



NON - ENCUMBRANCE CERTIFICATE

Radhe Krishna Developers - A Partnership Firm.

having Address at :-

**10, Ashirvad Complex, Vatva Road,
Isanpur, Ahmedabad.**

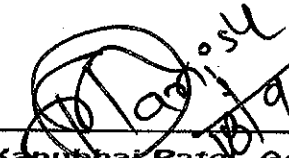
This is to certify that the scheme of residential known as " **ANUSHTHAN UPVAN** " situated non-agricultural land bearing Final Plot No. 11 admeasuring 3040 sq.mts of T. P. Scheme No. 58 (Vatva - 6) comprised of Survey 471 admeasuring 4047 sq.mts., situate, lying and being at Mouje - Vatva Taluka - Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the registration District of Ahmedabad and further it is developed by **Radhe Krishna Developers - A Partnership Firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land and above said land owner / developeer has not borrowed loan against charge of said land and / or construction / project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Date : 18-09-2018.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate
Enrolment No. G / 1504 / 2006.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm.



TITLE CERTIFICATE WITH SEARCH REPORT



TITLE CERTIFICATE

Ref : 5134

To,
RADHE KRISHNA DEVELOPERS
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to non-agricultural land bearing Final Plot No. 11 admeasuring 3040 sq.mts of T. P. Scheme No. 58 (Vatva - 6) comprised of Survey 471 admeasuring 4047 sq.mts. situate, lying and being at Mouje - Vatva Taluka - Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat.

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TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **Radhe Krishna Developers**, we have carried out of work of title investigation of the freehold of non - agricultural land bearing Final Plot No. 11 admeasuring 3040 sq.mts of T. P. Scheme No. 58 comprised of Survey 471 admeasuring 4047 sq.mts., situate, lying and being at Mouje - Vatva Taluka - Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat presently owned of possessed by **Radhe Krishna Developers**.

To this intent, We have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents / papers / revue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct , we submit our title report as under.



(Signature)



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1. Name of the Landowner/s:

A. Radhe Krishna Developers

2. Nature of the Land in Question and its Uses

(a) Nature of the said Land

Freehold and non-agricultural Land

(b) Use of the said Land

Non - Agricultural use in accordance of provision of Section 65 of land revenue code

3. Description of the immovable properties under investigation

All that piece and parcel of freehold Non-agricultural land bearing Final Plot No. 11 admeasuring 3040 sq.mts of T. P. Scheme No. 58 comprised of Survey 471 admeasuring 4047 sq.mts., situate, lying and being at Mouje - Vatva Taluka - Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the "said Land")

4. Devolution of Title of the Land in Question

HISTORY OF SURVEY NO. 471

Note : The Mamlatdar, Vatva issued certificate bearing No. A.D.M./ Record / Nakal / Arji No. 40 / 2016 dated 15-06-2016 certifying that, mutation entry No. 27 is not available in the record.

- 4.1.** It has been observed by us that, the land in question was held by Ambalal Bapalal by virtue of mortgage right, but the original land owners namely (1) Induprasad Pashabhai and (2) Kanaiyalal Pashabhai paid mortgaged amount to Ambalal Bapalal and such as the said land was released from mortgage and hence





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names of (1) Induprasad Pashabhai and (2) Kanaiyalal Pashabhai were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code prior to the Year – 1932 as is expressly corroborated and evidenced by certified mutation entry No.1561 dated 21-07-1931.

- 4.2 It has been observed by us that, the holders of the said land namely (1) Induprasad Pashabhai and (2) Kanaiyalal Pashabhai had sold and conveyed said agricultural land to Ambalal Bapalal.

By virtue of aforesaid Sale Transaction, the name of Ambalal Bapalal was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 1596 dated 25-11-1931.

