

D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI
Ref. No. :

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad – 380 007.
Tele. No. 2662 17 93, 2664 20 20
Dated : _____

DVD/2023/9428

26/08/2023

To
M/s. Winser Infrastructure
1110, 11th Floor,
Pinnacle Park,
Corporate Main Road,
Prahladnagar,
Ahmedabad – 38 0051

Sir,

Re: Investigation of title to the Freehold Multiuse purpose Non Agricultural land bearing Survey Nos. 533/1A, 533/1B and 533/2 and now New City Survey Nos.533/1A/p2, 533/1B/p2 and 533/2/p2 and jointly allotted with Final Plot No.53 of T.P.S. No. 86 (Sarkhej – Okaf – Fathewadi – Makarba) of Mouje/City Survey Ward: Sharkhej (Nonagricultural) of Old Ahmedabad City West Taluka and New Vejalpur Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi) belonging to M/s. WINSER INFRASTRUCTURE i.e. yourself

With reference to the above and pursuant to your instructions, we have to state that, we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City West Taluka at Ahmedabad and New Vejalpur Taluka at Ahmedabad and that of the Circle Inspector/ Talati Mouje Sarkhej as also from the search of the records being maintained by the District Registrar Ahmedabad and Sub Registrar, Ahmedabad for the last more then 30 years as also from certain papers produced before us, it appears that much prior to 1950 then Agricultural lands bearing (I) Survey No.533/1 admeasuring A 3 = 2 G and Potkharaba land admeasuring A 0 = 3 G making in all total area



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admeasuring A 3 = 5 G i.e. 12646 sq.mts. or thereabouts originally belonged to Shri Muljibhai Mahipatbhai and (II) Survey No. 533/2 admeasuring A 0 = 07 G i.e. 708 sq.mts. or thereabouts originally belonged to Shri Muljibhai Mahipatbhai, which please note.

Now we will deal with the Survey Nos. jointly and/or severally as under:-

Re: Survey No. 533/1

That much prior to 1950 then Agricultural land bearing Survey No.533/1 admeasuring A 3 = 2 G and Potkharaba land admeasuring A 0 = 3 G making in all total area admeasuring A 3 = 5 G i.e. 12646 sq.mts. or thereabouts originally belonged to Shri Muljibhai Mahipatbhai, which please note.

We further find that thereafter pursuant to the order dated 16/04/1947 issued by the concerned revenue authority name of one Shri Rama Bava was mutated as Protected Tenant over the said land. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 01/10/1948 under Serial No. 1067 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter pursuant to the Order dated 23/12/1952 issued by the concened revenue authority name of said Protected Tenant Shri Rama Bava was deleted from the revenue records as he was not tilling the said land since 1947 - 48 and had also left the possession of the said land since then. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 20/02/1953 under Serial No. 1378 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.



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We further find that thereafter one Bai Shakraben D/o. Manubhai Girdhardas had filed a Civil Suit No.111/1965 before the Hon'ble Court whereby the said Hon'ble Court vide its order dated 26/07/1966 had confirmed the ownership of part of the said land admeasuring A 1 = 0 G 4047 sq.mts. or thereabouts in her name and balance land admeasuring A 2 = 5 G i.e. 8600 sq.mts. or thereabouts in the name of said Shri Muljibhai Mahipatbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 15/11/1966 under Serial No. 2262 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (I) Shri Muljibhai Mahipatbhai was holding the part of the said land admeasuring A 2 = 5 G i.e. 8600 sq.mts. or thereabouts as absolute owner and possessor thereof and (II) Bai Shakri D/o. Manubhai Gordhanbhai was holding the balance land admeasuring A 1 = 0 G i.e. 4047 sq.mts. or thereabouts as absolute owner and possessor thereof, which please note.

We further find that thereafter pursuant to the Order daed 09/12/1971 issued by the DILR, Ahmedabad vide Puravni Patrak No.5 the land of (I) Survey No.533/1 Paiki admeasuring A 2 = 05 G (including Pot Kaharaba land admeasuring A 0 = 3 G) i.e. 8600 sq.mts. or thereabouts belonging to Shri Muljibhai Mahipatbhai was given New Survey No.533/1A and (II) Survey No.533/1 Paiki admesuring A 1 = 0 G i.e. 4740 sq.ms. or thereabouts belonging to Bai Shakri D/o. Manubhai Gordhanbhai was given with Survey No.533/1B. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 11/07/21972 under Serial No. 2407 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (I) Shri Muljibhai Mahipatbhai was holding the land bearing Survey No.533/1A admeasuring A 2 = 05 G (including Pot Kaharaba land admeasuring A 0 = 3 G) i.e. 8600 sq.mts. or thereabouts as absolute owner and possessor



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thereof while (II) Bai Shakri D/o. of Manubhai Gordhanbhai was holding the land bearing Survey No.533/1B admeasuring A 1 = 0 G i.e. 4047 sq.mts. or thereabouts as absolute owner and possessor thereof, which please note.

