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B/h. Ranchhodji's Temple,
Jivrajpark,
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Title Opinion cum Report



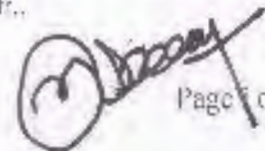
Ref: This Title Opinion cum Report is based on investigation of title for sub plot no.-5 land admeasuring 60.53 sq.mtr. alongwith construction thereupon in the scheme known as "L. K. Co.-Op. Hou. Soc. Ltd." lying and being at land bearing survey no.-80 part and city survey no.-1396 part of Final Plot No.-158, T. P. scheme No.-1 of village: Memnagar, Taluka: Ghattodiya, Registration Dist., sub-district-Ahmedabad - 3 (Memnagar) belonging to Shri Dharamchand Jaychand Shelhiya (hereinafter referred to as 'the said party') as a member of the society.

Pursuant to instruction of above mentioned party, I have investigated the titles to the above referred property and got the 30 years searches from the available registration record through my search advocate and available revenue records and have gone through photocopies of relevant documents, papers, declaration cum indemnity bond of above named party and information given to me by said party.

I hereby give my opinion on title as under:

- (i) The property in question is part of land bearing F.P. No.-158 of T.P. scheme no.-1 which was allotted in lieu of revenue survey no. 80 part of village: Memnagar, Taluka: Ghattodiya, District: Ahmedabad.
- (ii) Prior to 1960 the said survey no.-80 admeasuring 3 acre 3 guntha land was given to Mangaji Saluji as new tenure by order of City Deputy Collector, Ahmedabad vide order no.-LAND/I.R.61 dated: 27/05/1959 and order of Mamladar City Taluka vide order no.-LAND/IR/69 (58-59) dated: 28/05/1959. Name of Mangaji Saluji was entered into revenue record as owner and possessor of the said land vide entry no.-273 dated: 11/06/1959.
- (iii) Thereafter Mangaji Saluji was expired leave behind his straight line heirs Shakriben widow of Mangaji Saluji self and mother & guardian of minor Shakraji Mangaji, Kanaji Mangaji, Bhikhiben Mangaji, their name were entered in the revenue record. Entry to that effect was made in the revenue record vide entry no.-496 dated: 25/04/1965 and certified as on dated: 05/07/1965.
- (iv) Thereafter the said land converted into old tenure, order for the same has been issued by district collector Ahmedabad vide order no.-C5/LAND/K-628, dated: 17/11/1981. Entry to that effect was made in the revenue record vide entry no.-1426 dated: 03/04/1982 and certified as on dated: 19/05/1982.
- (v) Thereafter T.P. scheme-1 (Memnagar) was implemented and allotted final plot no.-158 admeasuring 5428 sq.mtr. land and Final plot no.-185 admeasuring 4987 sq.mtr. in lieu of survey no.-80 admeasuring 12444 sq.mtr.,




