of Masangji Motiji (4) Lasiben – daughter of Hariji Mathurji and (5) Raiben – widow of Hariji Mathurji – all represented through their Power of Attorney Holder i.e. Mahitab Johar Rangwala had executed an Agreement to Sell dated 19.7.1993 registered at the Office of Sub-Registrar of Assurances under serial no. 15980 in favor of Shri Swaminarayan Co-operative Housing Society Limited.

Note 2: Johar Isahakbhai Rangwala has joined as Confirming Party in the Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488 executed in favour of Ratnamani Buildspace LLP being the Owner herein, further he has also received his share of Consideration and has confirmed that he does not have any rights, title and interest in the said Land, pursuant to which rights of Johar Isahakbhai Rangwala were diluted from the said Land. Though the





Confirming Parties have joined the Sale Deed and received the consideration amount, no such extra stamp duty has been paid.

Note 3: Mohib Naumanbhai has executed a Confirmation Deed dated 30.8.2019 registered under serial no. 16084 in favor of Ratnamani Buildspace LLP being the Owner herein, and has confirmed that he does not have any rights, title and interest in the said Land pursuant to which rights of Mohib Naumanbhai were diluted from the said Land. Further, the said Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488, reflects that Johar Isahakbhai Rangwala has stated that, Mohib Naumanbhai has confirmed the Sale Deed dated 5.4.1994 registered under serial no. 789 executed in favour of Shri Swaminarayan Samudayik Kheti Sahakari Mandali, furthermore it is reflected in the Sale Deed dated 4.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6488, that Johar Isahakbhai Rangwala has stated that Mohib Naumanbhai has orally confirmed that he has received his share of Consideration, however we have not been furnished with any documents or clarification stating that Mohib Naumanbhai has received his share of Consideration.

Note 4: The aforementioned mutation entry is reflected only in the Village Form No. 7 of the land bearing Block No. 161.

- (47) Further, a portion of land admeasuring about 9713 sq. mtrs. from and out of land bearing Final Plot No. 357 admeasuring in aggregate to 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 162 admeasuring about 16188 sq. mtrs. was sold and conveyed by Shri Swaminarayan Co-operative Housing Society Limited – represented through its Chairman/Secretary i.e. Ashokkumar Shantilal Patel and Rajesh Vitthaldas Shah in favor of Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar vide a Sale Deed dated 1.11.2017 registered at





the Office of Sub-Registrar of Assurances under serial no. 15707 wherein (1) Arjanbhai Maljibhai and (2) Jakshibhai Becharbhai Desai – represented through his Power of Attorney Holder i.e. Kanubhai Jakshibhai Desai have joined as a Confirming Party. The said event was entered in the revenue records on 14.11.2017 vide mutation entry no. 4233.

Note: The perused copy of the aforementioned Sale Deed reflects that a Sale Deed dated 26.9.1995 registered at the Office of Sub-Registrar of Assurances under serial no. 4837 had been executed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Dahyaji (4) Dineshji Arjanji and (5) Shanaji Arjanji in favor of Arjanbhai Maljibhai and Jakshibhai Becharbhai wherein (1) Chehrajji Shakraji (2) Punaji Shakraji (3) Fulaji Shakraji (4) Kalaji Shakraji (5) Naniben – wife of Shakraji Babaji (6) Diviben – wife of Mafatji Babaji – acting for self as well as guardian for Minor Mahotji Mafatji and (7) Kamuben – wife Ganeshji Dahyaji have also joined as Confirming Parties in favor of Arjanbhai Maljibhai and Jakshibhai Becharbhai Desai being the Confirming Party No. 1 and 2 in the Sale Deed dated 1.11.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 15707. Further, Arjanbhai Maljibhai and Jakshibhai Becharbhai Desai have confirmed that they have received their share of Consideration, pursuant to which they do not have any rights, title and interest in the said Land and their rights have been transferred in favor of the Ratnamani Buildspace LLP. Furthermore, the Sale Deed also reflects a Notarized Power of Attorney dated 14.10.2017 executed by Jakshibhai Becharbhai Desai in favor of Kanubhai Jakshibhai Desai for the said land. Though the Confirming Parties have joined the Sale Deed and received the consideration amount, no such extra stamp duty has been paid.