Re: Survey No. 533/1A

We further find that thereafter names of (1) Shantaben W/o. Muljibhai Mahipatbhai (2) Shri Mahendrabhai Muljibhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Shri Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai were joined as co.owners along with the name of said Shri Muljibhai Mahipatbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/01/1985 under Serial No. 2920 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Muljibhai Mahipatbhai (2) Shantaben W/o. Muljibhai Mahipatbhai (3) Shri Mahendrabhai Muljibhai (4) Shri Dashrathbhai Muljibhai (5) Shri Chandrakantbhai Muljibhai (6) Arvindaben Muljibhai (7) Shri Narendrabhai Muljibhai (8) Shri Kaniyalal Muljibhai and (9) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter Shri Muljibhai Mahipatbhai died on 20/09/1988 whereby his name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/11/1995 under Serial No. 3338 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) Shri Mahendrabhai Muljibhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri



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Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Mahendrabhai Muljibhai also died on 13/12/2008 whereby his share in the land came to be owned and possessed by his heirs viz. (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/01/2009 under Serial No. 5176 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Chanchalben Wd/o. Mahendrabhai Muljibhai also died on 14/10/2009 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 30/11/2009 under Serial No. 5343 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal



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Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter Shantaben Wd/o. Muljibhai Mahipatbhai had died on 25/02/2010 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/07/2010 under Serial No. 5488 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (1-c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5) Shri Narendrabhai Muljibhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Narendrabhai Muljibhai died on 06/05/2018 whereby his share in the land came to be owned and possessed by his heirs viz., (a) Hansaben Wd/o. Narendrabhai Muljibhai (b) Diptiben Narendrabhai (c) Sejalben Narendrabhai and (d) Shri Saurabh Narendrabhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/06/2018 under Serial No. 6828 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (1-c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Diptiben Narendrabhai (5-c) Sejalben Narendrabhai (5-d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.



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We further find that thereafter said Arvindaben D/o. Muljibhai and W/o. Shri Jashwantlal Patel also died on 04/02/2017 while said Jashwantlal Patel had also died earlier on 27/01/1997 and her sons (1) Shri Deepak Jashwantbhai Patel had died unmarried on 01/12/2001 and (2) Shri Sandip Jashwantbhai Patel had also died on 07/01/2006 whereby their shares in the said land came to be owned and possessed by their heirs viz., (a) Joliben Sandipbhai Patel and (b) Shri Varunbhai Sandipbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 20/05/2019 under Serial No. 7043 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (1-c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Diptiben Narendrabhai (5-c) Sejalben Narendrabhai (5-d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

Re: **Survey No. 533/1B**

We further find that thereafter said Bai Shakri D/o. Manubhai Gordhanbhai sold and conveyed her right, title and interest in the said land in favor of Shri Muljibhai Mahipatbhai. The Deed of Conveyance in respect whereof was duly executed on 10/10/1975 and registered with the Sub-Registrar, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 11/07/1972 under Serial No. 2407 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then Shri Muljibhai Mahipatbhai was holding the said land as absolute owner and possessor thereof, which please note.



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We further find that thereafter Shri Muljibhai Mahipatbhai died on 20/09/1988 whereby his name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/11/1995 under Serial No. 3338 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) Shri Mahendrabhai Muljibhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Mahendrabhai Muljibhai also died on 13/12/2008 whereby his share in the land came to be owned and



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possessed by his heirs viz. (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/01/2009 under Serial No. 5176 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Chanchalben Wd/o. Mahendrabhai Muljibhai also died on 14/10/2009 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 30/11/2009 under Serial No. 5343 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter Shantaben Wd/o. Muljibhai Mahipatbhai had died on 25/02/2010 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of



