

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Ph. : 079-27500560, Email :- nkpatel1953@gmail.com

Date : 11/10/2018

ENCUMBRANCE CERTIFICATE

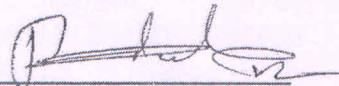
This is to certify that I the Undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property" which is owned by "COLIN GROUP", a Partnership firm (Hereinafter referred as owner) By pursuing the title deeds relating thereto and I am of the opinion that the titles of the owner in respect of the said property are clear, and free from encumbrances charges and or claims and the said firm has not taken any project loan again the said property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Non Agricultural land bearing Survey No. 53/1/1 & Survey No.53/1/2 admeasuring 3637 sq.mtrs. which is comprised in Town Planning Scheme No.46 (Motera - Amiyapur - Sughad) by allotting Final Plot No.43/1 admeasuring 2182 sq.mtrs., residential purpose land thereabouts situate, lying & being at Mouje MOTERA Village, Taluka – Sabarmati in the Registration District AHMEDABAD and Sub-District AHMEDABAD-6 (Naroda). upon that land by "COLIN GROUP" a Partnership Firm, has Constructed Various Residential Purpose under name and style as "COLIN-56"

Dated This 11th Day of October, 2018




[N. K. PATEL Advocate]

For, COLIN GROUP

PARTNER

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Ph. : 079-27500560, Email :- nkpatel1953@gmail.com

Date : 17/04/2018

TITLE CLEARANCE CERTIFICATE

TO,

**SHRI JAYANTIBHAI KALIDAS AMIN
and other**

Residing at :- 26, Sentosa Park, B/h.
Hira Rupa Holl, Ambali Bopal Road,
Ambali- Bopal, Ahmedabad.



Ref:- Non Agricultural land bearing Survey No.53/1/1
A/c No. 1062 admeasuring about 1922 sq. mtrs &
Survey No.53/1/2 A/c No. 1062 admeasuring about
1715 sq. mtrs i.e total admeasuring about 3677 sq.
mtrs land covered in T.P. Scheme. No. 46 (Motera –
Amiyapur – Sughad) allotted F.P. Plot No. 43/1 ad-
measuring about 2182 sq. mtrs N. A. land situate at
Moje :- MOTERA Village Taluka:- Sabarmati, District
Ahmedabad & Sub District AHMEDABAD - 6 (Naroda)
and belonging to **SHRI JAYANTIBHAI KALIDAS
AMIN and Other**

THIS IS TO CERTIFY THAT, I issued a Public Notice in "Gujarat Samachar" News Paper dated-16/02/2018 inviting any right, claim or interest if any in the said land and then I have not received any claim or objection in response of above Public Notice, After I have taken the necessary searches for more than last 30 years from the Record of Talati and Sub-Registrar of Gandhinagar by receipt No.2018048007833 dated 21/02/2018 (Survey No.53/1/1) and Sub-Registrar of Gandhinagar by receipt No.2018048007832 dated 21/02/2018 (Survey No.53/1/2) and Ahmedabad -6 (Naroda) by receipt No. 2018006007450 dated 20/02/2018 and Ahmedabad -13 (City) by receipt No. 2018313001272 dated 20/02/2018 and also taken the declaration dated 17/04/2018 of land holders and have gone through relevant papers and have investigated the title to the Non Agricultural land belonging to SHRI JAYANTIBHAI KALIDAS AMIN (Undivided 40% land share) & SUMATIBEN JAYANTIBHAI AMIN (Undivided 40% land share) & TIMIRBHAI MANUBHAI PATEL (Undivided 10% land share)& KOKILABEN NAVNEETBHAI & SHRI DHAVALBHAI NAVNEETBHAI & BRIJESHBHAI NAVNEETBHAI (All three land holders Undivided 10% land share) who are joints owners of above Non Agricultural land bearing Non Agricultural land

For, COLIN GROUP
PARTNER

bearing Survey No.53/1/1 A/c No. 1062 admeasuring about 1922 sq. mtrs & Survey No.53/1/2 A/c No. 1062 admeasuring about 1715 sq. mtrs i.e total admeasuring about 3677 sq. mtrs land covered in T.P. Scheme. No. 46 (Motera – Amiyapur – Sughad) allotted F.P. Plot No. 43/1 admeasuring about 2182 sq. mtrs N. A. land situate at Moje :- MOTERA Village Taluka:- Sabarmati, District Ahmedabad & Sub District AHMEDABAD - 6 (Naroda) which is more particularly described in the Schedule here under written and have found the same to be clear and free from reasonable doubts and encumbrances, SUBJECT TO

[1]... Any Other Law, Rules, Acts, Applicable in force.

