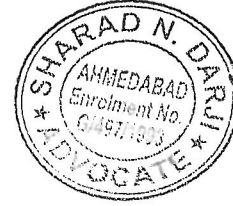


Ref. No.: 5958

To,
Neel Developers,
 A Partnership Firm
 Through its Partner
 Bharatbhai Raghavbhai Hirpara
 Address at: 18, Adarsh-23,
 Opp. Swati Bungalows,
 Thaltej, Bodakdev,
 Ahmedabad-380059.



TITLE REPORT WITH CERTIFICATE

Re.:- Non-agricultural Land bearing **Final Plot No. 26/1** (allotted in lieu of Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs.) containing by admeasurements 2368 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Tragad-Zundal), situate, lying and being at Mouje Tragad, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) belonging to a partnership firm "**Neel Developers**".

As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

1. The land bearing Survey No. 234 containing by admeasurements 2 Acre 37 Gunthas was originally belonging to (1) Babubhai Shanabhai (2) Rupaliben wd/o Girdharbhai Muljibhai and (3) Dahyabhai Nathubhai as co owners-occupiers of the said land prior to year 1951.
2. Thereafter, an Oral Partition took place amongst the family members of Dahyabhai Nathubhai for the land bearing Survey No. 234 and others and by virtue of that, land bearing Survey No. 234 Paiki, admeasuring 0 Acre 39 Gunthas came to the share of Amthabhai Dayhabhai and entry to that effect was recorded in the Mutation Register by Entry No. 827 dated 06/12/1954.
3. Thereafter, as per Order of Tribunal Case No. 44 dated 20/10/1966, there was no relation between landlord Babubhai Shanabhai etc. and tenant Sonaben wd/o Shanabhai Desaiabhai for the land bearing Survey No. 234 and therefore, name of Sonaben wd/o Shanabhai Desaiabhai was deleted in second rights of

revenue record of land bearing Survey No. 234 and entry to that effect was entered in the Mutation Register by Entry No. 1035 dated 21/06/1967.

4. Thereafter, an Oral Partition took place amongst the family members of Amthabhai Dahyabhai for the land bearing Survey No. 234 Paiki and others and by virtue of that, land bearing Survey No. 234 paiki admeasuring 0 Acre 39 Gunthas came to the share of Ratilal Amthabhai and entry to that effect was recorded in the Mutation Register by Entry No. 1074 dated 17/02/1972.
5. Thereafter, Partition took place between Haribhai Dayhabhai and Amthabhai Dayhabhai for the land bearing Survey No. 234 Paiki and by virtue of that, land bearing Survey No. 234 paiki, admeasuring 0 Acre 39 Gunthas came to the share of Amthabhai Dahyabhai and entry to that effect was recorded in the Mutation Register by Entry No. 1085 dated 10/06/1972.
6. Thereafter, owner-occupier of land bearing Survey No. 234 Paiki, admeasuring 0 Acre 39 Gunthas Haribhai Girdharbhai died intestate on 01-11-1973, leaving behind him his legal heirs namely: (1) Jayantibhai Haribhai (2) Gangaben Haribhai (3) Shantaben Haribhai and (4) Chanchalben wd/o Haribhai Girdharbhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 1122 dated 16-02-1974.
7. Thereafter, co-owners and co-occupiers of land bearing Survey 234 Paiki, containing by admeasurements 0 Acre 39 Gunthas (1) Gangaben Haribhai and (2) Shantaben Haribhai have willingly waived their rights and interests persisting in the land in favour of other co-owners and co-occupiers of land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 1129 dated 30/03/1975.
8. Thereafter, the DILR, Ahmedabad vide Order No. D.S.O/D.R.K/Pu.P.9/10 dated 25/05/2010 and City Mamlatdar, Ahmedabad vide Remark No. R.T.S/K.J.P/S.R. No./Vashi-2843/10 dated 18/06/2010 have filed Durasti Patrak in three separate parts for the land bearing Survey No. 234, containing by total admeasurements 11837 Sq.Mtrs and in pursuant of that, names of Jayantibhai Haribhai and Chanchalben wd/o Haribhai Girdharbhai were recorded in the revenue records as owners-occupants of land bearing Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs., name of Babubhai Shanabhai was recorded in the revenue records as owner-occupant of land bearing Survey No. 234/2, containing by admeasurements 3945 Sq.Mtrs. and



name of Ratilal Amthabhai was recorded in the revenue records as owner-occupant of land bearing Survey No. 234/3, containing by admeasurements 3946 Sq.Mtrs. and entry to that effect was entered in the Mutation Register by Entry No. 3147 dated 19-06-2010.

