

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAIPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 29710100 - 29710200 E-mail : janiandco@gmail.com

REF. NO.

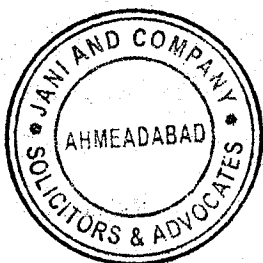
11310/2019

To,

Rivswastik Buildcon LLP

TITLE REPORT CUM TITLE CERTIFICATE

Reg:- Non-Agricultural land bearing Final Plot No. 34 admeasuring about 3,827 sq. mtrs. [Given in lieu of Survey No. 201 admeasuring about 15,758 sq. mtrs paiki 6,378 sq. mtrs.] forming part of Draft town planning Scheme No. 233 (Tragad), situate, lying and being at Moje Tragad, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola) belonging to Rivswastik Buildcon LLP

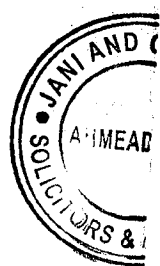


As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 04-03-2020) of available revenue and registration record for last 30 years through our search clerk and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under:-

- (1) That the land bearing Survey No. 201 admeasuring Acre 03-36 Gs. was belonging to Maganji Raiji since prior to the year 1961.
- (2) That said Maganji Raiji died intestate on or about 23-05-1961, hence names of his legal heirs viz. (1) Bai Kali Wd/o Maganji Raiji (2) Punjaji Maganji (3) Jivaji Maganji (4) Minor Udaji Maganji (As Guardian Bai kali) and (5) Minor Rupsangji (As Guardian Bai kali) were entered in the revenue record with respect to the land bearing

Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 952 dated 25-06-1961.

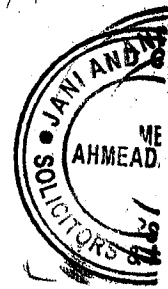
- (3) That the charge of Gujarat State Co. operative Land Mortgage Bank was created vide Mortgage Deed dated 07-04-1961 with respect to the said land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 954 dated 05-07-1961.
- (4) That said Udaji Maganji died intestate in or around the year 1968 without leaving behind any heirs. Further Bai kali Wd/o Maganji Raiji released her right, title and interest with respect to the land bearing Survey No. 201 in favour of other Co-owners. Hence names of (1) Udaji Maganji and (2) Bai kali Wd/o Maganji Raiji were deleted from the revenue record of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1171 dated 24-02-1978.
- (5) That upon repayment of loan, the charge of The Gujarat State Co-operative Land Development Bank Limited was released with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2020 dated 04-06 1981. However said Mutation Entry was cancelled.
- (6) That as per order bearing No. K.J.P.S.R.56/82-83 of District Inspector of Land Records, Durasti Patrak No. 9 was issued and as per the said durasti order, area of land of Survey No. 201 admeasuring about 15,783 sq. mtrs. was fixed at 15,758 sq. mtrs. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2046 dated 01-11 1983.
- (7) That the charge of The Gujarat State Co-operative Land Development Bank was created vide mortgage deed with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2112 dated 20-05-1988.



- (8) That said Punjaji Maganji died intestate on or about 05-02-1996 hence names of his heirs viz. (1) Jadiben Wd/o Punjaji Maganji (2) Jasiben Punjaji (3) Lasiben Punjaji and (4) Maniben Punjaji were entered in the revenue record with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2218 dated 27-05-1996.
- (9) That upon repayment of the loan and based on Form No. 58 issued by The Gujarat State Co-operative Land Development Bank Limited dated 26-07-1995, the said land bearing Survey No. 201 was released from the charge of The Gujarat State Co-operative Land Development Bank Limited. Mutation Entry to the said effect was made in revenue record vide Entry No. 2291 dated 16-02-1998.
- (10) That upon repayment of loan, the charge of Gujarat State Co-operative Land Development Bank stands release with respect to the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2330 dated 24-06-2001. However said Mutation Entry was cancelled as original document was not produced.
- (11) That said Jivaji Maganji Thakor died intestate on or about 14-08-2003 and Gajriben (W/o Jivaji Maganji) died in around the year 1988. Hence names of their legal heirs viz. (1) Kalaji Jivaji Thakor (2) Gabhaji Jivaji Thakor (3) Bhalaji Jivaji Thakor and (4) Bhikhiben Jivaji Thakor were entered in the revenue record with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2407 dated 22-09-2003.
- (12) That upon repayment of loan, the said land bearing Survey No. 201 was released from the charge of Gujarat State Co-operative Land Development Bank. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2408 dated 23-09-2003.
- (13) That said (1) Bhikhiben Jivaji Thakor (2) Jadiben (Wd/o Pujaji Maganji) (3) Jasiben Punjaji Thakor (4) Lasiben Punjaji Thakor (5) Maniben Punjaji Thakor released their right, title and interest vide

release deed dated 27-12-2006 registered before sub Registrar of Ahmedabad- 2(Vadaj) at serial No. 15106 in favour of (1) Kalaji Jivaji Thakor (2) Gabhaji Jivaji Thakor (3) Bhalaji Jivaji Thakor (4) Rupsangji Maganji Thakor with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2639 dated 08-02-2007.