NOTE :-

Please note that the registration record of the year 1986 to 2006 of sub registrar's office is destroyed / torn out. Hence it can not be inspected and its search is not available . That the computerized record is not well prepared / maintained by state government agency and hence may be erroneous.

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of agricultural land bearing Non Agricultural land bearing Survey No.53/1/1 A/c No. 1062 admeasuring about 1922 sq. mtrs & Survey No.53/1/2 A/c No. 1062 admeasuring about 1715 sq. mtrs i.e total admeasuring about 3677 sq. mtrs land covered in T.P. Scheme. No. 46 (Motera – Amiyapur – Sughad) allotted F.P. Plot No. 43/1 admeasuring about 2182 sq. mtrs N. A. land situate at Moje :- MOTERA Village Taluka:- Sabarmati, District Ahmedabad & Sub District AHMEDABAD - 6 (Naroda).

Dated This 17th Day of April, 2018



[Signature]

[N.K.PATEL Advocate]

For, OGUIN GROUP
[Signature]
PARTNER

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Ph. : 079-27500560, Email :- nkpatel1953@gmail.com

Date : 11/10/2018

TITLE REPORT

"Colin Group"

13, Span Arced , Nilkanth Arced,
Odhav, Ahmedabad-382415.



Reg: In the matter of investigation to the title of Non-agricultural land for residential purpose bearing Final Plot No. 43/1 admeasuring 2182.00 Sq. mtrs. of Draft Town Plannig Scheme No. 46 (Motera-Amiyapur-Sughad) comprised of Survey No. 53/1/1 (Holding No. 162) admeasuring 1922.00 sq. Mtrs. & Survey No. 53/1/2 paiki (Holding No. 1063) admeasuring 1715.00 sq. Mtrs., situate, lying and being at Mouje Village Motera, Sub-district Ahmedabad-6 (Naroda) and Taluka Sabarmati in the Registration District of Ahmedabad belonging to "Colin Group" - A Partnership Firm.

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In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property/land and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

History of Survey No. 53/1/1

1. It has been observed by us that the land under investigation i.e. Survey No. 53/1/1 admeasuring 1922.00 Sq. mtrs. was occupied by Mohanbhai Motibhai Patel and Balchandbhai Motibhai Patel prior to the year 1935 meaning thereby they were the occupiers and holders of the said land as defined in Sub section-16 of Section-3 of Land Revenue Code.

For, COLIN GROUP


PARTNER



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2. Thereafter the owners and holders of the said land had entered in to family partition of the land in question together with land of other survey numbers and by virtue of the family partition, the land bearing Survey No. 53/1/1 admeasuring 1922.00 sq. mtrs. came to the share of Mohanbhai Motibhai Patel and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 474, dated: 25.02.1935, which was duly certified by the competent authority.

3. Thereafter, the owner and holder of the said land namely Mohanbhai Motibhai Patel had died intestate on 24.09.1948. leaving behind him his legal heirs as (1) Mathurbhai Mohanbhai Patel, (2) Manibhai Mohanbhai Patel and (3) Parsottambhai Mohanbhai Patel and hence their names were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 2135, dated: 10.02.1949. which was certified by the competent authority on 10.03.1949.

4. That, the land in question was declared as "Fragment Land" in accordance with the provisions of Section-5 and Section-6 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947, and entry to that effect was entered in the revenue record vide mutation entry No. 2190, dated: 04.11.1951, which was certified by the competent authority on 22.11.1951.

History of Survey No. 53/1/2

1. It has been observed by us that the land under investigation i.e. Survey No. 53/1/2 was occupied by Mohanbhai Motibhai Patel and Balchandbhai Motibhai Patel prior to the year 1935 meaning thereby they were the occupiers and holders of the said land as defined in Sub section-16 of Section-3 of Land Revenue Code.

2. Thereafter the owners and holders of the said land had entered in to family partition of the land in question together with land of other survey numbers and by virtue of the family partition, the land bearing Survey No. 53/1/2 came to the share of Balchandbhai Motibhai Patel and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 474, dated: 25.02.1935, which was duly certified by the competent authority.

3. That, the land in question was declared as "Fragment Land" in accordance with the provisions of Section-5 and Section-6 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947, and entry to that effect was entered in the revenue record vide mutation entry No. 2190, dated: 04.11.1951, which was certified by the competent authority on 22.11.1951.