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mutation entry book viz. Village Form No. 6 on 16/07/2010 under Serial No. 5488 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5) Shri Narendrabhai Muljibhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Narendrabhai Muljibhai died on 06/05/2018 whereby his share in the land came to be owned and possessed by his heirs viz., (a) Hansaben Wd/o. Narendrabhai Muljibhai (b) Diptiben Narendrabhai (c) Sejalben Narendrabhai and (d) Shri Saurabh Narendrabhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/06/2018 under Serial No. 6828 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5) (a) Hansaben Wd/o. Narendrabhai Muljibhai (b) Diptiben Narendrabhai (c) Sejalben Narendrabhai and (d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Arvindaben D/o. Muljibhai and W/o. Shri Jashwantlal Patel also died on 04/02/2017 while said Jashwantlal Patel had also died earlier on 27/01/1997 and her sons (1) Shri Deepak Jashwantbhai Patel had died unmarried on 01/12/2001 and (2) Shri Sandip Jashwantbhai Patel had also died on 07/01/2006 whereby their shares in the



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said land came to be owned and possessed by their heirs viz., (a) Joliben Sandipbhai Patel and (b) Shri Varunbhai Sandipbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 20/05/2019 under Serial No. 7043 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (1-c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Diptiben Narendrabhai (5-c) Sejalben Narendrabhai (5-d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

Re: Survey No.533/2

That much prior to 1950 then Agricultural land bearing Survey No. 533/2 admeasuring admeasuring A 0 = 07 G i.e. 708 sq.mts. or thereabouts originally belonged to Shri Muljibhai Mahipatbhai, which please note.

We further find that thereafter on implementation of The Bombay Prevention of Fragmentation and Consolidations of Holdings Act, the land was declared to be Tukda (Frgmented) land. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 08/12/1951 under Serial No. 1133 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter names of (1) Shantaben W/o. Muljibhai Mahipatbhai (2) Shri Mahendrabhai Muljibhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Shri Arvindaben



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Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai were joined as co.owners along with the name of said Shri Muljibhai Mahipatbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/01/1985 under Serial No. 2920 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Muljibhai Mahipatbhai (2) Shantaben W/o. Muljibhai Mahipatbhai (3) Shri Mahendrabhai Muljibhai (4) Shri Dashrathbhai Muljibhai (5) Shri Chandrakantbhai Muljibhai (6) Arvindaben Muljibhai (7) Shri Narendrabhai Muljibhai (8) Shri Kaniyalal Muljibhai and (9) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter Shri Muljibhai Mahipatbhai died on 20/09/1988 whereby his name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/11/1995 under Serial No. 3338 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) Shri Mahendrabhai Muljibhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Mahendrabhai Muljibhai also died on 13/12/2008 whereby his share in the land came to be owned and possessed by his heirs viz. (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai. The Entry to that effect was also entered in



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the revenue records of mutation entry book viz. Village Form No. 6 on 07/01/2009 under Serial No. 5176 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Chanchalben Wd/o. Mahendrabhai Muljibhai (b) Shri Bhupendrabhai Mahendrabhai (c) Shri Dineshbhai Mahendrabhai (d) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Chanchalben Wd/o. Mahendrabhai Muljibhai also died on 14/10/2009 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 30/11/2009 under Serial No. 5343 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shantaben W/o. Muljibhai Mahipatbhai (2) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (3) Shri Dashrathbhai Muljibhai (4) Shri Chandrakantbhai Muljibhai (5) Arvindaben Muljibhai (6) Shri Narendrabhai Muljibhai (7) Shri Kaniyalal Muljibhai and (8) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter Shantaben Wd/o. Muljibhai Mahipatbhai had died on 25/02/2010 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/07/2010 under Serial No. 5488 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Bhupendrabhai



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Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5) Shri Narendrabhai Muljibhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Narendrabhai Muljibhai died on 06/05/2018 whereby his share in the land came to be owned and possessed by his heirs viz., (a) Hansaben Wd/o. Narendrabhai Muljibhai (b) Diptiben Narendrabhai (c) Sejalben Narendrabhai and (d) Shri Saurabh Narendrabhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 26/06/2018 under Serial No. 6828 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Bhupendrabhai Mahendrabhai (b) Shri Dineshbhai Mahendrabhai (c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4) Arvindaben Muljibhai (5) (a) Hansaben Wd/o. Narendrabhai Muljibhai (b) Diptiben Narendrabhai (c) Sejalben Narendrabhai and (d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter said Arvindaben D/o. Muljibhai and W/o. Shri Jashwantlal Patel also died on 04/02/2017 while said Jashwantlal Patel had also died earlier on 27/01/1997 and her sons (1) Shri Deepak Jashwantbhai Patel had died unmarried on 01/12/2001 and (2) Shri Sandip Jashwantbhai Patel had also died on 07/01/2006 whereby their shares in the said land came to be owned and possessed by their heirs viz., (a) Joliben Sandipbhai Patel and (b) Shri Varunbhai Sandipbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz.