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- (vi) Thereafter family partition made between heirs of late Mangaji Saluji as per the registered family partition, the said land came into part of Shakriben widow of Mangaji Saluji as owner and possessor. Simultaneously name Shakraji Mangaji, Karaji Mangaji, Bhikhiben Mangaji were deleted from revenue record, Entry to that effect was made in the revenue record vide entry no.-1427 dated: 03/04/1982 and certified as on dated: 19/05/1982.
- (vii) Thereafter said Shakriben widow of Mangaji Saluji sold the said land admeasuring 12444 sq.mtr. to L. K. Co.Op. Hou. Soc. Ltd. by different seven registered sale deeds, which were registered in the office of sub registrar Ahmedabad, vide registration no.-4184, 4188, 4192, 4193, 4197, 4203, 4207 dated: 23/03/1982. Name of the society has been entered into the revenue record by mutation entry no.-1428, 1429, 1430, 1431, 1432, 1433, 1434 as on dated: 03/04/1982 and certified as on dated: 07/07/1982.
- (viii) The lay out and sub plotting plan was sanctioned by Asst. Town Planner, Ahmedabad Urban Development Authority, Ahmedabad vide letter no.-PRM/UAD/228/6333 dated: 09/06/1987.
- (ix) The DDO, Ahmedabad was given N. A. permission for land admeasuring 4823 sq.mtr. of T. P. scheme no.-1, Final Plot no.-158 vide order no.-1045/109 dated: 20/01/1990.
- (x) The said L. K. Co.Op. Hou. Soc. Ltd. registered under registration no. Gh-7287 dated: 31/01/1979 under The Gujarat Co. Operative Society Act 1961 (hereinafter referred to as the said society).
- (xi) Thereafter the said society allotted sub plot no.-5 to Ramnikbhai Revashankar Jani -H.U.F. and allotted five shares each of Rs.50/- by certificate no-45, distinctive no-221 to 225. Later on said society issued allotment certificate dated: 12/09/1986.
- (xii) Thereafter Ramnikbhai Revashankar Jani as self and karta & manager of Ramnikbhai Revashankar Jani -H.U.F. sold the said sub plot no.-5 land admeasuring 600.53 sq.mtr. alongwith 360 sq.mtr. construction to Shri Daramchand Sethiya, S/o. Late Jaychandlal Sethiya by registered sale deed, which was registered in the office of sub registrar of Ahmedabad vide reg. no.-16790 as on dated: 31/08/1988.
- (xiii) Thereafter said society transferred the said sub plot no.-5 alongwith construction and share certificate as on dated: 23/07/1989 and issued certificate as on dated: 12/08/1989.
- (xiv) As a part of investigation of title i have published public notice for demanding claim if any which was published in daily news paper Gujarat Samachar as on dated: 11/10/2016 on page no.-6. Till this date i have not received any objection, claim in respect of the said property.
- (xv) I have verified latest village form no.-7/12 of T.P. scheme no.-1 final plot no.-158 dated: 18/10/2016, and property card of city survey no.-1396, dated: 28/09/2017 which shown name of L. K. Co.Op.Hos. Soc.Ltd. as owner of the said land.
- (xvi) My search clerk has taken registration searches by available search records since 1980 to 1993 dated: 14/10/2016, registration search receipt no.-2016002025115, search for year 1994 to 2016, registration search receipt no.-2016001025395, dated: 14/10/2016, i have found that the said owner executed



Nirav R. Kayasth
Advocate

registered agreement to sale in favour of Viva Infra Space vide registration no.-
9064 dated: 16/12/2016.

- (xvii) The said owner availed loan from Axis bank and all original documents were deposited in bank and created mortgage upon said property as well as documents.
- (xviii) The said owner has been executed declaration cum indemnity bond in my favour and I believe that same is true and trustworthy.
- (xix) In view of what is hereinabove stated and after verification of photocopies of documents, declaration cum indemnity bond, papers, searches of registration record and revenue records, public notice, I believe that all are trustworthy and reliable, accordance to that I hereby give my opinion that, title to the said property shall be clear and marketable after completion, solution of below listed queries i.e. subject to,

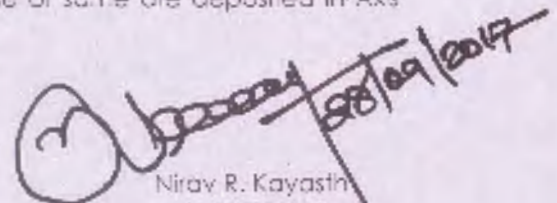
Subject To:

- (1) To be cleared loan of Axis bank Ltd. and obtain original documents.
- (2) To be cancelled agreement to sale in favour of VIVA Infraspace.
- (3) No-due cum no-encumbrance certificate of L. K. Co. Op. Hous. Soc., Ltd.

Important Note:

1. The said owner and Viva Infra Space would not be enter into any agreement or deal with anyone else, while this procedure of Title accordance to their rights.
2. I can not verify original title deeds because of same are deposited in Axis Bank Ltd.,




Nirav R. Kayasth
(Advocate)