- (48) Subsequently, vide an Order dated 16.8.2018 passed by the District Collector, Ahmedabad bearing no. L.B./ Re. No. 40/2017, a Revision Application was filed by (1) Aataji Gandaji Masangji and 13 Others





(Appellants) against (1) Gandaji Masangji and 24 Others (Respondents) where Ratnamani Buildspace LLP had also joined as Aggrieved Party, the Order dated 10.11.2016 passed by the Deputy Collector, Daskroi bearing no. RTS/ Appeal/ Case No. 378/2016 was challenged, however the said Revision Application was withdrawn and the Order dated 10.11.2016 was upheld. The said event was entered in the revenue records on 16.8.2018 vide mutation entry no. 4382.

Note 1: The perused copy of the aforementioned Order reflects that the said Revision Application has been filed by (1) Aataji Gandaji Masangji (2) Kalaji Ambaram Masangji (3) Hansaben Ambaram Masangji (4) Kaliben Ambaram Masangji (5) Khodaji Govaji Masangji (6) Bhavna Govaji Masangji (7) Shilpa Govaji Masangji (8) Vinodji Manaji Bhaiji (9) Yogeshji Manaji Bhaiji (10) Dinaben Manaji Bhaiji (11) Mukesh Nanaji Bhaiji (12) Ramilaben Nanaji Bhaiji (13) Dashrathji Nanaji Bhaiji and (14) Manjuben – wife of Govaji Masangji (Applicants) against (1) Gandaji Masangji and his legal heirs i.e. (1.1) Babuji Gandaji (1.2) Kantiji Gandaji (2) Varsangji Hariji Mathurji (3) Radhuji Hariji Mathurji (4) Ramilaben Umedji Chehrajji Mathurji (5) Prakashji Umedji Chehrajji (6) Priyankaben Umedji Chehrajji (7) Gitaben Umedji Chehrajji (8) Jitendrabhai Umedbhai Chehrajji (9) Ranjitji Babuji Sursangji (10) Gitaben Babuji Sursangji (11) Bharatji Babuji Sursangji (12) Bhikhaji Masangji and Legal Heirs of Late Ujamben – daughter of Bhaiji and wife of Ramsangji i.e. (13) Amarji Ramsangji (14) Chunaji Ramsangji (15) Dashrathji Ramsang (16) Kaliben Ramsangji (17) Lasiben Hariji Mathurji (18) Lilaben Chehrajji Hariji (19) Kesharben – wife of Chehrajji Hariji (20) Jasiben Sursangji Mathurji (21) Johar Isahak Rangwala (22) Shri Swaminarayan Samudayik Kheti Sahakari Mandali Ltd. – represented through its Chairman i.e. Naresh Prahladbhai Modi (23) Prant Officer, Ahmedabad (24) Mamlatdar, Daskroi (25) Talati cum Mantri, Khodiyar (Opponents) and (26) Ratnamani Buildspace LLP (Aggrieved Party) to challenge the Order dated 10.11.2016 passed by the





Deputy Collector, Daskroi, however, the said application was unconditionally withdrawn.

Note 2: The aforementioned mutation entry is reflected only in the Village Form No. 7 of the land bearing Block No. 161.

