



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

TITLE REPORT

Ref No.4253/2025

Re: Opinion in the matter of Title for Non-Agricultural Land bearing Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. and Sub Plot No. 188/1/2 admeasuring 12869 Sq.mtrs (3470 Sq. Mtrs. for Commercial Use and 9399 Sq. Mtrs. for Residential Use) of Final Plot No. 188/1 of Town Planning Scheme No. 56 (Sola-Gota-Ognaj) of Mouje Gota Taluka Ghatlodiya in the Registration District, Ahmedabad and Sub-District, Ahmedabad-8 (Sola) belonging to **FESTIVAL LIVING SPACE, a partnership firm.**

With reference to the above, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my opinion on title thereon as under:

That from the search of records being maintained by the Circle Inspector/Talati Mouje Gota and e-DharaMamlatdar as also from the search of the available records being maintained by the various Sub-Registrars, Ahmedabad-13 (City), Ahmedabad-2 (Vadaj), , Ahmedabad-8 (Sola) and for the last 30 years produced before me and believing same to be true, correct and trust worthy and also believing the documents/papers/copies etc. shown to me to be true and genuine and also based upon the information given by you that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, I submit my opinion on title thereon as under:

T. Sheth



1...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

It appears that on or around the year 1978 the agricultural land situate lying and being at Mouje Gota land bearing Revenue Survey/Block No. 454+455+456, admeasuring 43505 Sq. Mtrs. Belonged to (1) Punjaji Becharji, (2) Bhulaji Becharji, (3) Chaturji Becharji, (4) Balaji Jesangji, (5) Galaji Jesangji and (6) Dahyaji Punjaji.

Thereafter, the co-owner Balaji Jesangji died on 09-09-1977 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Bachuji Balaji, (2) Mafaji Balaji, (3) Dahyiben Balaji (4) Gangaben Balaji and (5) Motiben Wd/o. Balaji Jesangji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 1486 dated 26-10-1978 duly confirmed by the concerned revenue authority.

Thereafter, (1) Dahyiben Balaji and (2) Gangaben Balaji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 1490 dated 07-11-1978 duly certified by the concerned revenue authority.

Thereafter, the co-owner Punjaji Becharji died on 30-09-1984 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Dahyaji Punjaji, (2) Babuji Punjaji, (3) Manuji Punjaji (4) Jayantiji Punjaji, (5) Kantaben Punjaji (5) Shakriben Punjaji and (6) Rajiben Punjaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial

[Handwritten signature]



2...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

No. 1821 dated 06-06-1985 duly confirmed by the concerned revenue authority on 22-08-1985.

Thereafter, (1) Kantaben Punjaji, (2) Shakriben Punjaji and (3) Rajiben Punjaji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 1822/1 dated 06-06-1985 duly certified by the concerned revenue authority on 22-08-1985.

Thereafter, the land owners has availed Loan from Bank Of India by mortgaging the said land bearing Revenue Survey/Block No. 454+455+456, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 1862 dated 23-11-1986 duly certified by the concerned revenue authority on 20-03-1986.

Thereafter, the co-owner Chaturji Becharji died on 27-03-1991 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Ranchodji Chaturji, (2) Shanaji Chaturji, (3) Dhuliben Chaturji (4) Laliben Chaturji, (5) Seetaben Chaturji and (6) Magiben Wd/o. Chaturji Becharji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 2090 dated 20-03-1992 duly confirmed by the concerned revenue authority.

Thereafter, (1) Dhuliben Chaturji (2) Laliben Chaturji, (3) Sitaben Chaturji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6,

[Handwritten signature]



3...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

under Serial No. 2091 dated 20-03-1992 duly certified by the concerned revenue authority.

Thereafter, the co-owner Shanaji Chaturji died on 29-04-1994 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Kokilaben Shanaji, and (2) Kokilaben Shanaji as legal guardian of Minor Fuliben and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 2296 dated 01-08-1996 duly confirmed by the concerned revenue authority on 03-09-1996.

Thereafter, the co-owner Bhulaji Becharji died and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Gajraben Wd/o. Bhulaji Becharji, (2) Ramanji Bhulaji, (3) Keshaji Bhulaji, (4) Lasiben Bhulaji, (5) Kamuben Bhulaji, (6) Samuben Bhulaji and (7) Bhanuben Bhulaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 2297 dated 01-08-1996 duly confirmed by the concerned revenue authority on 03-09-1996.

Thereafter, the co-owner Kamuben D/o. Bhulaji Becharji died 1 year ago and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by namely Kanubhai Prahladi and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 2567 dated 06-11-1999 duly confirmed by the concerned revenue authority.

[Handwritten signature]



4...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Thereafter, Kanubhai Prahladiji has released his right, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 in favour of Ramanji Bhulaji and Etc., and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 2568 dated 06-11-1999 duly certified by the concerned revenue authority.