- 4.3 It has been observed by us that, the land in question was standing in the revenue record in the name of Ambalal Bapalal in his capacity as undivided family and hence, the right of his brothers were persisting in the said land and hence, the application was submitted to enter the names of his brother (1) Vadilal Bapalal and (2) Jayantilal Bapalal as joint holders of the said land during survival and on consideration of said application, their names were entered as joint holders within the meaning of Sub Section 25 of Section 3 of Land Revenue Code in the revenue record as is corroborated and evidenced by certified mutation entry No. 3937 dated 08-01-1952.

- 4.4 It has been observed by us that, in the context of the Bombay Vatva Vajifadari Abolition Act -1950 (Act No. 2 of 1950), the Mamlatdar Passed order bearing No. RTS dated 15-04-1953.





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31-07-1954 and held that, Vatva Vajifdars were entitled for taking 3 Ani share in fruit trees and as is corroborated and evidenced by certified mutation entry No. 4374 dated 05-08-1954.

4.5 It has been observed by us that, the land in question was standing as Inami land but the Personal Inam Abolition act was enacted by the legislation which was come into effect from 01-08-1955 and in the context of said legislation, the Collector Ahmedabad issued circular bearing W.T.N / 4035 dated 28-07-1953 and Taluka Authority passed order bearing No. W.T.N dated 02-05-1955 directing to enter the said land as Khalsha Raiyatvari Head inter alia directing to enter, the names of (1) Ambalal Bapalal, (2) Vadilal Bapalal and (3) Jayantilal Bapalal as occupier of the said land with a clarification that, the land in question was liable for full assessment with effect from 01-08-1955 as is corroborated and evidenced by certified mutation entry No. 4433 dated 28-05-1955.

4.6 It has been observed by us that, the holders and owners of the said land had entered into inter se family partition of the land in question together with land of other survey numbers and by virtue of said family partition, the land bearing Survey No. 471 admeasuring Acre. 1-00 Guntha came to the share of Ambalal Bapalal as is expressly corroborated and evidenced by certified mutation entry No. 4443 dated 21-09-1955.

4.7 It has been observed by us that, the land in question was cultivated by Bhikhabhai Desaiabhai from the Year – 1955 – 56 and hence, the Taluka Authority passed order bearing No. TNC dated 07-03-1955 inter alia directing to enter his name as ordinary tenant in other rights of record of 7/12 abstract of the



103



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said land as is expressly corroborated and evidenced by certified mutation entry No. 4567 dated 10-08-1956.

4.8 That, the name of Bhikhabhai Desaibhai was standing as ordinary tenant and on conclusion of Tenancy Case, the Mamlatdar and ALT passed order bearing No. TNC/Vatva.313 dated 13-04-1961 inter alia directing to considered Bhikhabhai Desaibhai as deemed purchaser on the condition of paying purchase price of Rs. 131.68 ps. to landlord as provided in the order and accordingly the name of Bhikhabhai Desaibhai was entered as occupier by entering the charge of landlord in other rights of record with the condition that, the land in question was held by the occupier on new and impartible tenure as is expressly corroborated and evidenced by certified mutation entry No. 5385 dated 01-09-1961.

4.9 It has been observed by us that, a charge of the Vatva Multipurpose Society was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 5,000/- in favour of Vatva Multipurpose Society and is expressly corroborated and evidenced by certified mutation entry 7398 dated 19-06-1972.

4.10 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 15,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 7469 dated 15-12-1972.

4.11 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey





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No. 471 by holder of the said land by availing loan of Rs. 30,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 9561 dated 21-08-1981.

4.12 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 40,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 10115 dated 10-07-1986.

4.13 It has been observed by us that, the holder of said land namely Bhikhabhai Desaibhai had died intestate on 30-12-1987 leaving behind him his lineal descendants as (1) Vimlaben Wd/o. Bhikhabhai Desaidbhai, (2) Dineshbhai Bhikhabhai, (3) Dipikaben D/o. Bhikhabhai Desaibhai, (4) Minors Nalinkumar Bhikhabhai and Ritaben Bhikhabhai, through their guardian Vimlaben Bhikhabhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No.10297 dated 05-02-1988.