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Village Form No. 6 on 20/05/2019 under Serial No. 7043 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (1-c) Nayanaben Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Diptiben Narendrabhai (5-c) Sejalben Narendrabhai (5-d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said land as absolute owners and possessors thereof, which please note.

Re: Common for all Survey Nos 533/1A, 533/1B and 533/2

We further find that thereafter Nayanaben D/o. Mahendrabhai and W/o Pravinkumar Patel released her undivided right, title and interest in the said lands of Survey Nos. 533/1A, 533/1B and 533/2 admeasuring 395.05 sq.mts., 192.72 sq.mts. and 33.71 sq.mts. or thereabouts in favor of (1) Shri Bhupendrabhai Mahendrabhai and (2) Shri Dineshbhai Mahendrabhai. The Deed of Release in respect whereof was duly executed on 18/09/2019 which was registered with the Sub-Registrar, Ahmedabad – 13 (City) under Serial No.2054. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 11/10/2019 under Serial No. 7172 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Diptiben Narendrabhai (5-c) Sejalben Narendrabhai (5-d) Shri Saurabh Narendrabhai (6) Shri Kaniyalal



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Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Diptiben D/o. Narendrabhai W/o, Bhavinkumar Rameshbhai and (2) Sejalben D/o. Narendrabhai and W/o. Amitkumar Rameshbhai released their respective undivided right, title and interest in the said lands along with other lands in favour of Hansaben Wd/o. Narendrabhai Muljibhai. The Deed of Release in respect whereof was duly executed on 20/01/2020 which was registered with the Sub-Registrar, Ahmedabad – 13 (City) under Serial No. 123. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 22/01/2020 under Serial No. 7223 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shri Bhupendrabhai Mahendrabhai (1-b) Shri Dineshbhai Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Bhupendrabhai Mahendrabhai died on 19/08/2020 whereby his share in the land came to be owned and possessed by his heirs viz., (1) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (2) Monikaben Bhupendrabhai and (3) Mehal D/o. Bhupendrabhai. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 13/09/2020 under Serial No. 7326, 7327 and 7328 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a-1) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (1-a-2) Monikaben



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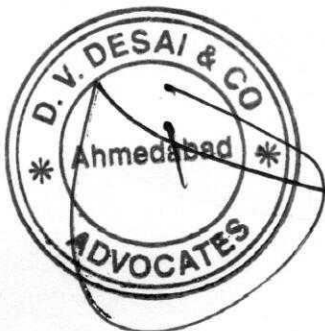
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Bhupendrabhai (1-a-3) Mehal D/o. Bhupendrabhai (1-b) Shri Dineshbhai Mahendrabhai (2) Shri Dashrathbhai Muljibhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Dashrathbhai Muljibhai also died on 27/12/2020 whereby his share in the land came to be owned and possessed by his heirs viz., (a) Shardaben Wd/o. Dashrathbhai Muljibhai (b) Shri Arunbhai Dashrathbhai (c) Shri Dipakbhai Dashrathbhai. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 19/01/2021 under Serial Nos. 7409, 7410 and 7411 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a-1) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (1-a-2) Monikaben Bhupendrabhai (1-a-3) Mehal D/o. Bhupendrabhai (1-b) Shri Dineshbhai Mahendrabhai (2-a) Shardaben Wd/o. Dashrathbhai Muljibhai (2-b) Shri Arunbhai Dashrathbhai (2-c) Shri Dipakbhai Dashrathbhai (3) Shri Chandrakantbhai Muljibhai (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said Shri Chandrakantbhai Muljibhai also died on 27/12/2020 and his wife Manjulaben Chandrakantbhai had also earlier died on 19/02/1998 while daughter Jigynaben D/o. Chandrakant had also earlier died on 15/03/2013 whereby their share in the land came to be



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owned and possessed by their heirs viz., (a) Mitaben Chandrakantbhai (b) Alkaben Chandrakantbhai (c) Shri Rushitbhai Chandrakantbhai and (d) Shri Dhruvenbhai Mayurkumar. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 09/03/2021 under Serial No. 7437, 7439 and 7440 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a-1) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (1-a-2) Monikaben Bhupendrabhai (1-a-3) Mehal D/o. Bhupendrabhai (1-b) Shri Dineshbhai Mahendrabhai (2-a) Shardaben Wd/o. Dashrathbhai Muljibhai (2-b) Shri Arunbhai Dashrathbhai (2-c) Shri Dipakbhai Dashrathbhai (3-a) Mitaben Chandrakantbhai (3-b) Alkaben Chandrakantbhai (3-c) Shri Rushitbhai Chandrakantbhai (3-d) Shri Dhruvenbhai Mayurkumar (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter on implementation of Draft Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatehwadi-Makarba) the said lands of Survey Nos. 533/1A, 533/1B and 533/2 were jointly given Proposed Final Plot No. 53 and the area thereof was fixed as 8013 sq.mts. or thereabouts and in turn on Finalization of the said Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatehwadi-Makarba) the said lands were given Final Plot No. 53 in lieu of Survey No. 533/1A, 533/1B and 533/2 and the area thereof was fixed as admeasuring 8013 sq.mts. or therabouts, which please note.