Thereafter, Gajrabai Wd/o. Bhulaji Becharji died on 14-11-1996 intestate and names of her legal heirs already exist in the revenue records of said land in question. So her name was deleted from the said Revenue Records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 2569 dated 06-11-1999 duly confirmed by the concerned revenue authority.

Thereafter, (1) Lasiben Bhulaji (2) Samuben Bhulaji, (3) Bhanuben Bhulaji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 in favour of Ramanji Bhulaji Etc., and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 2570 dated 06-11-1999 duly certified by the concerned revenue authority.

Thereafter, the co-owner Motiben Wd/o. Balaji Jesangji died 9 year ago and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by namely (1) Bachuji Balaji, (2) Mafaji balaji and (3) Dahyiben Balaji and the co-owner Gangaben D/o. Balaji Jesangji and W/o. Shantuji died and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by namely (1) Dashrathji Shantuji, (2) Govindji Shantuji and (3) Dhuliben Shantuji and the entry to that effect was also entered in the

TS Shetty



5...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

revenue records of mutation entry book viz. village form No. 6 under Serial No. 2573 dated 06-11-1999 duly confirmed by the concerned revenue authority on 08-12-1999.

Thereafter, (1) Dashrathji Shantuji, (2) Govindji Shantuji, (3) Dhuliben Shantuji and (4) Dahyiben Balaji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 in favour of (1) Bachuji Balaji and (2) Mafaji Balaji and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 2574 dated 06-11-1999 duly certified by the concerned revenue authority.

Thereafter, Ranchodji Chaturji has entered name of (1) Khodaji Ranchodji, (2) Navdhan Ranchodji, (3) Hansaben Ranchodji, (4) Amitaben Ranchodji and (5) Punjaben W/o. Ranchodji Chaturji as co-owner along with him in the revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 2575 dated 06-11-1999 duly certified by the concerned revenue authority.

Thereafter, the co-owner Galaji Jesangji Thakor died on 11-08-2003 and before that his son Kalaji galaji died on 29-01-2003 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they was governed by namely (1) Jadiben Wd/o. Galaji Jesangji, (2) Laxmanji Galaji, (3) Soniben Wd/o. Kalaji Galaji and (4) Devendra Kalaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 3049 dated 01-01-2004 duly confirmed by the concerned revenue authority on 07-02-2004.

T. Sheth





A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Thereafter, the co-owner Dahyaji Punjaji Thakor died on 17-05-2006 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Santokben Wd/o. Dahyaji Punjaji, (2) Bhikhaji Dahyaji, (3) Makaji Dahyaji, (4) Maganji Dahyaji, (5) Ramaji Dahyaji, and (6) Shantaben Dahyaji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 3571 dated 09-10-2006 duly confirmed by the concerned revenue authority on 15-11-2006.

Thereafter, the co-owner Devendra Kalaji died on 04-11-2004 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Jagiben Wd/o. Devendra Kalaji, (2) Rahul Devendra, (3) Jyotsana Devendra and (4) Harshana Devendra and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 3573 dated 09-10-2006 duly confirmed by the concerned revenue authority on 15-11-2006.

Thereafter, Bachuji Balaji Thakor has entered name (1) Surajben W/o. Bachuji Thakor, (2) Laxmanji Bachuji, (3) Sajanben Laxmanji Thakor and (4) Minor Navdhan Laxmanji Thakor as co-owner along with him in the revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 4503 dated 17-04-2010 duly certified by the concerned revenue authority on 13-07-2010.

Thereafter, Mafaji Balaji has agreed to sell the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki undivided 2327 Sq. Mtrs to (1) Gandabhai Ghelabhai Rabari and (2) Shaileshbhai Chinubhai

TS Sheth



7...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Anandnagar Cross Road, Satellite, Ahmedabad-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Shah by an Agreement to Sale was duly registered with the Office of the Sub-Registrar, Ahmedabad-2 (Vadaj), under Serial No.10507 dated 14-06-2010.

Thereafter (1) Ranchodji Chaturji Thakor, (2) Khodaji Ranchodji Thakor, (3) Navdhanji Ranchodji Thakor, (4) Hansaben Ranchodji Thakor, (5) Amitaben Ranchodji Thakor and (6) Punjiben Ranchodji Thakor have agreed to sell the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki undivided 24756 Sq. Mtrs. to (1) Gandabhai Ghelabhai Rabari and (2) Shaileshbhai Chinubhai Shah by an Agreement to Sale, which was duly registered with the Office of Sub-Registrar, Ahmedabad-2 (Vadaj) under serial No. 21692 dated 25-11-2010 (order dated 01-12-2010) also they have registered a Power of Attorney in favour of (1) Gandabhai Ghelabhai Rabari and (2) Shaileshbhai Chinubhai Shah which was duly registered with the Office of Sub-Registrar, Ahmedabad-2 (Vadaj) under serial No. 21699 (order dated 29-11-2010).