- (49) Further, it appears that the land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and Block No. 162 admeasuring about 16188 sq. mtrs., was bifurcated into various Sub-Plots, pursuant to which land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. was bifurcated into (1) Sub-Plot No. 1 admeasuring about 6259.18 sq. mtrs. (2) Sub-Plot No. 2 admeasuring about 6039.30 sq. mtrs. and (3) Sub-Plot No. 3 admeasuring about 6762.52 sq. mtrs. The land bearing Sub-Plot No. 2 and Sub-Plot No. 3 are the said land parcels in concern.
- (50) Thereafter, the land bearing Sub-Plot No. 2 admeasuring about 6039.30 sq. mtrs. allotted in lieu of land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and Block No. 162 admeasuring about 16188 sq. mtrs. was sold and conveyed by Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar in favor of (1) Pareshbhai Ishwarbhai Khaskiya (30% undivided share in the land) (2) Nishith Mahendrabhai Shah (25% undivided share in the land) (3) Vinit Kiritkumar Shah (17.50% undivided share in the land) (4) Chetna Jitendra Shah (17.50% undivided share in the land) and (5) Devangi Chintan Shah (10% undivided share in the land) vide a Sale Deed dated 19.2.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 3538. The said





event was entered in the revenue records on 22.4.2021 vide mutation entry no. 4855.

Note: The aforementioned mutation entry is reflected only in the Village Form No. 7 of the land bearing Block No. 161.

- (51) Subsequently, vide a Resolution dated 26.8.2022 passed by the Government Revenue Department bearing no. GhaMa/ 2022/ 107/ Ma/ PaFaRa/ 312022/ 398/LA. 1, various villages of Ahmedabad District were removed from the limits of Taluka: Daskroi and entered within limits of Taluka: Ghatlodiya, pursuant to which Village: Khodiyar of erstwhile Taluka: Daskroi was brought within Taluka: Ghatlodiya. The said event was entered in the revenue records on 12.9.2022 vide mutation entry no. 5183.
- (52) Thereafter, the land bearing Sub-Plot No. 2 admeasuring about 6039.30 sq. mtrs. allotted in lieu of land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 161 admeasuring about 15580 sq. mtrs. and Block No. 162 admeasuring about 16188 sq. mtrs. was sold and conveyed by (1) Pareshbhai Ishwarbhai Khaskiya (30% undivided share in the land) (2) Nishith Mahendrabhai Shah (25% undivided share in the land) (3) Vinit Kiritkumar Shah (17.50% undivided share in the land) (4) Chetna Jitendra Shah (17.50% undivided share in the land) and (5) Devangi Chintan Shah (10% undivided share in the land) in favor of Ratnamani Buildspace LLP vide a Sale Deed dated 11.11.2022 registered at the Office of Sub-Registrar of Assurances under serial no. 24240. The said event was entered in the revenue records on 13.12.2022 vide mutation entry no. 5221.





- (53) **Construction Permission:** Subsequently, a Construction Permission (Commencement Letter/Rajachitthi) dated 13.4.2023 bearing no PRM/21/3/2023/68 has been issued by the Junior Town Planner, Ahmedabad Urban Development Authority which has granted its sanction to carry out development as per the lay out and building plans, elevations, sections and details submitted for development of the build-up area of approximately 65394.75 sq. mtrs. comprising of Two Cellars for Parking, Ground Floor for Parking + Commercial + Meter Room + Society Amenities, First Floor to Fourteenth Floor for Residential Use, Stair Cabin, Machin Room, Over head water tank, Electric Sub station, Swimming Pool, RCC Beam and Basement stairs for Block Nos. A+B+C+D+E+J+K+L constructed upon the land bearing Sub-Plot No. 2+3 admeasuring about 12,801.82 sq. mtrs. i.e. **the said Land**. Copy of Construction Permissions are attached herewith as **Annexure – 'III'**

Note: The perused copy of the Lay-Out Plan dated 25.4.2023 reflects that a portion of land admeasuring about 2087 sq. mtrs. has been identified as area not in possession of the Owner.

