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Office : 214-215, Second Floor, Silver Square, Nr. Dipak School,  
Gangotri Circle Road, Nikol, Ahmedabad - 38 23 50.

Ref No.TC/33/2025

To,

Shree Ram Developers,  
Mouje-Odhav, Tal-Vatva,  
Dist-Ahmedabad.

**REPORT ON TITLE**

Reg.: Investigation of title for an immovable property being multipurpose uses non-agriculture land bearing Sub Plot no.1 adm. 4017.70 sq.mts. forming part of land bearing Final Plot No.13 admeasuring 21671 sq.mts. of Draft Town Planning Scheme No.112 (Odhav) allotted in lieu of land of Survey No.163 adm. 12545 sq.mts. and land of Survey No.164 adm. 23573 sq.mts. collectively 36118 sq.mts. situates and lying being at Mouje-Odhav (sim), Taluka- Vatva in the District Ahmedabad and registration Sub-District of Ahmedabad- 7 (Odhav) belongs to Shree Ram Developers and its Partners.

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1994, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. Non agriculture land situated at mouje- Odhav, Taluka-Vatva in the Registration District and Sub District of Ahmedabad, bearing revenue Survey No.163 admeasuring Acre 3-4 Guntha and Survey No.164 admeasuring





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Acre 5-33 Guntha prior to 1950 belongs to Government Barren Land (Sarkari Padtar).

2. Thereafter as per the taluka hukam no. LNT 5598, dated on 09/09/1952, Hukum No. LNT 4140, dated on 11/09/1952 and Hukum No. LND/S.R.46 dated 30/09/1952 the Govt has allotted said land to Thakor Fulaji Dhabraji on new and impartible tenure subject to payment of three time assess for kabja hakk. Ref. mutation entry no.1067 dated 06/11/1952.
3. Thereafter the co-owner of said land Fulaji Dhabraji died intestate on or before 2 years ago leaving behind him his legal heir namely 1. Motiji Fulaji, 2. Mohanji Fulaji, 3. Fakirji Fulaji and 4. Bajiba widow of Dhabraji. Accordingly him name has been entered in the revenue record of said land. Ref. mutation entry no.3030 dated 28/01/1974.
4. Thereafter mutation entry no.3107 dated 15/12/1975 entered into the computerized 7/12 record of survey no.163 is not applicable to said land.
5. Thereafter mutation entry no.3110 dated 15/12/1975 entered into the computerized 7/12 record of survey no.163 is not applicable to said land.
6. Thereafter as per the order of City Dy. Collector dated 14/11/1975 bearing no. Land/Vashi/3255 said land of Survey No.163 and 164 was converted into old tenure as the owner of said land had deposited amount of 60 time assess Rs.1180.80 and on payment of said amount said land was release from the relaxation of restricted tenure as per the terms and condition contained in said order. Ref. mutation entry no.3117 dated 17/12/1975.
7. Thereafter the owner of said land 1.Motiji Fulaji, 2.Mohanji Fulaji, 3. Fakirji Fulaji and 4. Bajiba widow of Dhabraji sold, conveyed and transferred land of Survey no.163 admeasuring 12545 sq. mts. and Survey No.164 adm.23573 sq.mts. to 1.Ranchodbhai





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Tapubhai and 2.Bhanajibhai Tapubhai by way of saledeed dated 04/01/1978 registered before the sub registrar office at Ahmedabad -7 (Odhav). Ref. mutation entry no.3200 dated 07/01/1978.

8. Thereafter the owner of said land 1. Ranchodbhai Tapubhai and 2. Bhanajibhai Tapubhai had applied to enter the name of his brothers 1. Mohanbhai Tapubhai, 2. Vallabhbhai Tapubhai, 3. Laxmanbhai Tapubhai and 4. Maganbhai Tapubhai as co-sharer together with their name. Accordingly their names have been entered in the revenue record of said land and they became the co-owner of said land. Ref. mutation entry no.4412 dated 23/12/1996.
9. Thereafter a mutation entry entered in the revenue record of said land stating that the Ahmedabad city is divided into two taluka's viz. east or west, amongst them the said land vests into East taluka as per the resolution of the Government Revenue Department dated 17/03/2012. Ref. mutation entry no. 7071 dated 03/05/2012.
10. Thereafter the co-owner of said land Bhanajibhai Tapubhai during his aliveness applied to enter the name of his legal heir 1. Hemlataben Bhanajibhai Patel, 2. Kalpesh Bhanajibhai Patel and 3. Amit Bhanajibhai Patel as co-sharer. Accordingly their names have been entered from the revenue record of said land. Ref. mutation entry no.7746 dated 01/07/2014. Said entry was rejected by the City Mamlatdar, Maninagar vide Takrari case no. RTS/Takrari/Odhav/case no.63/2014 dated on 31/03/2015.
11. Thereafter the owner of said land 1.Bhanajibhai Tapubhai, 2. Vallabhbhai Tapubhai, 3.Ranchodbhai Tapubhai, 4. Laxmanbhai Tapubha and 5.Maganbhai Tapubhai sold, conveyed and transferred land of Survey no.163 admeasuring 12545 sq.mts. Paiki admeasuring 10454 sq.mts. equivalent to 5/6 share and Survey no.164 admeasuring 23573 sq.mts. Paiki admeasuring