Thereafter, the co-owner Ramanbhai Bhulaji died on 16-08-2011 and the said land bearing Revenue Survey/Block No. 454+455+456 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Kantaben Wd/o. Ramanji Bhulaji, (2) Bhikhiben Ramanji, (3) Taraben Ramanji, (4) Khodaji Ramanji, (5) Kanuji Ramanji and (6) Arvindji Ramanji and the entry to that effect was also entered in the revenue records of mutation entry book viz. village form No. 6 under Serial No. 5076 dated 07-09-2011 duly confirmed by the concerned revenue authority on 15-11-2011.

Thereafter, vide Order of Revenue Department, Government, Ahmedabad bearing No. PFR/102011/275/L/1 dated 17-3-2012, the Record of the said land i.e. all Survey Numbers of Mouje Gota was transferred from the Dascroi Taluka to Ahmedabad City-West Taluka, Ahmedabad, and the entry to that effect was also

[Handwritten signature]



8...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Serial No. 5271 dated 03-05-2012 duly confirmed by the concerned authority on 05-05-2012.

Thereafter, Santokben Wd/o. Dahyaji Punjaji died on 09-12-2008 intestate and names of her legal heirs already exist in the revenue records of said land in question. So her name was deleted from the said Revenue Records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 5567 dated 15-04-2013 duly confirmed by the concerned revenue authority on 15-06-2013.

Thereafter (1) Jadiben Galaji Thakor and (2) Laxmanji Galaji Thakor have agreed to sell the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki undivided 5438 Sq. Mtrs. to (1) Shaileshbhai Cinubhai Shah (50% Share) and (2) Gandabhai Ghelabhai Rabari (50% Share) with confirmation of (1) Sitaben W/o. Laxmanji Galaji Thakor, (2) Ashokbhai Laxmanji Thakor, (3) Kanubhai Laxmanji Thakor and (4) Laxmanji Galaji Thakor as Father and legal guardian of Minor Ghanshyambhai Laxmanjii Thakor by an Agreement to Sale, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 890 dated 17-04-2013 also they have registered a Power of Attorney in favour of (1) Shaileshbhai Cinubhai Shah (50% Share) and (2) Gandabhai Ghelabhai Rabari (50% Share) which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 891 dated 17-04-2013.

Thereafter, (1) Sitaben W/o. Laxmanji Galaji Thakor, (2) Ashokbhai Laxmanji thakor, (3) Kanubhai Laxmanji Thakor and (4) Laxmanji Galaji Thakor as Father and legal guardian of Minor Ghanshyambhai Laxmanjii Thakor have registered a Power of Attorney for the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki their undivided share in the

[Signature]



9...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

land in favour of (1) Shaileshbhai Chinubhai Shah (50% Share) and (2) Gandabhai Ghelabhai Rabari (50% Share) which was duly registered with the Office of Sub-Registrar, Ahmedabad-2 (Vadaj) under serial No. 892 dated 17-04-2013.

Thereafter, Soniben Wd/o. Kalaji Galaji died on 10-05-2014 intestate and names of her legal heir already exist in the revenue records of said land in question. So her name was deleted from the said Revenue Records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 5902 dated 11-06-2014 duly confirmed by the concerned revenue authority on 04-08-2014.

Thereafter, Mangiben Alias Vajiben Chaturji died on 08-10-2009 intestate, so her name was deleted from the said Revenue Records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 5903 dated 11-06-2014 duly confirmed by the concerned revenue authority on 04-08-2014.

Thereafter (1) Manuji Punjaji himself and as Karta and Manager of HUF, (2) Jayantiji alias Jayantibha Punjaji himself and as Karta and Manager of HUF, (3) Makaji Dahyaji allies Makabhai Dahyabhai himself and as Karta and Manager of HUF, (4) Maganji dahyaji himself and as Karta and Manager of HUF, (5) Ramaji Dahyaji himself and as Karta and Manager of HUF, (6) Shantaben D/o. Dahyaji Punjaji and (7) Bhikhaji Dahyaji himself and as Karta and Manager of HUF have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 in favour of Baluji alias Babuji Punjaji by a Deed of Release, which was duly registered with the Office of Sub-Registrar, Ahmedabad under serial No. 1106 dated 18-06-2014, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form

B Sheth



10...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

No. 6 under Serial No. 5925 dated 07-07-2014 duly confirmed by the concerned revenue authority on 01-09-2014.

Thereafter, City Deputy Collector (West) Ahmedabad ordered that the decision of Mamlatdar Shri Dasckroi cancelling the Mutation Entry Serial No. 2091 dated 20-03-1992 was rejected and the Mutation Entry Serial No. 2091 is hence approved vide its Order bearing No. RTS/Appeal/Case No. 153/14 dated 19-08-2014, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 5998 dated 11-09-2014 duly confirmed by the concerned revenue authority on 25-11-2014.

Thereafter the land owners has repaid the Loan of Bank Of India with interest thereon and the said land bearing Revenue Survey/Block No. 454+455+456 in question has been released from the charge of Bank Of India as it is seen from the No Due Certificate, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6073 dated 12-01-2015 duly confirmed by the concerned revenue authority on 12-03-2015.