5. **DOCUMENTS VERIFIED:**

For the purpose of this Report on Title, we have ascertained/verified the following documents:

- (1) Village Form no. 7/12 of the said Land.
- (2) Mutation entries in Form no. 6 relating to the said Land.
- (3) Form – F and Part Plan.
- (4) Sale Deed dated 5.8.1982 registered under serial no. 8464.
- (5) Order dated 29.12.1983 bearing Ganot Case No. 6352.
- (6) Release Deed dated 5.3.1991 registered under serial no. 5455.
- (7) Sale Deed dated 5.3.1991 registered under serial no. 5471.
- (8) Order dated 29.1.1993 bearing no. TEN/ BA/ 39/87 and 40/87.
- (9) *Shero* dated 19.4.1993 bearing No. Jamin/Vashi/433/93.





- (10) Order dated 13.5.1993 bearing no. Jamin/Vashi/ 1668.
- (11) Agreement to Sell dated 19.7.1993 registered under serial no. 15980.
- (12) Order dated 31.12.1993 bearing no. Jamin/ Va./ 1776/93.
- (13) Sale Deed dated 5.4.1994 registered under serial no. 789.
- (14) Sale Deed dated 24.10.1994 registered under serial no. 5198.
- (15) Sale Deed dated 26.9.1995 registered under serial no. 4837.
- (16) Registration Certificate dated 31.3.2005 bearing no. Dha-21327/2005.
- (17) Order dated 31.3.2005 bearing no. Pachat – Sahak – Rupantar – Va. – 1019 to 1023/ 2005.
- (18) Rectification Order dated 10.10.2007 bearing no. Pachat – Sahak – Rupantar – Sudharo – Va. – 1193/ 07.
- (19) Letter dated 12.3.2008 bearing no. Nayoni/ 7/ PB/ Binkheti/ 661/08.
- (20) Letter dated 12.3.2008 bearing no. Nayoni/ 7/ PB/ Binkheti/ 662/08.
- (21) Order dated 2.4.2008 bearing no. Masal/ Bakhapa/ S.R. – 78/ Vashi – 1208 – 14/08.
- (22) Order dated 2.4.2008 bearing no. Masal/ Bakhapa/ S.R. – 77/ Vashi – 1221 – 26/08.
- (23) Order dated 14.6.2008 bearing no. Masal/ Bakhapa/ S.R./78 - Vashi – 1978 – 84/08.
- (24) Order dated 14.6.2008 bearing no. Masala/ Bakhapa/ S.R.77/ Va. <<illegible>> 85/6 <<illegible>>.
- (25) Order dated 10.11.2016 bearing no. RTS/ Appeal/ Case No. 377/2016.
- (26) Order dated 10.11.2016 bearing no. RTS/ Appeal/ Case No. 378/2016.
- (27) Order dated 10.11.2016 bearing no. RTS/ Appeal/ Case No. 379/2016.
- (28) Order dated 7.12.2016 bearing no. NA/U-1/Section – 65-A/ Khodiyar/ Case No. 350/2016.
- (29) Sale Deed dated 4.5.2017 registered under serial no. 6488.
- (30) Zoning Certificate dated 22.8.2017.
- (31) Notarized Power of Attorney dated 14.10.2017.
- (32) Sale Deed dated 1.11.2017 registered under serial no. 15707.





- (33) Order dated 16.8.2018 bearing no. L.B./ Re. No. 40/2017.
- (34) Confirmation Deed dated 30.8.2019 registered under serial no. 16084.
- (35) Confirmation Deed dated 18.12.2019 registered under serial no. 22526.
- (36) Power of Attorney dated 18.12.2019 registered under serial no. 22528.
- (37) Sale Deed dated 19.2.2021 registered under serial no. 3538.
- (38) Sale Deed dated 11.11.2022 registered under serial no. 24240.
- (39) Commencement Letter/Rajachitthi dated 13.4.2023 bearing no. PRM/21/3/2023/68.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 25.5.2023, and save and except what is stated above, we have found below stated additional documents with respect to the said Land:

Block No. 161:

- (a) Sale Deed dated 18.10.2017/1.11.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 15707 executed by Shri Swaminarayan Co-operative Housing Society Limited – represented through its Chairman/Secretary i.e. Ashokkumar Shantilal Patel and Rajesh Vitthaladas Shah in favor of Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar vide a Sale Deed wherein (1) Arjanbhai Malijibhai and (2) Jakshibhai Becharbhai Desai – represented through his Power of Attorney Holder i.e. Kanubhai Jakshibhai Desai have joined as a Confirming Party for a portion of land admeasuring about 9713 sq. mtrs. from and out of land bearing Final Plot No. 357 admeasuring in aggregate to 19061 sq. mtrs. forming part of Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Block No. 162 admeasuring about 16188 sq. mtrs.