- (14) That as per the order dated 07-06-2012 bearing No. JAN. PB-3/NHLC/Tragad/Survey No. 201/1652 of Sardar Sarovar Narmada Nigam Limited, LAQ-267 was deleted from the Column No. 3 with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3521 dated 06-07-2012. However said Mutation Entry was cancelled.
- (15) That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new Talukas were formed and accordingly land of Moje Tragad which formed part of Taluka Ahmedabad City (West) is now made part of Taluka Ghatlodiya.
- (16) That as mentioned in Mutation Entry No. 2046, Durasti took place with respect to the said land bearing Survey No. 201 and the effect of LAQ order dated 16-02-1963 which was recorded in the second column of the 7/12 of the said Land. Accordingly as per order dated 21-04-2016 bearing order no. City/Ghatlodiya E- Dhara/ Sudhara Hukam/ S.R.156/2015/ Vashi passed by Mamlatdar of Ghatlodiya, Ahmedabad new 7/12 form for the land admeasuring about 25 sq. mtrs. was made the name of Narmada Nigam Limited was entered as occupier of the land admeasuring about 25 sq. mtrs.. Moreover the effect of LAQ order dated 16-02-1963 was deleted from the second column of said Land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4062 dated 21-04-2016.



(17) That said Rupsangji Maganji died intestate on or about 12-01-2018. Hence names of his legal heirs i.e. (1) Kamuben (Wd/o Rupsangji Thakor) (2) Bharatji Rupsangji Thakor and (3) Rameshji Rupsangji Thakor were entered in the revenue record with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4330 dated 20-03-2018.

(18) That said Bhalaji Jivaji Thakor died intestate on or about 25-07-2018 hence names of his legal heirs viz. (1) Kailashben (Wd/o Bhalaji Jivaji) (2) (Minor) Dashrath Bhalaji and (3) (Minor) Jayesh Bhalaji both of them through their natural guardian Kailashben Bhalaji Thakor were entered in the revenue record vide Entry No. 4431 dated 03-11-2018.

(19) That upon implementation of Town Planning Schemes to the village Tragad, the land bearing Survey No. 201 admeasuring about 15,758 sq. mtrs. was included in Three (3) Town Planning Schemes and the details of the same is as under:

Sr. No.1	T.P. Scheme	Survey No. Land Area (in Sq.mtrs)	Final Plot No.	Final Plot Area (in sq. mtrs.)
1.	233	201 Paiki 6378	34	3,827
2.	409A	201 Paiki 5081	158	3,053
3.	72	201 Paiki 4291	1	2,575
TOTAL		15,758		9,455

(20) This Title Report is with respect to the land bearing Final Plot No. 34 admeasuring 3,827 sq.mtrs. (Given in lieu of Survey No. 201 admeasuring about 15,758 sq. mtrs paiki 6,378 sq.mtrs.), forming part of Town Planning scheme no. 233. Hence hereafter Mutation Entry related to this parcel of land is only mentioned.

(21) That Mutation Entry No. 4584 does not pertain to the subject Land bearing Final Plot No. 34. Hence the same is dealt with herein.

(22) That Non Agricultural use permission for multi-purpose use for land bearing Survey No. 201 admeasuring 15,758 sq. mtrs. paiki

3,827 sq. mtrs. which is now given Final Plot No. 34 admeasuring about 3827 sq. mtrs. was granted by Collector, Ahmedabad vide his order dated 26-07-2019 bearing No. 579/07/17/045/2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4585 dated 26-08-2019.