4. It has been observed by us that the owner and holder of the said land namely Balchandbhai Motibhai Patel had gifted the land bearing Survey No. 53/1/2 to (1) Mathurbhai Mohanbhai Patel, (2) Manibhai Motibhai Patel

For, COLIN GROUP

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and (3) Parsottambhai Mohanbhai Patel by executing deed of Gift in their favour registered in the office of Sub-registrar of Assurances at Ahmedabad under serial No., dated: 22.07.1955., and entry to that effect was entered in the revenue record vide mutation entry No. 2547, dated: 29.10.1955., which was certified by the competent authority on 16.12.1955.

5. That, the joint holder of the said land as defined in Sub-section-25 of Section-3 of Land Revenue Code namely Shakriben D/o. Balchandbhai Mohanbhai Patel had Voluntarily waived and relinquished her undivided right, title, share, claim persisting in the land in question in favour of (1) Mathurbhai Mohanbhai Patel, (2) Manibhai Mohanbhai Patel and (3) Parsottambhai Mohanbhai Patel and hence her name was deleted from the revenue record of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 2883, dated: 26.08.1963., which was certified by the competent authority.

Common History of Survey No. 53/1/1 & Survey No. 53/1/2

1. It has been observed by us that the owners and holders of the said land namely (1) Mathurbhai Mohanbhai Patel, (2) Manibhai Mohanbhai Patel and (3) Parsottambhai Mohanbhai Patel had entered in to inter se family partition of the land in question together with land of other survey numbers in the year 1968 and by virtue of the said family partition, the land bearing Survey No. 53/1/1 & Survey No. 53/1/2 came to the share of Mathurbhai Mohanbhai Patel and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 3203, dated: 01.06.1968, which was duly certified by the competent authority.

2. It has been observed by us that the owners and holders of the land bearing Survey No. 53/1/1, Survey No. 53/1/2 and Survey No. 54/2 namely (1) Mathurbhai Mohanbhai Patel and (2) Parsottam Mohanbhai Patel had entered in to inter se family partition of the land in question together with land of other survey numbers in the year 1994 and by virtue of the said family partition, the land bearing Survey No. 53/1/1 & Survey No. 53/1/2 Total admeasuring 3844.00 Sq. mtrs. came to the share of Parsottambhai Mohanbhai Patel and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 4446, dated: 11.03.1994., which was duly certified by the competent authority on 10.06.1994.

3. Thereafter, the owner and holder of the said land namely Parsottambhai Mohanbhai Patel had died intestate on 12.04.2001. leaving behind him his legal heirs as (1) Kashiben Wd/o. Parsottambhai Mohanbhai Patel, (2) Dwarkadas Parsottambhai Patel, (3) Rasikbhai Parsottambhai Patel, (4) Mahendrabhai Parsottambhai Patel, (5) Hasmukhbhai Parsottambhai Patel, (6) Sushilaben Parsottambhai Patel and (7) Kailashben Parsottambhai Patel and hence their names were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 5066, dated: 23.04.2001. which was certified by the competent authority on 10.07.2001.

For, COLIN GROUP

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4. That, the joint holders of the said land as defined in Sub-section-25 of Section-3 of Land Revenue Code namely (1) Sushulaben Parsottamdas Patel and (2) Kailashben Parsottamdas Patel had Voluntarily waived and relinquished their undivided right, title, share, claim persisting in the land in question in favour of rest of the joint holders and hence their names were deleted from the revenue record of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 5079, dated: 15.05.2001., which was certified by the competent authority on 10.07.2001.

5. Mutation Entry No. 6115 was cancelled by the competent Revenue Authority.

6. Thereafter, the Provisions of the Town Planning and Urban Development Act-1976 were made applicable to the land in question and land of Survey No. 53/1/1 admeasuring 1922.00 sq. Mtrs. & Survey No. 53/1/2 admeasuring 1922.00 sq. Mtrs. total admeasuring 3844.00 sq. mtrs. paiki 3637.00 sq. mtrs. is given Final Plot no. 43/1 of Draft Town Planning Scheme No. 46 and its area is fixed to the extent of 2182.00 sq. mtrs. and Form-F is issued in accordance with the Provision of rules 21 & 35 made under the provision of the said Act.

Note: On bare perusal of the record of the instant case, it expressly transpires that the land bearing Survey No. 53/1/2 paiki remaining 207.00 sq. mtrs. has not been merged in Town Planning Scheme.