We further find that thereafter said Shri Dineshbhai Mahendrabhai also released his 573 sq.mts. or thereabouts of undivided share in the said Final Plot Land and 954 sq.mts. or thereabouts (i.e. 614 sq.mts., 289 sq.mts. and



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51 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 lands in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 08/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No. 451. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/03/2021 under Serial No. 7443 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (1-b) Monikaben Bhupendrabhai (1-c) Mehal D/o. Bhupendrabhai (2-a) Shardaben Wd/o. Dashrathbhai Muljibhai (2-b) Shri Arunbhai Dashrathbhai (2-c) Shri Dipakbhai Dashrathbhai (3-a) Mitaben Chandrakantbhai (3-b) Alkaben Chandrakantbhai (3-c) Shri Rushitbhai Chandrakantbhai (3-d) Shri Dhruvenbhai Mayurkumar (4-a) Joliben Sandipbhai Patel (4-b) Shri Varunbhai Sandipbhai (5-a) Hansaben Wd/o. Narendrabhai Muljibhai (5-b) Shri Saurabh Narendrabhai (6) Shri Kaniyalal Muljibhai and (7) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter (1) Suryaben Wd/o. Bhupendrabhai Mahendrabhai (2) Monikaben Bhupendrabhai and (3) Mehal D/o. Bhupendrabhai also released their 572 sq.mts. or thereabouts of undivided share in the said Final Plot Land and 954 sq.mts. or thereabouts (i.e. 614 sq.mts., 289 sq.mts. and 51 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 lands in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 08/03/2021 which was duly registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.450. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/03/2021 under Serial No. 7444 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and



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since then said said (1-a) Shardaben Wd/o. Dashrathbhai Muljibhai (1-b) Shri Arunbhai Dashrathbhai (1-c) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar (3-a) Joliben Sandipbhai Patel (3-b) Shri Varunbhai Sandipbhai (4-a) Hansaben Wd/o. Narendrabhai Muljibhai (4-b) Shri Saurabh Narendrabhai (5) Shri Kaniyalal Muljibhai and (6) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Hansaben Wd/o. Narendrabhai Muljibhai and (2) Shri Saurabhbhai Narendrabhai also released their undivided right, title and interest in the part of the said Final Plot land admeasuring 1145 sq.mts. or therabouts and 1908 sq.mts. or thereabouts (i.e. 1229 sq.mts., 578 sq.mts. and 101 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of said Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 08/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.454. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/03/2021 under Serial No. 7445 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shardaben Wd/o. Dashrathbhai Muljibhai (1-b) Shri Arunbhai Dashrathbhai (1-c) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar (3-a) Joliben Sandipbhai Patel (3-b) Shri Varunbhai Sandipbhai (4) Shri Kaniyalal Muljibhai and (5) Shri Yogeshbhai Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.



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We further find that thereafter said Shri Yogeshbhai Muljibhai also released his undivided right, title and interest in the part of the said Final Plot land admeasuring 1145 sq.mts. or therabouts and 1908 sq.mts. or thereabouts (i.e. 1229 sq.mts., 578 sq.mts. and 101 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 08/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.452. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/03/2021 under Serial No. 7446 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shardaben Wd/o. Dashrathbhai Muljibhai (1-b) Shri Arunbhai Dashrathbhai (1-c) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar (3-a) Joliben Sandipbhai Patel (3-b) Shri Varunbhai Sandipbhai (4) Shri Kaniyalal Muljibhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter Shri Kaniyalal Muljibhai also released his undivided right, title and interest in the part of the said Final Plot land admeasuring 1145 sq.mts. or therabouts and 1908 sq.mts. or thereabouts (i.e. 1229 sq.mts., 578 sq.mts. and 101 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 08/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.453. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/03/2021 under Serial No. 7447 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a)