4.14 It has been observed by us that, the charge was released by the Vatva Group Seva Sahakari Mandali Ltd., vide its No Due Certificate dated 13-04-1988 as is expressly evidenced by certified mutation entry No. 10313 dated 13-04-1988.

4.15 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 16,000/-



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- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 10318 dated 22-05-1988.

4.16. It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 18,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 10792 dated 21-04-1991.

4.17 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 1,85,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 11228 dated 09-02-1995.

4.18 It has been observed by us that, the charge was released by the Bank of India, Ahmedabad Branch vide its No Due Certificate dated 06-06-1997 for the purpose of loan of Rs. 40,000/- and Rs. 1,16,700/- as is expressly evidenced by certified mutation entry No. 11536 dated 10-06-1997.

4.19 It has been observed by us that, a charge of the Bank of India, Ahmedabad Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 1,55,000/- in favour of Bank of India, Ahmedabad Branch and is expressly corroborated and evidenced by certified mutation entry 11537 dated 11-06-1997.





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4.20 It has been observed by us that, the charge was released by the Bank of India, Ahmedabad Branch vide its No Due Certificate for the purpose of loan of Rs. 1,85,000/- as is expressly evidenced by certified mutation entry No. 13005 dated 30-04-2003.

4.21 It has been observed by us that, a charge of the Bank of India, Vatva Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 4,50,000/- in favour of Bank of India, Vatva Branch and is expressly corroborated and evidenced by certified mutation entry 14086 dated 18-05-2005.

4.22 It has been observed by us that, the joint holders of the said land namely (1) Dipikaben D/o. Bhikhabhai Desai, (2) Ritaben D/o. Bhikhabhai Desai had voluntarily waived and relinquished their right, title, claim and share persisting the land in question in favour of rest of the joint holder and hence, their names were deleted from revenue record and said fact is expressly evidenced and corroborated by certified mutation entry No. 14216 dated 28-03-2006.

Note :

We have observed that, in support of relinquishment of above referred right, the said joint holders namely (1) Dipikaben D/o. Bhikhabhai Desai, (2) Ritaben D/o. Bhikhabhai Desai executed Deed of Release in favour of Rajendrabhai Khodidas Patel registered in the Office of Sub Registrar of Assurances at Ahmedabad-13 (City - 13) under Sr. No. 1220 dated 25-05-2016.

4.23 It has been observed by us that, a charge of the Bank of India, Vatva Branch was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs. 10,00,000/- in



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favour of Bank of India, Vatva Branch and is expressly corroborated and evidenced by certified mutation entry 14527 dated 21-05-2007.

- 4.24 It has been observed by us that, the charge was released by the Bank of India, Vatva Branch vide its No Due Certificate dated 03-04-2007 as is expressly evidenced by certified mutation entry No. 14562 dated 23-05-2007.
- 4.25 It has been observed by us that, the name of Nalinkumar Bhikhabhai was standing in his capacity as minor, but he attained maturity and on the application being submitted alongwith evidence of age, the word minor was deleted from the holding of the land in question as is expressly evidenced by certified mutation entry No. 14597 dated 22-06-2007.
- 4.26 It has been observed by us that, in the context of the standing instructions issued by the Government , at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village from No. 6, the mistakes were noticed and hence the Mamlatdar Daskroi passed order bearing No. R.T.S/ Record Promulgation / 31 /09 dated 06-12-2009 for rectification the errors and directed to indicate G.Dha.Kalam-43 (7920 in tenure in revenue record of Survey No. 471) as is expressly evidenced by certified mutation entry No. 15264 dated 21-02-2009.
- 4.27 It has been observed by us that, the charge was released by the Bank of India, Vatva Branch vide its No Due Certificate as is expressly evidenced by certified mutation entry No. 16444 dated 08-02-2011.





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4.28 It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17.03.2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Vatva Village was covered within the Taluka Boundaries of Ahmedabad City (East) as is expressly evidenced by certified mutation entry No. 17312 dated 03-05-2012.