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19644 sq.mts. equivalent to 5/6 share (as per T.P. Scheme No.112 (Odhav) Final Plot No.13 adm.21671 sq.mts. paiky 18058.80 sq.mts. land, for Survey no.163 the FP area is 6272.40 sq.mts. and against Survey No.164 the FP Area is 11786.40 sq.mts.) to 1. Ghanshyambhai Mohanbhai Patel, 2. Sharadbhai Govindbhai Patel and 3. Rajeshbhai Mohanbhai Patel by way of saledeed dated 06/07/2017 registered before the sub registrar office at Ahmedabad -7 (Odhav) under sr.no.1039. Ref. mutation entry no.8564 dated 06/07/2017. Said entry was certified by the City Mamlatdar, Vatva as per RTS/Takrari Nondh- City Mamlatdar-Vatva/Case No.42/2017 dated 20/06/2018.

12. Thereafter Hon. City Dy. Collector, (East) Ahmedabad vide order dated 31/05/2019 in RTS/Appeal/Case No.232/18 rejected the appeal of appellant and upheld the order of City Mamlatdar Vatva dated 20/06/2018 certifying mutation entry no.8564. Ref. mutation entry no.9049 dated 29/06/2019.

13. Thereafter the co-owner of said land Mohanbhai Tapubhai died intestate on 14/06/2021 leaving behind him his legal heir namely 1. Vanitaben Mohanbhai Patel, 2. Vijaybhai Mohanbhai Patel, 3. Manishbhai Mohanbhai Patel and 4. Jayshreeben Mohanbhai Patel W/o Mukeshbhai. Accordingly their names have been entered in the revenue record of said land. Ref. mutation entry no.9680 dated 06/12/2021.

entries relevant to Survey No.163 only

a. Thereafter mutation entry entered in the revenue record of said land stating that by virtue of order dated 13/03/2023 bearing no.2307/07/16/005/2023 passed by the Hon. District Collector, Ahmedabad said land of Block No.163 admeasuring 12545 sq. mts. paiki 7527 sq. mts. new and impartible tenure land was granted permission to pay premium for multipurpose non- agriculture use and the owner had paid the amount of premium and on payment of premium





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amount said land was converted into old tenure. Ref. mutation entry no.10071 dated 13/03/2023.

- b. Thereafter said land of Block No.163 admeasuring 12545 sq. mts.Paiki admeasuring 7527 sq. mts. has been granted permission for non-agriculture uses by way of order dated 16/03/2023 passed by the Hon. District Collector, Ahmedabad vide order no.2551/07/16/005/2023 as per the terms and condition contained therein. Ref. mutation entry no.10074 dated 16/03/2023.
- c. Thereafter vide order dated 27/05/2024 bearing no.Mavivi/ Bakhap/Amad/35/2023 Hon. Special Secretary Revenue Department (Dispute), Ahmedabad has granted the Injunction application of Applicant and ordered to maintain status-quo till further hearing of case on 25/06/2024 and restrain the transaction of sale or transfer up till next hearing. Ref. mutation entry no.10408 dated 28/05/2024.
- d. Thereafter vide order dated 27/05/2024 bearing no.Mavivi/ Bakhap/ Amad/35/2023 Hon. Special Secretary Revenue Department (Dispute), Ahmedabad has granted the Injunction application of Applicant and ordered to maintain status-quo till further hearing of case on 25/06/2024 and restrain the transaction of sale or transfer up till next hearing. Ref. mutation entry no.10412 dated 29/05/2024.
- e. Thereafter in the matter no.Mavivi/ Bakhap/ Amad/35/2023 the applicant has submitted withdrawal application to withdraw said revision application unconditional wherein Hon. Special Secretary Revenue Department (Dispute), Ahmedabad vide order dated 17/01/2025 granted the withdrawal application to withdraw unconditionally without entering into merits with respect to order of Hon. Collector, Ahmedabad dated 16/03/2023 bearing





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no.2551/07/16/005/2023. Ref. mutation entry no.10412 dated  
29/05/2024.