7. It has been observed by us that the joint secretary to the Goernment of Gujarat in Revenue Department, Sachivalay Gandhinagar passed order bearing No. G.H.A./2008/2/M/P.F.R.-392008-35-L-1, dated: 17.01.2008. inter alia directing to transfer the revenue record of all survey numbers of Revenue Village Motera in Daskroi Taluka of Ahmedabad District and accordingly, the entire revenue record of revenue village motera was transferred in Daskroi Taluka and said fact is expressly corroborated by certified mutation entry No. 6141, dated: 08.02.2008.

8. That The District Collector, Ahmedabad passed order bearing No. C.B./L.N.D-2/C-4019/08, Dated: 30.01.2008 inter alia directing to include The Revenue area of Municipality of Motera in Ahmedabad district and accordingly the entire Revenue record i.e. all the survey numbers of revenue village Motera of Taluka Gandhinagar had been included in Daskroi Taluka as new Revenue Village and said fact is expressly corroborated by certified mutation entry No.6142, dated: 08.02.2008.

9. Mutation Entry No. 6220 is cancelled by Competent Authority.

10. In pursuance of the standing instruction issued by the Government, upon conducting the process of promulgation of computerized 7/12 record, on ascertaining from the manuscript village record, computerized 7/12 and village from No. 6, the mistakes were noticed and hence The Mamlatdar, Daskroi passed order bearing No. RTS/RECORD PROMULGATION/35/08, dated: 24.12.2008. and directed to write "HALEKVALU KHETAR" in Revenue record of Survey No. 53/1/1 and entry

For, COLIN GROUP

PARTNER

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to that effect was mutated in the revenue record of the said land vide mutation entry No. 6295, dated: 29.12.2008. which was certified by the competent authority on 12.06.2009.

11. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land bearing Final Plot No. 43/1 admeasuring 2182.00 sq. Mtrs. of Draft Town Planning scheme No. 46 comprised of Survey No. 53/1/1 & 53/1/2 for Residential purpose vide order bearing No. CB/LAND-2/NA/SR-256/2009, dated: 17.07.2009. in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was mutated in the revenue record by mutation entry No. 6434, dated: 30.07.2009. which was duly certified by the competent authority on 07.10.2009.

12. Thereafter holders of the said land namely (1) Kashiben Wd/o. Parsottambhai Mohanbhai Patel, (2) Dwarkadas Parsottambhai Patel, (3) Rasikbhai Parsottambhai Patel, (4) Mahendrabhai Parsottambhai Patel and (5) Hasmukhbhai Parsottambhai Patel had sold and conveyed the Non-agricultural land for residential purpose bearing Final Plot No. 43/1 admeasuring 2182.00 sq. Mtrs. of Draft Town Planning scheme No. 46 comprised of Survey No. 53/1/1 & 53/1/2 total admeasuring 3637.00 sq. mtrs. to (1) Jayantibhai Kalidas Amin (owner of undivided 40% Share of land), (2) Sumatiben Jayantibhai Amin (owner of undivided 40% Share of land), (3) Timirbhai Manubhai Patel (owner of undivided 10% Share of land) and (4) Navneetbhai Ramanbhai Patel (owner of undivided 10% Share of land) by Sale Deed registered in the office of Sub-registrar of Assurances under serial No. 14576, dated: 30.07.2010., and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 6666, dated: 12.08.2010. which was certified by the competent authority on 25.10.2010.

13. Thereafter holders of the said land namely (1) Kashiben Wd/o. Parsottambhai Mohanbhai Patel, (2) Dwarkadas Parsottambhai Patel, (3) Rasikbhai Parsottambhai Patel, (4) Mahendrabhai Parsottambhai Patel and (5) Hasmukhbhai Parsottambhai Patel had sold and conveyed the old tenure agricultural land bearing Survey No. 53/1/2 paiki admeasuring 207.00 sq. mtrs. (which has not been included in Town Planning Scheme) to Ketan Jaswantbhai Patel by Sale Deed registered in the office of Sub-registrar of Assurances under serial No. 14578, dated: 30.07.2010., and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 6667, dated: 12.08.2010. which was certified by the competent authority on 26.11.2010.

14. Thereafter, the Joint holder of the said land namely Navneetbhai Ramanlal Patel had died intestate on 16.08.2010. leaving behind him his legal heirs as (1) Kokilaben Navneetbhai Patel, (2) Dhavalbhai Navneetbhai Patel and (3) Brijeshbhai Navneetbhai Patel and hence their names were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 6795, dated: 04.03.2011. which was certified by the competent authority on 10.06.2011.

For, COLIN GROUP

PARTNER

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15. Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1, dated: 17.03.2012., Two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Motera Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by mutation entry No. 7053, dated: 03.05.2012. which was certified by the competent authority on 05.05.2012.