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Shardaben Wd/o. Dashrathbhai Muljibhai (1-b) Shri Arunbhai Dashrathbhai (1-c) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar (3-a) Joliben Sandipbhai Patel (3-b) Shri Varunbhai Sandipbhai, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Joliben Sandipbhai Patel and (2) Shri Varunbhai Sandipbhai released their undivided right, title and interest in the part of the said Final Plot land admeasuring 1145 sq.mts. or therabouts and 1908 sq.mts. or thereabouts (i.e. 1229 sq.mts., 578 sq.mts. and 101 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 15/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.509. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 17/03/2021 under Serial No.7450 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1-a) Shardaben Wd/o. Dashrathbhai Muljibhai (1-b) Shri Arunbhai Dashrathbhai (1-c) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Shardaben Wd/o. Dashrathbhai Muljibhai and (2) Shri Arunbhai Dashrathbhai released their undivided right, title and interest in the part of the said Final Plot land admeasuring 763.33 sq.mts. or therabouts and 1271.99 sq.mts. or thereabouts (i.e. 819.33



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sq.mts., 385.33 sq.mts. and 67.33 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 01/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.389. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 25/03/2021 under Serial No. 7459 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Dipakbhai Dashrathbhai (2-a) Mitaben Chandrakantbhai (2-b) Alkaben Chandrakantbhai (2-c) Shri Rushitbhai Chandrakantbhai (2-d) Shri Dhruvenbhai Mayurkumar, were holding the said lands as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Mitaben Chandrakantbhai (2) Alkaben Chandrakantbhai (3) Shri Rushitbhai Chandrakantbhai and (4) Shri Dhruvenbhai Mayurkumar released their undivided right, title and interest in the part of the said Final Plot land admeasuring 1145 sq.mts. or therabouts and 1908 sq.mts. or thereabouts (i.e. 1229 sq.mts., 578 sq.mts. and 101 sq.mts. respectively) of undivided share in the Survey No.533/1A, 5633/1B and 533/2 in favour of Shri Dipakbhai Dashrathbhai. The Deed of Release in respect whereof was duly executed on 17/03/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No. 955. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 28/06/2021 under Serial No. 7506 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Dipakbhai Dashrathbhai was holding the said Final Plot land admeasuring 8103 sq.mts. and Survey Nos. 533/1A, 533/1B and 533/2 collectively admeasuring 13355 sq.mts. or thereabouts as absolute owner and possessor thereof, which please note.



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We further find that thereafter said Shri Dipakbhai Dashrathbhai sold and conveyed his right, title and interest in the said land bearing Survey Nos. 533/1A, 533/1B and 533/2 admeasuring 13355 sq.mts. or thereabouts and Final Plot No. 53 admesuring 8103 sq.mts. or thereabouts in favor of Shri Vinodbhai Arjanbhai. The Deed of Conveyance in respect whereof was duly executed on 27/05/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No.1012. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 30/06/2021 under Serial No. 7509 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Vinodbhai Arjanbhai was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Vinodbhai Arjanbhai also further sold and conveyed his right, title and interest in the said land in favor of (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja. The Deed of Conveyance in respect whereof was duly executed on 18/09/2021 and registered with the Sub-Registrar, Ahmedabad -13 (City) under Serial No. 1375. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 18/09/2021 under Serial No.7568 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja were holding the said lands as absolute co-owners nad possessors thereof, which please note.

We further find that thereafter said (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja got converted the land of (1) Survey No.533/1A admesuring 8600 sq.mts. and Final Plot No. 53 (Paiki) admeasuring 5160 sq.mts. or thereabouts (2) Survey No. 533/1B



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admeasuring 4047 sq.mts. or thereabouts and Final Plot No.53 (Paiki) admeasuring 2428 sq.mts. or thereabouts and (3) Survey No.533/2 admeasuring 708 sq.mts. and Final Plot No. 53 (Paiki) admeasuring 425 sq.mts. or thereabouts into Non Agricultural use purpose vide three separate orders dated 10/02/2022 and 15/02/2022 all issued by the Collector, Ahmedabad. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/02/2022, 10/02/2022 and 15/02/2022 under Serial Nos.7717, 7718 and 7727 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja were holding the said Non-Agricultural lands as absolute owner and possessor thereof, which please note.

We further find that thereafter on promulgation of City Records the said Non Agricultural lands were given (i) New City Survey No. NA533/1A/p2 in lieu of Survey No. 533/1A and the area thereof was fixed as admeasuring 5160 sq.mts. or thereabouts, (ii) New City Survey No. NA533/1B/p2 in lieu of Survey No. 533/1B and the area thereof was fixed as admeasuring 2428 sq.mts. or thereabouts and (iii) New City Survey No. NA533/2/p2 in lieu of Survey No. 533/2 and the area thereof was fixed as admeasuring 425 sq.mts. or thereabouts. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 17/02/2022 under Serial Nos.7731, 7732 and 7733 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja were holding the said Multipurpose Non-Agricultural lands of New City Survey No.533/1A/p2 admeasuring 5160 sq.mts. or thereabouts, 533/1B/p2 admeasuring 2428 sq.mts. or thereabouts and 533/2/p2 admeasuring 425 sq.mts. or thereabouts and Final



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Plot No. 53 of T.P.S. No. 86 admeasuring 8103 sq.mts. or thereabouts as absolute owners and possessors thereof, which please note.