Thereafter (1) Taraben, W/o. Dineshbhai Jayantiji Thakor and D/o. Natahji Chauhan, (2) Bharatiji Dineshji Thakor, (3) Taraben, W/o. Dineshbhai Jayantibhai Thakor and D/o. Nathaji Chauhan as legal guardian of Minor Hiren Dineshji Thakor, (4) Taraben, W/o. Dineshbhai Jayantibhai Thakor and D/o. Nathaji Chauhan as legal guardian of Minor Rita alias Ranjanben Dineshji Thakor, (5) Hareshbhai Jayantibhai Thakor, (6) Shilpaben W/o. Hareshbhai Jayantibhai, (7) Hareshbhai Jayantibhai as legal guardian of Minor Mit Hareshbhai, (8) Manjulaben, D/o. Jayantiji Punjabhai and W/o. vasantji Chauhan and (9) Lilaben D/o. Jayantiji Punjaji have released their rights, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki their undivided share in favour of Baluji alias Babuji Punjaji by a

T. Sheth



11...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Deed of Release, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 1106 dated 18-06-2014 and also they have registered a Confirmation Deed under serial No. 1108 dated 26-05-2015 (Order dated 27-05-2015).

Thereafter (1) Kantaben, Wd/o. Ramanji Bhulaji, (2) Taraben Ramanji, W/o. Kanubhai, (3) Bhikhiben Ramanji W/o. Dashrathji, (4) Arvindji Ramanji himself and as Karta and Manager of HUF, (5) Kanuji Ramanji himself and as Karta and Manager of HUF and (6) Khodaji Ramanji himself and as Karta and Manager of HUF, has released their right, title and interest in respect of the said land bearing Revenue Survey/Block No. 454+455+456 paiki their undivided share in favour of Keshaji Bhulaji by a Deed of Release, which was duly registered with the Office of Sub-Registrar, Ahmedabad under serial No. 287 dated 12-02-2015, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6114 dated 19-02-2015 duly confirmed by the concerned revenue authority on 11-05-2015.

Thereafter, Laxmanji Galaji has entered name of his family (1) Sitaben Laxmanji, (2) Ashokji Laxmanji, (3) Kanuji Laxmanji and (4) Ghanshyam Laxmanji as co-owner along with him in the revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 6148 dated 25-03-2015 duly certified by the concerned revenue authority on 11-06-2015.

Thereafter, Keshaji Bhulaji has entered name of his son Harshadbhai Keshaji as co-owner along with him in the revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 6229 dated 20-06-2015 duly certified by the concerned revenue authority on 27-08-2015.

[Signature]



12...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Anandnagar Cross Road, Satellite, Ahmedabad-15.
Mo. 98260 30607 9926367747 • email. hirenmistri1306@gmail.com

Thereafter, Jadiben Galaji Thakor died on 02-12-2014 Intestate, so her name was deleted from the said Revenue Records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6352 dated 21-10-2015 duly confirmed by the concerned revenue authority on 29-01-2016.

Thereafter, Harshadbhai Keshaji Thakor has entered name of Nitaben Harshadbhai as co-owner along with him in the revenue records, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 6409 dated 06-01-2016 duly certified by the concerned revenue authority on 17-03-2016.

Thereafter, as per order No. CB/CTS-2/N.S./Premium/Gota/Survey/Block No. 454+455+456/S.R.174/2014 dated 16-02-2016 issued by Hon'ble District Collector (Ganot Division), the land bearing old Survey/Block No. 454+455+456 admeasuring 43505 Sq.mtrs was exempted from the restriction of new tenure and converted into old tenure for non-agricultural purpose for residential use and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village form No. 6, under Serial No. 6460 dated 16-02-2016 duly certified by the concerned revenue authority on 02-05-2016.

Thereafter (1) Baluji alias Babuji Punjaji Thakor, (2) Keshaji Bhulaji Thakor, (3) Harshadbhai Keshaji, (4) Nitaben Harshadbhai, (5) Sitaben Laxmanji, (6) Ashokji Laxmanji, (7) Kanuji Laxmanji and (8) Ghanshyam Laxmanji have sold and conveyed the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki 9512 Sq. Mtrs. to (1) Chandrakantbhai Gangarambhai Patel (85% Share) and (2) Dilipbhai Dahyabhai Patel (15% Share) by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 611 dated 10-03-2016 and a confirmation deed was also registered with the Office of Sub-Registrar,

T. Sheth



13...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Ahmedabad-13 (City) under serial No. 678 dated 17-03-2016 and serial No. 704 dated 19-03-2016, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6557 dated 25-04-2016 duly confirmed by the concerned revenue authority on 02-06-2016.