4.29 It has been observed by us that, the joint holder of the said land namely Vimlaen Wd/o. Bhikhabhai Desai bhai had voluntarily waived relinquished her right, title, claim and share persisting in the land bearing Survey No. 471 in favour of (1) Dineshbhai Bhikhabhai Patel and (2) Nalinkumar Bhikhabhai Patel by executing Deed of Release registered in the Office of Sub-Registrar of Assurances at Ahmedabad-13 (City -13) under Sr. No. 1065 dated 22-05-2015 as is expressly corroborated and evidenced by certified mutation entry No. 19093 dated 29-05-2015.

4.30 It has been observed by us that, the land in question was standing as restricted tenure land under the Provision of Section 43 of the Tenancy Act, and hence, the occupiers of the said land submitted an application to the Collector, Ahmedabad for converting the said land into old tenure land for non agricultural purpose and after considering the said application, the District Collector, Ahmedabad passed order bearing No. ACB/TNC.2/ Premium/Vatva/SR.539/2015 dated 25-06-2015 and release the said land from the statutory restriction by converting into old tenure land for non agricultural purpose as is expressly corroborated and evidenced by certified mutation entry No. 19135 dated 29-06-2015.





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4.31 It has been observed by us that, the land in question was converted into old tenure land for non-agricultural purpose by the District Collector, Ahmedabad by issuing order dated 25-06-2015, but the permission under Section 65 of Land Revenue Code was not obtained in time limit as stipulated in the said order and hence, the District Collector, Ahmedabad passed order bearing No. ACB/TNC/Premium/Mudat/Vatva-471/2016 dated 08-08-2016 and extended the time limit for obtaining non-agricultural use permission for further six months i.e. from 15-07-2016 to 14-01-2017 as is expressly corroborated and evidenced by certified mutation entry No. 19527 dated 19-08-2016.

4.32 It has been observed by us that, the holders and the owners of the said land namely (1) Vimlaben Wd/o. Bhikhabhai Desai, (2) Dineshkumar Bhikhabhai and (3) Nalinkumar Bhikhabhai had agreed to sell and convey the land bearing Survey No. 471 admeasuring 4047 sq.mts., to Rajendrabhai Khodidas Patel by executing Agreement for Sale registered with the Office of the Sub -- Registrar of Assurance at Ahmedabad -11 (Aslali) under Sr. No. 1571 dated 05-02-2011.

4.33 It has been observed by us that, thereafter by Sale-Deed dated 25-05-2016 executed by (1) Dineshkumar Bhikhabhai and (2) Nalinkumar Bhikhabhai as Vendors in favour of Rajendrabhai Khodidas Patel registered with the Office of the Sub -- Registrar Assurance at Ahmedabad -13 (City-13) under Sr. No. 1216, the land bearing Final Plot No. 11 admeasuring 3040 sq.mts., comprised of Survey No. 471 admeasuring 4047 sq. mts., was sold to Rajendrabhai Khodidas Patel.





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By virtue of aforesaid Sale Deed, the name of Rajendrabhai Khodidas Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 19475 dated 25-05-2016.

4.34 It has been observed by us that, co-owners of the said land namely (1) Manjulaben Dineshbhai Patel, (2) Hiralben Dineshbhai Patel W/o. Riteshkumar and (3) Kishoriben Dineshbhai Patel W/o. Vipinbhai Patel had executed Deed of Confirmation in favour of Rajendrabhai Khodidas Patel registered with the Office of the Sub – Registrar Assurance at Ahmeadbhad -13 (City - 13) under Sr. No. 1218, dated 25-05-2016 whereby Sale Deed bearing No. 1216 dated 25-05-2016 was confirmed.