- (23) That Mutation Entry No. 4618 does not pertain to the subject Land bearing Final Plot No. 34. Hence the same is dealt with herein.
- (24) That said Minor Dashrath Bhalaji Thakor upon attaining the age of Major, the word "Minor" and "Through his guardian Kailashben Bhalaji Thakor" was removed from the revenue record with respect to the land bearing Survey No. 201. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4632 dated 06-01-2020.
- (25) That Mutation Entry No. 4645 dated 21-12-2019 and Entry No. 4659 dated 22-01-2020 does not pertain to the said land of Final Plot no. 34, hence the same is not dealt with herein.
- (26) That said (1) Kalaji Jivaji Thakor (2) Gabhaji Jivaji Thakor (3) Kamuben Rupsangji Thakor alias Makvana Kamuben Rupsinh (4) Bharatji Rupsangji Thakor (5) Rameshji Rupsangji Thakor (6) Kailashben Thakor (Wd/o Bhalaji Jivaji) (7) Dashrath Bhalaji Thakor (8) (Minor) Jayesh Bhalaji Thakor [Through his guardian Kailashben (Wd/o Bhalaji Jivaji)] all of them as self and as karta and manager of their HUF (wherever is applicable) sold and conveyed land bearing Survey No. 201 admeasuring about 15,758 sq. mtrs. paiki 6,378 sq. mtrs. which was given Final Plot No. 34 admeasuring about 3,827 sq. mtrs. in Draft Town Planning Scheme No. 233 to Rivswastik Buildcon LLP through Sale Deed dated 13-01-2020 Registered before Sub Registrar of Ahmedabad-8 (Sola) at serial No. 784. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4668 dated 06-02-2020. However the said Mutation Entry is yet to be certified
- (27) That said (1) Kalaji Jivaji Thakor (2) Gabhaji Jivaji Thakor (3) Kamuben Rupsangji Thakor alias Makvana Kamuben Rupsinh (4)



Bharatji Rupsangji Thakor (5) Rameshji Rupsangji Thakor (6) Kailashben Thakor (Wd/o Bhalaji Jivaji) (7) Dashrath Bhalaji Thakor (8) (Minor) Jayesh Bhalaji Thakor Through his natural guardian Kailashben Wd/o Bhalaji Jivaji all of them as self and as karta and manager of their HUF (wherever is applicable) executed Deed of General Power of Attorney in favour of Rivswastik Buildcon LLP dated 13-01-2020 Registered before Sub Registrar of Ahmedabad-8 (Sola) at serial No. 788.

- (28) That prior to the aforesaid Sale Deed in favour of Rivswastik Buildcon LLP, Kailashben Wd/o Bhalaji Jivaji and natural guardian of minors viz. (1) Dashrath Bhalaji Thakor (2) Jayesh Bhalaji Thakor had filed Civil Miscellaneous Application bearing No. 285/2019 before Principal District and Sessions Judge, Ahmedabad (Rural) for being appointed as a guardian of her minor sons viz. (1) Dashrath Bhalaji Thakor (2) Jayesh Bhalaji Thakor under the Provisions of the Guardians and Wards Act, 1890.

During the pendency of the aforesaid proceeding Dashrath Bhalaji Thakor had attained the age of majority and hence his name was deleted as applicant.

Thereafter the Hon'ble Principal District and Sessions Judge, Ahmedabad (Rural) vide his order dated 07-02-2020 appointed Kailashben Wd/o Bhalaji Jivaji guardian for the sale of minor's share with respect to the land bearing Survey No. 201 admeasuring 15,758 sq. mtrs. and further directed Kailashben Wd/o Bhalaji Jivaji to utilize the Jayesh's share and consideration for benefits of Minor Jayesh Bhalaji Thakor.

- (29) That Rivswastik LLP is incorporated under the provisions of Limited Liability Partnership Act and is having LLP identification number as AAP-0130.
- (30) Thereafter the Rivswastik Buildcon LLP availed financial assistance from the Capri Global Capital Limited and in this regard the land of Final Plot No. 34 admeasuring about 3,827 sq.mtrs. was mortgaged in favour of Capri Global Capital Limited vide

Mortgage Deed dated 20-01-2020 registered in the office of sub-registrar of Ahmedabad-8 (sola) at serial No. 1107.

- (31) That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 27/4/2019, inviting objections for issuance of Title Certificate for the above stated land of the earlier land owner; we have not received any objection from anyone till today.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Final Plot No. 34 admeasuring about 3,827 sq. mtrs. (Given in lieu of Survey No. 201 admeasuring about 15,758 sq. mtrs paiki 6,378 sq.mtrs.), forming part of Draft Town Planning Scheme No. 233, situate, lying and being at Moje Tragad, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) belonging to Rivswastik Buildcon LLP shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Mutation Entry No. 4668 being certified and the name of Rivswastik Buildcon LLP being entered in 7/12 form of the said Land.
- [2] Mortgage Deed dated 20-01-2020 bearing serial No. 1107.
- [3] Terms and conditions of N.A Use permission being fulfilled.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 233 (Tragad).

DATED THIS 5th DAY OF MARCH, 2020

Hursh P. Jari
ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available. Please note that the registration record of most of the



years from 1986 to 1994 of Sub Registrar's office is destroyed/torn out. Hence it cannot 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, resulting into our error.

[2] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.

[3] We are informed that at present litigation/suits apart from the abovementioned, are filed/pending before any Judicial/Quasi Judicial authorities.