Thereafter, (1) Bachuji Balaji Thakor, (2) Mafaji alias Makaji balaji Thakor, (3) Laxmanji allies Lakhaji Galaji Thakor, (4) Surajben alias Surjiben Bachuji Thakor, (5) Laxmanji Bachuji Thakor, (6) Sajanben W/o. Laxmanji Thakor herself and as a legal guardian of Minor Navghan Laxmanji Thakor, (7) Rahul Devendra Thakor, (8) Jagiben alias Jadiben W/o. Devendra Kalaji Thakor herself and as a legal guardian of Minor Jyotsanaben Devendra Thakor and Harshana alias Archana Devendra Thakor, (9) Harshadbhai Keshaji, (10) Nitaben Harshadbhai, (11) Sitaben Laxmanji, (12) Ashokji Laxmanji, (13) Kanuji Laxmanji and (14) Ghanshaym Laxmanji have sold and conveyed the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki undivided 21750.50 Sq. Mtrs. to (1) Chandrakantbhai Gangarambhai Patel (85% Share) and (2) Dilipbhai Dahyabhai Patel (15% Share) by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 609 dated 10-03-2016 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6558 dated 25-04-2016 duly confirmed by the concerned revenue authority on 02-06-2016.

Thereafter, (1) Ranchodji Chaturji, (2) Kokilaben Shanaji alias Chanaji, (3) Fuliben Shanaji alias Chanaji, (4) Khodaji Ranchodji, (5) Navghan Ranchodji, (6) Hansaben Ranchodji, (7) Amitaben alias Amrutaben Ranchodji, (8) Punjiben W/o. Ranchodji Chaturji, (9) Harshadbhai Keshaji, (10) Nitaben Harshadbhai, (11) Sitaben Laxmanji, (12) Ashokji Laxmanji, (13) Kanuji Laxmanji and (14) Ghanshayam Laxmanji have sold and conveyed the said land bearing Revenue

T. Sheth



14...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Anandnagar Cross Road, Satellite, Ahmedabad-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki undivided 12240.50 Sq. Mtrs. to (1) Chandrakantbhai Gangarambhai Patel (85% Share) and (2) Dilipbhai Dahyabhai Patel (15% Share) by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 613 dated 10-03-2016 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6559 dated 25-04-2016 duly confirmed by the concerned revenue authority on 02-06-2016.

Thereafter, (1) Baluji alias Punjaji Thakor himself and as Karta and Manager of HUF and (2) Keshaji baluji Thakor himself and as Karta and Manager of HUF has confirmed the Sale Deed which was registered in the Office of Sub-Registrar, Ahmedabad under serial No. 609, 611 and 613 dated 10-03-2016 in favour of (1) Chandrakantbhai Gangarambhai Patel and (2) Dilipbhai Dahyabhai Patel by a Confirmation Deed which was registered in the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 759 dated 29-03-2016 and a Power of Attorney was also registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 760 dated 29-03-2016.

Thereafter, (1) Bachuji Balaji Thakor, (2) Mafaji alias Makaji Balaji Thakor, (3) Laxmanji alias Lakhaji Galaji Thakor, (4) Surajben alias Surjiben Bachuji Thakor, (5) Laxmanji Bachuji Thakor, (6) Sajanben W/o. Bachuji Laxmanji Thakor herself and as a legal guardian of Minor Navghan Laxmanji Thakor, (7) Rahul Devendra Thakor and (8) Jagiben alias Jadiben, W/o. Devendra Kalaji Thakor herself and as a legal guardian of Minor Jyotsanaben Devendra Thakor and Harshana alias Archana Devendra Thakor have given power regarding the Deed of Conveyance which was registered in the Office of Sub-Registrar Ahmedabad-13 (City) under Serial No. 609, 611 and 613 dated 10-03-2016 of the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki agricultural land to (1) Chandrakantbhai Gangarambhai Patel (85% Share) and (2) Dilipbhai

[Signature]



15...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabad-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Dahyabhai Patel (15% Share) by a registered Power of Attorney, which was duly registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 852 dated 06-04-2016.

Thereafter, (1) Sitaben Laxmanji, (2) Ashokji Laxmanji, (3) Kanuji Laxmanji and (4) Ghanshyam Laxmanji has confirmed the Sale Deed of the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki land which was registered in the Office of Sub-Registrar, Ahmedabad under serial No. 609, 611 and 613 dated 10-03-2016 in favour of (1) Chandrakantbhai Gangarambhai Patel and (2) Dilipbhai Dahyabhai Patel by a Confirmation Deed which was registered in the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 678 dated 17-03-2016 and a Power of Attorney was also registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 679 dated 17-03-2016.

Thereafter, (1) Harshadbhai Keshaji and (2) Nitaben Harshadbhai have confirmed the Sale Deed of the said land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. paiki land which was registered in the Office of Sub-Registrar, Ahmedabad under serial No. 609, 611 and 613 dated 10-03-2016 in favour of (1) Chandrakantbhai Gangarambhai Patel and (2) Dilipbhai Dahyabhai Patel by a Confirmation Deed which was registered in the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 704 dated 19-03-2016 and a Power of Attorney was also registered with the Office of Sub-Registrar, Ahmedabad-13 (City) under serial No. 705 dated 19-03-2016.