4.35 It has been observed by us that, co-owners of the said land namely (1) Manishaben Nalinbhai Patel, (2) Minor Mauli Nalinbhai Patel and (3) Minor Urva Nalinbhai (Sr. No. 2 and 3, through their natural guardian Manishaben Nalinbhai Patel) had executed Deed of Confirmation in favour of Rajendrabhai Khodidas Patel registered with the Office of the Sub – Registrar Assurance at Ahmeadbhad -13 (City - 13) under Sr. No. 1219, dated 25-05-2016 whereby Sale Deed bearing No. 1216 dated 25-05-2016 was confirmed.

4.36 It has been observed by us that, co-owners of the said land namely (1) Dipikaben Bhikhabhai Patel W/o. Rajeshkumar Patel and (2) Ritaben Bhikhabhai Patel W/o. Rajeshkumar Patel had executed Deed of Confirmation in favour of Rajendrabhai Khodidas Patel registered with the Office of the Sub – Registrar Assurance at Ahmeadbhad -13 (City - 13) under Sr. No. 1220, dated 25-05-2016 whereby Sale Deed bearing No. 1216 dated 25-05-2016 was confirmed.



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dated 25-05-2016 whereby Sale Deed bearing No. 1216 dated 25-05-2016 was confirmed.

4.37 It has been observed by us that, the Provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 471 admeasuring 4047 sq.mts., by merging into draft Town Planning Scheme No. 58 and the land bearing Survey 471 is given Final Plot No. 11 and its area is fixed to the extent of 3040 sq. mts., and Form-F is issued in accordance with the provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

4.38 It has been observed by us that, the holder of said land namely Rajendrabhai Khodidas Patel had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. ACB/TNC-2/N.A./Tatkal/K-65/S.R.11/2016 dated 26-08-2016 and granted non-agricultural use permission to the land bearing Final Plot No.11 of T. P. Scheme No. 58 admeasuring 3040 sq.mts., for residential purpose in accordance with THE PROVISION OF SECTION-65,66,AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 as is expressly corroborated and evidenced by certified mutation entry No. 19565 dated 20-09-2016.

4.39 It has been observed by us that, a charge of the Shree Ram City Union Finance Ltd., was created over the land bearing Survey No. 471 by holder of the said land by availing loan of Rs.





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2,75,00,000/- in favour of Shree Ram City Union Finance Ltd., and Deed of Mortgage was executed registered in the Office of Sub-Registrar of Assurance at Ahmedabad-11 (Aslali) under Sr. No. 1213 dated 13-02-2017.

- 4.40 It has been observed by us that, the charge was released by the Shree Ram City Union Finance Ltd., and Deed of Release was executed registered in the Office of Sub-Registrar of Assurance at Ahmedabad-11 (Aslali) under Sr. No. 9751, dated 06-07-2018.
- 4.41 It has been observed by us from Sub Registry record that, the holder and owner of the said land namely Rajendrabhai Khodidas Patel had executed Deed of Development Agreement pertaining to non-agricultural land in favour of Veena Raj Infra and Project Pvt. Ltd., a company through its Managing Director Trupil Rajendrakumar Patel registered in the Office of the Sub- Registrar of Assurances at Ahmedabad-11(Aslali) under Sr. No. 12979 dated 10-11-2017.
- 4.42 It has been further observed by us that, subsequently said Deed of Development Agreement was cancelled by the parties by executing Deed of Cancellation registered in the Office of the Sub- Registrar of Assurances at Ahmedabad-11(Aslali) under Sr. No. 10118 dated 12-07-2018.
- 4.43 It has been observed by us that, the owner of the said land namely Rajednrabhai Khodidas Patel had executed Deed of Power of Attorney in favour of Veena Raj Infra and Project Pvt. Ltd., a company through its Managing Director Trupil Rajendrakumar Patel in accordance with the Provision of Article 45(A) of Registration Act registered in the Office of the Sub- Registrar of



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Assurances at Ahmedabad-11(Aslali) under Sr. No. 12980 dated 10-11-2017. Which was cancelled thereafter by parties, Which was registered with Sub - Registrar of Assurances at Ahmedabad-11(Aslali) under Sr. No. 10121 dated 12-07-2018.