We further find that thereafter said (1) Shri Vinodbhai Parshottambhai Rabara and (2) Shri Mansukhbhai Madhvajibhai Sureja brought their respective shares in the said land as their respective Capital Contribution in their partnership firm namely M/s. Winser Infrastructure, i.e. yourself. The Deed of Partnership (Alteration by increase in Capital of Partnership) was executed on 20/10/2022 and registered with the Sub-Registrar, Ahmedabad -4 (Paldi) under Serial No.17357. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Property Registrar Card on 14/12/2022 under Serial Nos. 6, 7, and 8 duly certified by the concerned revenue authority and since then yourself i.e. M/s. Winser Infrastructure are holding the said Multiuse purpose Non-Agricultural lands of New City Survey No.533/1A/p2, 533/1B/p2 and 533/2/p2 and Final Plot No.53 of T.P.S. No. 86 admeasuring 8103 sq.mts. or thereabouts as absolute owners and possessors thereof, which please note.

We further find that thereafter yourself i.e. M/s. Winser Infrastructure have executed a Development Agreement in favour of Goyal & co. Construction Private Limited. The Development Agreement has been duly executed on 12th day of April, 2023 which has been duly registered with the Sub-Registrar, Ahmedabad -4 (Paldi) under Serial No.13544 since then yourself i.e. M/s. Winser Infrastructure are holding the said Multiuse purpose Non-Agricultural lands of New City Survey No.533/1A/p2, 533/1B/p2 and 533/2/p2 and Final Plot No.53 of T.P.S. No. 86 admeasuring 8103 sq.mts. or thereabouts as absolute owners and possessors thereof subject to the Development Rights of Goyal & Co., Construction Pvt. Ltd., which please note.



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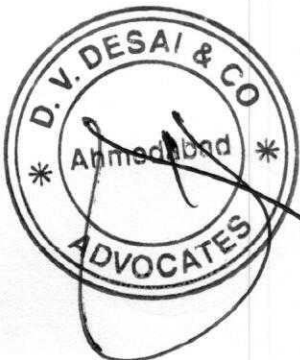
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We further find that thereafter yourself i.e. M/s. Winser Infrastructure have got the plans for construction of Residential scheme known as “Orchid Regal” duly approved through Ahmedabad Municipal Corporation vide its Rajja Chitti Nos.07854/180323/A7157/R0/M1 dated 08/04/2023 for Block No.A and Rajja Chitti Nos.07855/180323/A7158/R0/M1 dated 08/04/2023 for Block No.B+C, which please note

Further as part of investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Paper “Gujarat Samachar” on 04/08/2023 inviting claims and/or objections if any in relation thereto as also for issuance of title clearance certificate by us, however we have not received any claims and/or objections in relation, which please note.

Subject to what is stated hereinabove at present the land in question belongs to you as it is seen from the documents/papers referred to hereinabove and submitted to us by you as also from what ever search of the records made available to us from the office of the concerned Sub Registrar. Further It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1991 till 1993 are physical records which are totally torn and/or not available while the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad – 4 (Paldi) from 1994 till 2011 and that of the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad – 13 (City Taluka Agri) from 2011 till date and that of the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad -4 (Paldi) from 2022 till dated are duly computerized and the said records are faulty resulting into their mistakes in the given computerized search and hence we have obtained the aforesaid search from whatever records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.



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In view of what is stated hereinabove, we are of the opinion that the title to the land in question will only be considered to be clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to :-

01. Development Rights of Goyal & Co. Construction Pvt. Ltd., over the said land;
02. Variation if any in respect of Town Planning Scheme;
03. Compliance of all the Terms and Conditions of three separate N.A. orders dated 10/02/2022 and 15/02/2022 all issued by the Collector, Ahmedabad; and
04. Usual Declaration

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Freehold Multiuse purpose Non Agricultural land bearing Survey Nos.533/1A, Survey No.533/1B and Survey No.533/2 and Now City Survey Nos. 533/1A/p2, 533/1B/p2 and 533/2/p2 and jointly allotted with Final Plot No. 53 of T.P.S. No. 86 (Sarkhej – Okaf – Fathewadi – Makarba) admeasuring 5160 sq.mts. or thereabouts, 2428 sq.mts. or thereabouts and 425 sq.mts. or thereabouts respectively and 8013 sq.mts. or therbaouts collectively of Mouje / City Survey Sharkhej of Old Ahmedabad City West Taluka and New Vejalpur Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi).