9. Thereafter, co owner-occupier of land bearing Survey No. 234/1 Chanchalben wd/o Haribhai Girdharbhai died intestate on 29/10/1989 and hence her name has been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 4192 dated 13/04/2017.
10. Thereafter, land bearing Survey No. 234/1 containing by admeasurements 3946 Sq.Mtrs. merged into Town Planning Scheme No. 72 (Tragad-Zundal) and it has been given Final Plot No. 26/1, containing by admeasurements 2368 Sq.Mtrs. or thereabouts.
11. Thereafter, owner-occupier of land Jayantibhai Haribhai sold and conveyed the land bearing Final Plot No. 26/1 (allotted in lieu of Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs.) containing by admeasurements 2368 Sq.Mtrs. or thereabouts to Vipulbhai Bhupatbhai Patel by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad-13 (City) dated 06/02/2018 under serial No. 284 and entry to that effect was recorded in Mutation Register by Entry No. 4310 dated 06/02/2018.
12. Thereafter, Vipulbhai Bhupatbhai Patel filed a Case against the legal heirs of deceased Bai Sona wd/o Shanabhai Desaiabhai, Babubhai Shanabhai and others before City Mamlatdar Court, Ahmedabad and in the said Case, City Mamlatdar Court, Ahmedabad has ordered bearing No. RTS/Tragad/Case No. 38/19 on 09/08/2019 to remove the name of Bai Sona wd/o Shanabhai Desaiabhai from the land bearing Survey No. 234/1 and entry to that effect was recorded in Mutation Register by Entry No. 4594 dated 13/08/2019.
13. Thereafter, Collector, Ahmedabad has given Non-agriculture use permission to the land bearing Final Plot No. 26/1, containing by admeasurements 2368 Sq.Mtrs. for multipurpose use vide Order No. 36/07/17/045/2020 dated 02/01/2020 and entry to that effect was mutated in the revenue records by mutation Entry No. 4649 dated 02/01/2020.
14. I have issued a Public Notice in GUJARAT SAMACHAR NEWSPAPER dated 27-12-2019 inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.



15. Thereafter, owner-occupier of land Vipulbhai Bhupatbhai Patel sold and conveyed the Non-Agricultural land bearing Final Plot No. 26/1 (allotted in lieu of Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs.) containing by admeasurements 2368 Sq.Mtrs. or thereabouts to Neel Developers, a Partnership Firm by Sale Deed, which is registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) on 10/01/2020 under serial No. 729 and entry to that effect was entered in Mutation Register by Entry No. 4662 dated 28/01/2020.
16. Thereafter, Ahmedabad Municipal Corporation has approved the plan and given construction permission to the Non-agricultural Land bearing Final Plot No. 26/1 (allotted in lieu of Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs.) containing by admeasurements 2368 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 vide its Case No. BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1 and issued Commencement Letter (Rajachitthi) No. 03973/050820/A3719/R0/M1 dated 04/11/2020 for Block/Tenement No. A & Case No. BHNTS / NWZ / 050820 / CGDCRV / A3720 / R0 / M1 and issued Commencement Letter (Rajachitthi) No. 03974/050820/A3720/R0/M1 dated 04/11/2020 for Block/Tenement No. B.



I have examined the titles of the land belonging to a partnership firm, "**Neel Developers**" and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our Search Clerk to the Non-agricultural Land bearing **Final Plot No. 26/1** (allotted in lieu of Survey No. 234/1, containing by admeasurements 3946 Sq.Mtrs.) containing by admeasurements 2368 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Tragad-Zundal), situate, lying and being at Mouje Tragad, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in the N. A. Order.

- [3] Final decision in respect of pending legal litigation regarding Special Civil Suit No. 145/2018 before the Hon'ble Court of Principal Senior Civil Judge, Ahmedabad.
- [4] Provisions of Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [5] Verification of all original documents.

DATED THIS 20th DAY OF JANUARY, 2021

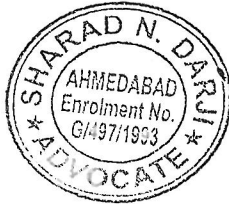


[Signature]

(Sharad N. Darji)
Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2021) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate cum report.



[Signature]