Note: The aforementioned Sale Deed does not pertain to the said land and therefore it is not relevant for the purpose of this Report on Title.





- (b) Confirmation Deed dated 30.8.2019 registered at the Office of Sub-Registrar of Assurances under serial no. 16084 executed by Mohib Nomanbhai Kheriya in favor of Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar for the said land in furtherance of Sale Deed registered under serial no. 6488/2017.
- (c) Power of Attorney (under Section 45-A) dated 18.12.2019 registered at the Office of Sub-Registrar of Assurances under serial no. 22528 executed by Jashiben – daughter of Sursangji Mathurji in favor of Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar for the said land.
- (d) Confirmation Deed dated 18.12.2019 registered at the Office of Sub-Registrar of Assurances under serial no. 22526 executed by Jashiben – daughter of Sursangji Mathurji in favor of Ratnamani Buildspace LLP – represented through its Designated Partner i.e. Sharvil Ajaybhai Shridhar for the said land.

Note: The perused copy of the aforementioned Confirmation Deed reflects that it has been executed as the Sale Deed dated 5.4.1994 registered under serial no. 789 executed in favor of Shri Swaminarayan Samudayik Kheti Sahakari Mandali Limited by Jashiben – daughter of Sursangji Mathurji through her Power of Attorney, therefore, she confirmed the sale by executing aforementioned Confirmation Deed.

Block No. 162:

- (e) Sale Deed dated 26.9.1995 registered at the Office of Sub-Registrar of Assurances under serial no. 4837 executed by (1) Shakraji Babaji (2) Mafatji Babaji (3) Ganeshji Dahyaji (4) Chehrajji Shakraji (5) Dineshji Arjanji (6) Punaji Shakraji (7) Shanaji Arjanji (8) Fulaji Shakraji (9) Kalaji Shakraji (10) Naniben – wife of Shakraji Babaji (11) Diviben – wife of Mafatji Babaji –





acting for self as well as guardian for Minor Mahotji Mafatji and (12) Kamuben – wife Ganeshji Dahyaji in favor of Arjanbhai Maljibhai and Jakshibhai Bechabhai for the land bearing Block No. 162 admeasuring about 16188 sq. mtrs.

Note: It is reflected that Arjanbhai Maljibhai and Jakshibhai Bechabhai have joined the Sale Deed dated 1.11.2017 registered under serial no. 15707 executed in favor of Ratnamani Buildspace LLP as Confirming Parties as evinced under clause 4(r) hereinabove.

7. **PUBLIC NOTICE:**

As per the instructions of the client we have not issued any public notice in any publication to call and invite for any objections or claims or disputes regarding the said Land.

8. **STATUS OF THE SAID LAND:**

The Village Form No. 7/12 as on date reflects the tenure of the said Land to be Non-Agricultural Land.

9. **FINAL OBSERVATIONS:**

On the basis of the investigation of title carried out by us as aforesaid and subject to (1) what is stated hereinabove (2) relevant provisions under the Tenancy Act (3) extant laws applicable in the State of Gujarat and (4) land admeasuring about 2087 sq. mtrs. of the Final Plot land admeasuring about 19061 sq. mtrs., which is not in possession of the Owner, the Owner viz. Ratnamani Buildspace LLP has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 8th DAY OF AUGUST 2023

For, Wadia Ghandy & Co. (Ahmedabad)

Partner

Enrolment Number - G/2979/2010