We hope you will find everything in order.

Thanking you,



Yours Faithfully
For D. V DESAI & CO.

(PARTNER)
(G/531/1995)

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D. V. DESAI & CO.

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Dated : _____

DVD/2024/9428 (I)

06/05/2024

To
M/s. Winsar Infrastructure
1110, 11th Floor,
Pinnacle Park,
Corporate Main Road,
Praladnagar,
Ahmedabad – 38 0051

Sir,

Re: In the matter of Further Investigation of title to the Freehold Multiuse purpose Non Agricultural land bearing Survey Nos. 533/1A, 533/1B and 533/2 and now New City Survey Nos.533/1A/p2, 533/1B/p2 and 533/2/p2 and jointly allotted with Final Plot No.53 of T.P.S. No. 86 (Sarkhej – Okaf – Fathewadi – Makarba) of Mouje/City Survey Ward: Sharkhej (Nonagricultural) of Old Ahmedabad City West Taluka and New Vejalpur Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi) belonging to M/s. WINSER INFRASTRUCTURE i.e. yourself

With reference to the above and in continuation of our earlier letter bearing Ref. No. DVD/2023/9428 dated 26/08/2023, we have to state that, pursuant your request, we have conducted the additional search of the records being maintained at the office of the Mamlatdar Vejalpur Taluka at Ahmedabad and that of the City Survey Office at Mouje/City Survey Ward: Sharkhej (Nonagricultural) as also from the search of the records being maintained at the office of the District Registrar Ahmedabad and Sub Registrar, Ahmedabad – 4 (Paiki) in respect of Freehold Multiuse purpose Non Agricultural land bearing Survey Nos.533/1A, Survey No.533/1B and Survey No.533/2 and Now City Survey Nos. 533/1A/p2, 533/1B/p2 and 533/2/p2 and jointly allotted



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with Final Plot No. 53 of T.P.S. No. 86 (Sarkhej – Okaf – Fathewadi – Makarba) admeasuring 5160 sq.mts. or thereabouts, 2428 sq.mts. or thereabouts and 425 sq.mts. or thereabouts respectively and 8013 sq.mts. or thereabouts collectively of Mouje / City Survey Sharkhej of Old Ahmedabad City West Taluka and New Vejalpur Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi) (hereinafter referred to as “The said land”) and more particularly described in the Schedule hereunder written from 26/08/2023 till date and hereby certify that yourself i.e. Winsar Infrastructure is the sole owner of the said land upon which “Orchid Regal” scheme is situated and being developed by Goyal & Co. Construction Private Limited under and by virtue of Registered Development Agreement dated 12/04/2023 duly registered with the Sub-Registrar, Ahmedabad -4 (Paldi) under Serial No.13544 according to the permission and plan duly approved and granted by the Ahmedabad Municipal Corporation vide its Commencement Letter (Raja Chitthi) dated 08/04/2023 and Revised vide Commencement Letter (Raja Chitthi) dated 18/04/2024, which please note.

We have thoroughly verified the records of the said land and we hereby certify that the title of Winsar Infrastructure to the said land is good, clear, marketable and free from all encumbrances subject to:-

01. Compliance of all the Terms and Conditions of Three separate N.A. orders dated 10/02/2022 and 15/02/2022 all issued by the Collector, Ahmedabad
02. Variation if any in Town Planning Scheme; and
03. Usual Declaration



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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Freehold Multiuse purpose Non Agricultural land bearing Survey Nos.533/1A, Survey No.533/1B and Survey No.533/2 and Now City Survey Nos. 533/1A/p2, 533/1B/p2 and 533/2/p2 and jointly allotted with Final Plot No. 53 of T.P.S. No. 86 (Sarkhej – Okaf – Fathewadi – Makarba) admeasuring 5160 sq.mts. or thereabouts, 2428 sq.mts. or thereabouts and 425 sq.mts. or thereabouts respectively and 8013 sq.mts. or thereabouts collectively of Mouje / City Survey Sarkhej of Old Ahmedabad City West Taluka and New Vejalpur Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi).

We hope you will find everything in order.

Thanking you,



Yours Faithfully
For D. V DESAI & CO.


(PARTNER)
(G/646/2000)