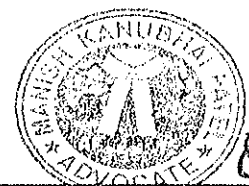
4.44 It has been observed by us that, thereafter by Sale-Deed dated 12-07-2018 executed by Rajendrabhai Khodidas Patel as Vendor in favour of Radhe Krishna Developers, a partnership firm registered with the Office of the Sub – Registrar of Assurance at Ahmeadbab -11 (Aslali) under Sr. No.10122, the land bearing Final Plot No. 11 admeasuring 3040 sq.mts., comprised of Survey No. 471 admeasuring 4047 sq. mts., was sold to Radhe Krishna Developers, a partnership firm.

By virtue of aforesaid Sale Deed, the name of Radhe Krishna Developers, a partnership firm was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 20326 dated 17-07-2018.

Note :

Radhe Krishna Developers is a partnership firm and on bare reading of its Partnership Deed, it expressly transpires that, the following persons are partners of the said firm and except that, no person is partner in the said firm.

1. Mahendrabhai Dayalbhai Gajera
2. Bipinbhai Arjanbhai Hirpara
3. Natvarbhai Ramchandrabhai Prajapati
4. Ashokbhai Kanjibhai Rami
5. Pravinbhai Kanjibhai Rami
6. Krunal Pravinbhai Gorajia
7. Kamleshbhai Chandubhai Rami
8. Mehul Kamleshbhai Rami





.. 16 ..

5. **Mutation of the name / s of the land owner / s in revenue records:**

On bare perusal of latest Village Form No. 7, the name of Radhe Krishna Developers, a partnership firm is appearing as occupier of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code.

6. **Searches :**

6.1 We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 **Perusal of the revenue record as are made available to us.**

Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 **Lispendence / Litigations :**

That, the principal of Lispendence is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

7. **Public Notice :**

As a part of investigation of title, we have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated 25-02-2018 for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.





.. 17 ..

8.1 Special Observation :

It has been observed by us that, originally the land in question was granted to Bhikhabhai Desaibhai in his capacity as tenant under the Provision of Section 32(G) of the Tenancy Act and thereafter, the land in question was converted into old tenure land for non-agricultural use by the competent authority after following due procedure of law and now the land in question has already been converted into non-agricultural use and as per the well settled legal position, the laws regarding agricultural land are not applied to non-agricultural land and such as land in question is freehold non-agricultural land as is corroborated by the order of the District Collector, Ahmedabad.

9. Boundaries of the said land :

We have mentioned the details of boundaries of the land in question on the basis of Deed of Conveyance bearing No. 1216 dated 25-05-2016.

10. Conclusions :

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to their land more particularly described in Schedule hereunder written is clear, marketable and freeform encumbrances and reasonable doubts subject to :

1. Affidavit on title being made by Radhe Krishna Developers, a partnership firm.
2. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
3. Terms and conditions laid down on N.A. Order.





.. 18 ..

11. Certificate :

We certify that, Radhe Krishna Developers, a partnership firm, have a valid, clear freefrom any charges or reasonable doubts and marketable title to the said land subject to the observations made in all forgoing paras and especially the observation made in para-10 above.

SCHEDULE

(Description of the land in question)

All that piece and parcel of non-agricultural land bearing Final Plot No. 11 admeasuring 3040 sq.mts of T. P. Scheme No. 58 (Vatva - 6) comprised of Survey 471 admeasuring 4047 sq.mts., situate, lying and being at Mouje - Vatva Taluka - Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the "**said Land**") Which is bounded as under

Details of Boundary of Final Plot No. 11

In the East : By 9 mts., T. P. Road

In the West : By land of Final Plot No. 8/2/1

In the North : By 6 mts., T. P. Road

In the South : By land of Final Plot No. 8/2/1

Date : 18-09-2018

Place : Ahmedabad.

Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

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



.. 19 ..

of Books 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.

* Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.