Thereafter, the said land was bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. was covered under the Town Planning Scheme No. 56 and Final Plot No. 188/1 admeasuring 18827 Sq. Mtrs. and Final Plot No. 188/2 admeasuring 7275 Sq. Mtrs. was given.

[Signature]



16...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabad-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Thereafter, the Non-Agricultural for Residential and Commercial use of the said land was bearing Revenue Survey/Block No. 454+455+456, comprised into Town Planning Scheme No. 56 given Final Plot No. 188/1 and 188/2 total admeasuring 26102 Sq. Mtrs. paiki 20882 Sq. Mtrs. for Residential Use and 5220 Sq. Mtrs. for Commercial Use has been duly sanctioned by City Deputy Collector, Ahmedabad vide its Order No. CB/ADM/T.B.K./Tatkal/K-65/S.R.-119/2016 dated 03-05-2016 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 6651 dated 28-06-2016 duly confirmed by the concerned revenue authority on 12-09-2016.

Thereafter, the D.L.R. Shri Ahmedabad has divided the said land bearing Revenue Survey/Block No. 454+455+456 total admeasuring 43505 Sq.mtrs into 2 Parts i.e. (1) Survey/Block No. 454+455+456/1 total admeasuring 24252 Sq.mtrs (14551 Sq.mtrs Non-agriculture and 9701 Sq.mtrs Agriculture land) in name of Chandrakantbhai Gangaram Patel and Dipipbhai Dahyabhai Patel, (2) Survey/Block No. 454+455+456/2 total admeasuring 19253 Sq.mtrs (11551 Sq.mtrs Non-agriculture and 7702 Sq.mtrs Agriculture land) in name of Chandrakantbhai Gangaram Patel and Dipipbhai Dahyabhai Patel vide its Online Purvani Patrak No. 125 K.J.P./S.R.-1007 dated 21-05-2018, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 7531 dated 24-05-2018 duly rejected by the concerned revenue authority on 30-07-2018.

Thereafter, (1) Chanrakantbhai Gangarambhai Patel (85% Share) and (2) Dilipbhai Dahyabhai Patel (15% Share) have sold and conveyed the said Non-Agriculture land bearing Revenue Survey/Block No. 454+455+456 admeasuring 43505 Sq. Mtrs. which was comprised in Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and given Final Plot No. 188/1 admeasuring 18827 Sq. Mtrs. (Undivided 31380 Sq. Mtrs. according to Survey No.) and Final Plot No. 188/2 admeasuring 7278 Sq. Mtrs. (Undivided 12125 Sq. Mtrs. according to Survey No.)

[Signature]



17...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

paiki Final Plot No. 1881/1 admeasuring 18827 Sq. Mtrs. paiki 35.5 % i.e, 6684 Sq. Mtrs. to (1) Tejas Devjibhai Patel (as per F.P 376.50 Sq.mtrs), (2) Pankaj Devjibhai Patel (as per F.P 376.50 Sq.mtrs), (3) Narshinhbhai Bhanjibhai Patel (as per F.P 376.50 Sq.mtrs), (4) Chandresh Arjanbhai Patel (as per F.P 188.50 Sq.mtrs), (5) Margesh Shantilal Patel (as per F.P 188.50 Sq.mtrs), (6) Kashyap Jayendra Gandhi (as per F.P 188.50 Sq.mtrs), (7) Dineshbhai Bhanjibhai Patel (as per F.P 282.50 Sq.mtrs) (8) Kuke Creators LLP, a partnership firm through it's authorized partner Harshad Keshavlal Prajapati (as per F.P 2259.50 Sq.mtrs), (9) Bhatt Jitendrakumar Vinodray (as per F.P 565 Sq.mtrs) and (10) Raj Dilipkumar Vyas (as per F.P 1882 Sq.mtrs) by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-8 (Sola) under serial No. 3622 dated 26-02-2019, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 7854 dated 13-03-2019 duly confirmed by the concerned revenue authority on 04-05-2019.