entries relevant to Survey No.164 only

- f. Thereafter mutation entry entered in the revenue record of said land stating that by virtue of order dated 13/03/2023 bearing no.2306/07/16/005/2023 passed by the Hon. District Collector, Ahmedabad said land of Block No.164 admeasuring 23573 sq. mts. paiki 14144 sq. mts. new and impartible tenure land was granted permission to pay premium for multipurpose non- agriculture use and the owner had paid the amount of premium and on payment of premium amount said land was converted into old tenure. Ref. mutation entry no.10070 dated 13/03/2023.
- g. Thereafter said land of Block No.164 admeasuring 23573 sq. mts. Paiki admeasuring 14144 sq. mts. has been granted permission for non-agriculture uses by way of order dated 16/03/2023 passed by the Hon. District Collector, Ahmedabad vide order no.2552/07/16/005/2023 as per the terms and condition contained therein. Ref. mutation entry no.10075 dated 16/03/2023.
- h. Thereafter vide order dated 27/05/2024 bearing no.Mavivi/ Bakhap/Amad/36/2023 Hon. Special Secretary Revenue Department (Dispute), Ahmedabad has granted the Injunction application of Applicant and ordered to maintain status-quo till further hearing of case on 25/06/2024 and restrain the transaction of sale or transfer up till next hearing. Ref. mutation entry no.10407 dated 28/05/2024.
- i. Thereafter vide order dated 27/05/2024 bearing no.Mavivi/ Bakhap/ Amad/36/2023 Hon. Special Secretary Revenue Department (Dispute), Ahmedabad has granted the Injunction application of Applicant and ordered to maintain





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status-quo till further hearing of case on 25/06/2024 and restrain the transaction of sale or transfer up till next hearing. Ref. mutation entry no.10413 dated 29/05/2024.

- j. Thereafter in the matter no.Mavivi/ Bakhap/ Amad/36/2023 the applicant has submitted withdrawal application to withdraw said revision application unconditional wherein Hon. Special Secretary Revenue Department (Dispute), Ahmedabad vide order dated 17/01/2025 granted the withdrawal application to withdraw unconditionally without entering into merits with respect to order of Hon. Collector, Ahmedabad dated 16/03/2023 bearing no.2552/07/16/005/2023. Ref. mutation entry no.10412 dated 29/05/2024.

14. Thereafter said land of Survey No.163 adm. 12545 sq.mts. and land of Survey No.164 adm. 23573 sq.mts. collectively 36118 sq.mts. included in Draft Town Planning Scheme No.112 (Odhav) and given Final Plot No.13 admeasuring 21671 sq.mts. in lieu of said land.

15. Thereafter the owner of said land Ghanshyambhai Mohanbhai Patel and others had applied before the Ahmedabad Municipal Corporation for subdivision of the land of Final Plot No.13 admeasuring 21671 sq.mts. of T.P. Scheme No.112 corresponding Survey no.163 and 164 into 5 Sub Plots whereby Ahmedabad Municipal Corporation has sanctioned the sub division plan of Final Plot No.13 on 09/04/2024 vide development permission no.001LD24250016 and divided said final Plot into 5 parts, i.e. (1) Sub Plot no.1 admeasuring 4017.70 sq. mts., (2) Sub Plot no.2 admeasuring 4641.71 sq. mts., (3) Sub Plot no.3 admeasuring 4629.47 sq. mts., (4) Sub Plot no.4 admeasuring 4191.06 sq. mts. and (5) Sub Plot no.5 admeasuring 4191.06 sq. mts..





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16. Thereafter the owner of said land being party of the First Part viz. 1. Ghanshyambhai Mohanbhai Patel, 2. Sharadbhai Govindbhai Patel and 3. Rajeshbhai Mohanbhai Patel and being party of the Second Part viz. 1. Vanitaben Mohanbhai Patel, 2. Vijaybhai Mohanbhai Patel, 3. Manishbhai Mohanbhai Patel and 4. Jayshriben D/o. Mohanbhai Patel wife of Mukeshbhai Patel entered into a partition deed dated 14/08/2024 registered before the sub registrar office at Ahmedabad-7 (Odhav) under sr.no.11218 and made partition with respect to said land of Final Plot No.13 admeasuring 21671 sq.mts. of T.P. Scheme No.112 corresponding Survey no.163 and 164 adm. 36118 sq.mts. land divided into 5 Sub Plots; wherein (1) said land of Sub Plot no.1 admeasuring 4017.70 sq. mts., Sub Plot no.2 admeasuring 4641.71 sq. mts., Sub Plot no.3 admeasuring 4629.47 sq. mts., Sub Plot no.4 admeasuring 4191.06 sq. mts. and Sub Plot no.5 admeasuring 4191.06 sq. mts. paiky northern sided 579.23 sq.mts. land came into the part of 1. Ghanshyambhai Mohanbhai Patel, 2. Sharadbhai Govindbhai Patel and 3. Rajeshbhai Mohanbhai Patel, party of the First part and (2) land of Sub Plot no.5 admeasuring 4191.06 sq. mts. paiky southern side 3611.83 sq.mts. land came into the part of 1. Vanitaben Mohanbhai Patel, 2. Vijaybhai Mohanbhai Patel, 3. Manishbhai Mohanbhai Patel and 4. Jayshriben D/o. Mohanbhai Patel wife of Mukeshbhai Patel, party of the Second Part.