16. It has been observed by us that The City Mamlatdar Sabarmati, Ahmedabad passed order bearing No. Sabarmati/Rts/sudhara hukam/motera/s.r.-05/2018/vashi/417/2018, dated: 21.03.2018. for the purpose of rectification inter alia directing to mention the names of (1) Kokilaben Navneetbhai, (2) Dhavalbhai Navneetbhai and (3) Brijeshbhai Navneetbhai in the column of occupier of 7/12 abstract of the said land by deleting the name of deceased Navneetbhai Ramanbhai considering the heirship mutation entry No. 6795, dated: 04.03.2011., and entry to that effect was mutated in the revenue record by mutation entry No. 8392, dated: 04.04.2018. which was certified by the competent authority on 31.05.2018.

17. Thereafter, holders of the said land namely (1) Jayantibhai Kalidas Amin (owner of undivided 40% Share of land), (2) Sumatiben Jayantibhai Amin (owner of undivided 40% Share of land), (3) Timirbhai Manubhai Patel (owner of undivided 10% Share of land), (4) Kokilaben Navneetbhai Patel, (5) Dhavalbhai Navneetbhai Patel and (6) Brijeshbhai Navneetbhai Patel (No. 4 to 6 owner of undivided 10% Share of land) sold and convey the Non-agricultural land for residential purpose bearing Final Plot No. 43/1 admeasuring 2182.00 sq. Mtrs. of Draft Town Planning scheme No. 46 comprised of Survey No. 53/1/1 & 53/1/2 total admeasuring 3637.00 sq. mtrs. to "Colin Group" A Partnership Firm by sale deed registered in the office of Sub-registrar of Assurances under serial No. 14845, dated: 07.08.2018. and entry to that effect was mutated in the revenue record by mutation entry No. 8489, dated: 28.09.2018. Which was pencil entry.

18. On Close Scrutiny of the record of the instant case, it is crystal clear that The Land Under Investigation was declared as Fragment land at relevant point of time but now the enactment entitled The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947 has been amended by Act No. 14 of 2012 and according to said amended act, it is not forbidden by law to sale and convey the land which was declared as fragment land before the act was amended to any agriculturalist as defined in Tenancy Act-1948 moreover, land under investigation is Non-agricultural land and it is well settled legal position that the laws relating to agricultural land are not applied to Non-agricultural land.

19. As a part of investigation of title, we have published a public notice appeared in the daily news paper "GUJARAT SAMACHAR" Dated: 16.02.2018. for inviting any claim, objection, Obligation, Charges or lien in, on or upon the said land, Pursuant to which, we have not received any claim/ objection in response thereto.

For, COLIN GROUP

PARTNER



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In view of what is stated above from that and from the information given to us except that what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any pending proceedings, nor any order, decree, attachment or any nature whatsoever thereon, nor the said land 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 land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies /orders/documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to "Colin Group" A Partnership Firm is clear Salable and free from encumbrances and reasonable doubts Subject to:-

- (1) Affidavit on title being made by Colin Group - A Partnership Firm.
- (2) Fulfillment of the Provisions of relevant laws for the time being in force and Gujarat Town Planning and Urban Development Act-1976 & Rules made under the said Act.
- (3) Fulfillment of terms and condition laid down in N.A. order.
- (4) Mutation Entry No. 8489, Dated: 28.09.2018. certified by Competent Authority.

SCHEDULE

ALL THAT piece or parcel of immovable property being Non- agricultural land for residential purpose bearing Final Plot No. 43/1 admeasuring 2182.00 Sq. mtrs. of Draft Town Plannig Scheme No. 46 (Motera-Amiyapur-Sughad) comprised of Survey No. 53/1/1 (Holding No. 162) admeasuring 1922.00 sq. Mtrs. & Survey No. 53/1/2 paiki (Holding No. 1063) admeasuring 1715.00 sq. Mtrs., situate, lying and being at Mouje Village Motera, Sub-district Ahmedabad-6 (Naroda) and Taluka Sabarmati in the Registration District of Ahmedabad, which is bounded with four boundaries as under:-

East	:	by land of Final Plot No. 43/2
West	:	by land of Final Plot No. 42
North	:	by land of Final Plot No. 209
South	:	by 15 mtr. T.P. Road

Note of caution and disclaimer:-

This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books

For, COLIN GROUP

PARTNER

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available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.

Dated this 11 day of October, 2018.




[N. K. PATEL, Advocate]

For, COLIN GROUP

PARTNER