Thereafter, the D.L.R. Shri Ahmedabad has divided the said land bearing Revenue Survey/Block No. 454+455+456 total admeasuring 43505 Sq.mtrs into 3 Parts i.e. (1) Survey/Block No. 454+455+456/1 admeasuring 12125 Sq.mtrs which was comprised in T.P Scheme and given F.P No. 188/2 admeasuring 7275 Sq.mts in name of (i) Chandrakantbhai Gangaram Patel (As Per F.P 6183.75 Sq.mtrs) and (ii) Diplipbhai Dahyabhai Patel (As Per F.P 1091.25 Sq.mtrs), (2) Survey/Block No. 454+455+456/2 admeasuring 9931 Sq.mtrs which was comprised in T.P Scheme and given F.P No. 188/1/1 admeasuring 5958 Sq.mts in name of (i) Dilip Dahyabhai Patel (As Per F.P 715 Sq.mtrs), (ii) Tejas Devjibhai Patel (As Per F.P 119 Sq.mtrs), (iii) Pankaj Devjibhai Patel (As Per F.P 119 Sq.mtrs), (iv) Narsinhbhai Bhanjibhai Patel (As Per F.P 119 Sq.mtrs), (v) Chandresh Arjanbhai Patel (As Per F.P 59.5 Sq.mtrs), (vi) Margesh Shantilal Patel (As Per F.P 59.5 Sq.mtrs), (vii) Kashyap Jayendra Gandhi (As Per F.P 59.5 Sq.mtrs), (viii) Dinesh Bhanjibhai Patel (As Per F.P 89.5 Sq.mtrs), (ix) Kuke

T. Sheth



18...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Creator L.L.P (As Per F.P 715 Sq.mtrs), (x) Bhatt Jitendrakumar Vinodray (As Per F.P 7179 Sq.mtrs), (xi) Raj Dilipbhai Vyas (As Per F.P 595 Sq.mtrs), (3) Survey/Block No. 454+455+456/3 admeasuring 21449 Sq.mtrs which was comprised in T.P Scheme and given F.P No. 188/1/2 admeasuring 12869 Sq.mts in name of (i) Chandrakantbhai Gangaram Patel (As Per F.P 6756 Sq.mtrs), (ii) Dilipbhai Dahyabhai Patel (As Per F.P 1544 Sq.mtrs), (iii) Tejas Devjibhai Patel (As Per F.P 257.5 Sq.mtrs), (iv) Pankaj Devjibhai Patel (As Per F.P 257.5 Sq.mtrs), (v) Narsinhbhai Bhanjibhai Patel (As Per F.P 257.5 Sq.mtrs), (vi) Chandresh Arjanbhai Patel (As Per F.P 129 Sq.mtrs), (vii) Margesh Shantilal Patel (As Per F.P 129 Sq.mtrs), (viii) Kashyap Jayendra Gandhi (As Per F.P 59.5 Sq.mtrs), (ix) Dinesh Bhanjibhai Patel (As Per F.P 193 Sq.mtrs), (x) Kuke Creator L.L.P (As Per F.P 1544.5 Sq.mtrs), (xi) Bhatt Jitendrakumar Vinodray (As Per F.P 386 Sq.mtrs), (xii) Raj Dilipbhai Vyas (As Per F.P 1286 Sq.mtrs) vide its Online Purvani Patrak No. 125 K.J.P./S.R.-100/19-20 dated 23-09-2019 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 8074 dated 23-09-2019 duly rejected by the concerned revenue authority on 06-11-2019.

In meantime the land bearing Survey No. 454+455+456/3 admeasuring 21449 Sq.mtrs which was comprised in T.P Scheme and given F.P No. 188/1 admeasuring 18827 Sq.mts was given in lieu thereof and thereafter the land was subdivided into Two Sub parts and bearing Final Plot No. 188/1 Paiki 18827 Sq.mtrs land given (1) Sub-Plot No. 188/1/1 admeasuring 5958 Sq.mtrs. and (2) Sub-Plot No. 188/1/2 admeasuring 12869 Sq.mtrs as per Plan approved by Ahmedabad Municipal Corporation Vide its Raja Chitthi No. 03860/151020/A4085/M1 dated 16-10-2020.

Thereafter, Kashyap Jayendra Gandhi has sold and conveyed the said Non-Agriculture land bearing Revenue Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. which was comprised in Town Planning Scheme

B Sheth



19...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

No. 56 (Sola-Gota-Ognaj) and given Final Plot No. 188/1, Sub Plot No. 188/1/2 admeasuring 12869 Sq. Mtrs. paiki undivided 129 Sq. Mtrs. to Kuke Creators LLP, a partnership firm through it's authorized partner Harshad Keshavlal Prajapati by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-8 (Sola) under serial No. 18098 dated 16-09-2021, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 8944 dated 25-01-2022 duly confirmed by the concerned revenue authority on 19-03-2022.

Thereafter, (1) Chanrakant Gangarambhai Patel, (2) Dilipbhai Dahyabhai Patel, (3) Tejas Devjibhai Patel, (4) Pankaj Devjibhai Patel, (5) Narsinhbhai Bhanjibhai Patel, (6) Chandresh Arjanbhai Patel, (7) Margesh Shantilal Patel, (8) Dineshbhai Bhanjibhai Patel, (9) Kuke Creators LLP, a partnership firm through it's authorized partner Harshad Keshavlal Prajapati, (10) Bhatt Jitendrakumar Vinoray, and (11) Raj Dilipkumar Vyas sold and conveyed the said Non-Agriculture land bearing Revenue Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. which was comprised in Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and given Final Plot No. 188/1, Sub Plot No. 188/1/2 admeasuring 12869 Sq. Mtrs. (3470 Sq. Mtrs. land for Commercial Use and 9399 Sq. Mtrs. land for Residential Use) to **FESTIVAL LIVING SPACE, a partnership firm** through Authorized Partner Patel Dhirenkumar Vishnuprasad by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-8 (Sola) under serial No. 9845 dated 12-05-2025, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Serial No. 10303 dated 17-05-2025.