17. Thereafter the owner of said land 1. Ghanshyambhai Mohanbhai Patel, 2. Sharadbhai Govindbhai Patel and 3. Rajeshbhai Mohanbhai Patel sold, conveyed and transferred said multipurpose uses non-agriculture land bearing Sub Plot no.1 adm. 4017.70 sq.mts. forming part of land bearing Final Plot No.13 admeasuring 21671 sq.mts. of Draft Town Planning Scheme No.112 (Odhav) allotted in lieu of land of Survey No.163 adm. 12545 sq.mts. and land of Survey No.164 adm. 23573





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sq.mts. collectively 36118 sq.mts. of Mouje-Odhav (sim) to Shree Ram Developers, a partnership firm by way of saledeed dated 17/03/2025 registered before the sub registrar office at Ahmedabad -7 (Odhav) under sr.no.3986. Ref. mutation entry no.10712 dated 20/03/2025. Said entry is pending for certification.

18. That the owner and developer of the said land had planned a Residential Project over the said land namely "AYODHYAPURAM" comprising 2 building Blocks namely A, B and C consisting of 120 residential flats/apartment on First to Fourteenth Floor and Ground Floor, First Celler and Second Celler for parking and prepared planned and details drawing for the same and applied before the AMC for construction of residential building and plans for the same was approved by Ahmedabad Municipal Corporation and issued Commencement Certificate (Rajachitthi) dated 01/10/2024 bearing No. 06051/150724/A8465/R0/M1 for Block-A, 06052/150724/A8466/R0/M1 for Block-B and 06053/150724/A84675/R0/M1 for Block-C.
19. Thereafter the owner of said land had created charge of Airtya Birla Housing Finance Ltd. by way of availing project loan of Rs.30,00,00,000/- Rupees Thirty Crore Only over the said project land and units planned thereon; by way of registered mortgage deed dated 17/03/2025 registered under sr.no.3990.
20. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Divya Bhaskar" Ahmedabad on 19<sup>th</sup> day of March' 2025, inviting claims, if any, in upon or to the property above referred to. In response thereto I have received one objection:
21. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to





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determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

22. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1993 to 1994 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.

23. While conducting search of sub registry record following lis-pendens together with its cancellation were found:

| Civil Suit No.      | Lis-Pendens<br>Reg. No. and<br>Date | Suit Status                                     | Lis-Pendens<br>Cancellation<br>Reg. No. & Date |
|---------------------|-------------------------------------|-------------------------------------------------|------------------------------------------------|
| RCS No.191/2017     | 715,<br>Dt.11-05-2017               | Disposed of as<br>withdrawn on<br>Dt.14/09/2024 | 17451,<br>Dt.24-12-2024                        |
| RCS No.194/2017     | 714,<br>Dt.11-05-2017               | Disposed of as<br>withdrawn on<br>Dt.18/01/2025 | 1997,<br>Dt.10-02-2025                         |
| CS No.12990/2016    | 1559,<br>Dt.07-07-2016              | Disposed of as<br>withdrawn on<br>Dt.17/02/2025 | 2851,<br>Dt.24-02-2025                         |
| SPCS No.81/2020     | 632,<br>Dt.23-03-2021               | Disposed of as<br>settled on<br>04/04/2024.     | 17678,<br>Dt.31-12-2024.                       |
| SPCS<br>No.231/2018 | 2281,<br>Dt.16-10-2019              | Disposed of as<br>withdrawn on<br>Dt.13/01/2025 | 1996<br>Dt.10-02-2025                          |

24. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission





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against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, the said multipurpose uses non-agriculture land bearing Sub Plot no.1 adm. 4017.70 sq.mts. forming part of land bearing Final Plot No.13 admeasuring 21671 sq.mts. of Draft Town Planning Scheme No.112 (Odhav) allotted in lieu of land of Survey No.163 adm. 12545 sq.mts. and land of Survey No.164 adm. 23573 sq.mts. collectively 36118 sq.mts. situates and lying being at Mouje-Odhav (sim), Taluka- Vatva, as on date solely belongs to Shree Ram Developers and its Partners and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Shree Ram Developers and its Partners are the owner of the said land and except said firm no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.
- c). There is a charge of Aditya Birla Housing Finance Ltd. over the said project land and units thereon; therefore prior NOC from Aditya Birla Housing Finance Ltd. is required to be obtained before financing further or transferring the said land or units thereon to any other person.





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DATED THIS 29<sup>th</sup> day of March' 2025 at Ahmedabad.

S. D. Mishra  
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