Further, **FESTIVAL LIVING SPACE, a partnership firm** through Authorized Partner Patel Dhirenkumar Vishnuprasad have obtained Project loan on the said land in question from Aditya Birla Housing Finance Limited by creating Equitable Mortgage Deed, which was duly registered with the Office of Sub-Registrar,

T. Sheth



20...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

Ahmedabad – 8 (Sola), under Serial No. 10042 dated 14-05-2025 and loan is still continue.

Thus, the said Non-Agriculture land bearing Revenue Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. which was comprised in Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and given Final Plot No. 188/1, Sub Plot No. 188/1/2 admeasuring 12869 Sq. Mtrs. (3470 Sq. Mtrs. land for Commercial Use and 9399 Sq. Mtrs. land for Residential Use) is Own and Possessed by **FESTIVAL LIVING SPACE, a partnership firm.**

As a part of the investigation of the title, I gave public notice published in the daily newspaper Divya Bhashkar, Gujarati Edition on 18th May, 2025 inviting claims, if any, in upon or to the said land in question from any person whomsoever and I have not received any objection/claim in response thereto till today.

The aforesaid opinion is given on the basis of available revenue records and Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue records or Sub Registry records, however, I have found that, some part of the Index-II records are torn and the entries are also not up-to-date maintained and the computerized record of sub registrar is not well prepared / maintained / recorded by the agency appointed by the State Government and hence, it may be erroneous resulting into our / my error.

That I have been informed by you that no legal matter pending before any judicial court, quasi-judicial authorities, tribunals etc. as well as I have not inquired in any concerned court.

[Signature]



21...



A-1306, 13th Floor, Dev Atellar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

In view of what is stated here in above from that and from the information given to me stating that the said land has not been given in security nor created any charge or security also free from encumbrance of any nature whatsoever thereon. The said Land is not subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said Land which adversely affects the title and believing the same to be true, correct and trustworthy and also believing the document/papers/copies etc. furnished in the case file shown to me to be true and genuine and also based upon the information given by you that nothing was done in respect of the said Land during the period for which the revenue and registration record is not available which would make the title defective and from the available manual and computer searches obtained through Concerned Office of Sub Registrar and on that basis I hereby certify that the title of the said Land is clear and marketable and free from reasonable doubts and without encumbrances except, there is charge of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) Aditya Birla Housing Finance Limited
Subject to:

1. Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Prevention of Fragmentation and consolidation of holdings act, Town Planning act, Stamp Act, Registration Act, Hindu Succession Act or any other act, rule / notification, gazette etc., which may apply.
2. Terms and Condition of N.A. Order
3. Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled Land.
4. Fulfillment of Town Planning Act, Stamp Act, Registration Act, Society Act or any other act, rule / notification, gazette etc., which may apply.
5. Name of **FESTIVAL LIVING SPACE, a partnership firm** is required to be duly certified in the Village Form No. 7 and 12.
6. Loan from Aditya Birla Housing Finance Limited is still continue.
7. Usual Declaration on oath is required to be made by **FESTIVAL LIVING SPACE, a partnership firm** for their clear and marketable title.



22...



A-1306, 13th Floor, Dev Ateliar, Nr. Deer Circle, Ananadnagar Cross Road, Satellite, Ahmedabd-15.
Mo. 98250 39607 9925367747 • email. hirenmistri1306@gmail.com

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land bearing Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. and Sub Plot No. 188/1/2 admeasuring 12869 Sq.mtrs (3470 Sq. Mtrs. for Commercial Use and 9399 Sq. Mtrs. for Residential Use) of Final Plot No. 188/1 of Town Planning Scheme No. 56 (Sola-Gota-Ognaj) of Mouje Gota Taluka Ghatlodiya in the Registration District, Ahmedabad and Sub-District, Ahmedabad-8 (Sola) and the same is bounded as follows :

On or towards East	:	Land of Final Plot No. 171.
On or towards West	:	Land of Sub Plot No. 188/1/1 and Final Plot No. 180 and 177.
On or towards North	:	18 Mtrs. T.P. Road.
On or towards South	:	Land of Final Plot No. 239.

Date: 23-05-2025

Place: Ahmedabad

Yours faithfully,

(Bhavesh B. Sheth)

Advocate



Yours faithfully,

(Hiren R. Mistri)

Advocate

Encl:

Payment Receipt No. 20250523457366598 (Ahmedabd-13 City)

Payment Receipt No. 20250523152611533 (Ahmedabd-2 Vadaj)

Payment Receipt No. 20250523781226787 (Ahmedabd-8 Sola)

Dated:- 23-05-2025