PARESH R. JANI
SENIOR ADVOCATE & SOLICITOR
(FOUNDER)
HURSH P. JANI
SOLICITOR & ADVOCATE
(PROPRIETOR)

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. **13863/2024**

To,

M/s. Eklavya Corporation, a Partnership Firm.

Jani & Co.

TITLE CERTIFICATE AND REPORT

Reg.:- Non-Agricultural land bearing Final Plot No. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) belonging to as follows:

Sr. No.	Final Plot No. and Khata No.	Area (In Sq. Mtrs.)	Owner
1.	Final Plot No. 497 paiki (Khata No. 1655)	2610	M/s. Eklavya Corporation, a Partnership Firm
2.	Final Plot No. 497 paiki (Khata No. 1718)	2610	M/s. Eklavya Corporation, a Partnership Firm
	Total	5220	

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 24-01-2025) of ***available*** revenue and registration record for last 30 years through our search clerk and from that and from the information given to

us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given to us that no transfer/ agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

1) That as per Letter dated 20-07-1974, issued by Revenue Department, Government of Gujarat and as per order dated 08-08-1974 issued by District Collector, Ahmedabad, the Government Office containing Revenue Record of village Vadaj was destroyed during Navnirman Agitation. Hence vide Mutation Entry No. 10001 fresh Revenue Record of Village Vadaj were prepared and (1) Mangaldas Vanmalidas and (2) Lalbhai Vanmalidas were entered as owners of the said land bearing Survey No. 207/3 admeasuring 8701 Sq. Mtrs.

2) That Mangaldas Vanmalidas Patel and Lalbhai Vanmalidas entered the names of following family members as Co-Owners in the land bearing Survey No. 207/3:-

Sr. No.	Owner	Co-Owners
1.	Mangaldas Vanmalidas Patel	(1) Joitiben Mangaldas Patel (2) Bhailal Mangaldas Patel (3) Mahendrakumar Mangaldas Patel (4) Bhupendrakumar Mandgaldas Patel
2.	Lalbhai Vanmalidas Patel	(1) Manguben Lalbhai Patel (2) Babubhai Lalbhai Patel (3) Hasmukhbhai Lalbhai Patel (4) Mahendrakumar Lalbhai Patel (5) Kiritkumar Lalbhai Patel

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS
Phone : (O) 29710100, 29710200
E-mail : janiandco@gmail.com

Mutation entry to the said effect was made in the revenue records vide Entry No. 13595 dated 25-11-1980.

3) That said Lalbhai Vanmalidas Patel died on 01-12-1980. Hence names of his heirs viz. (1) Babubhai Lalbhai Patel (2) Hasmukhbhai Lalbhai Patel (3) Mahendrabhai Lalbhai Patel (4) Kiritkumar Lalbhai Patel (5) Manguben Wd/o Lalbhai Vanmalidas (6) Premilaben Lalbhai Patel and (7) Kalavatiben Lalbhai Patel were entered in the revenue records of the said land bearing Survey No.207/3 paiki. Mutation Entry to the said effect was made in the revenue records vide Entry No. 13660 dated 12-03-1981.

4) That Lalbhai Vanmalidas Patel died on 01-12-1980 and prior to his death he made his last will. As per the said will Lalbhai Vanmalidas bequeathed his ownership rights in land bearing Survey No. 207/3 paiki admeasuring about 4350 Sq. Mtrs., to (1) Babubhai Lalbhai Patel (2) Hasmukhbhai Lalbhai Patel (3) Mahendrabhai Lalbhai Patel (4) Kiritkumar Lalbhai Patel (5) Manguben Wd/o Lalbhai Vanmalidas Mutation Entry to the said effect was made in the revenue records vide Entry No. 13692 dated 24-04-1981.

NOTE: We have not been provided with the copy of abovementioned will.

5) That the land owners had made an application seeking a permission under Sec. 21 of Urban Land Ceiling Act with respect to said land bearing Survey No. 207/3 admeasuring 8,700.76 Sq. mtrs., the Competent Authority and Additional Collector vide its Order bearing No. ULC/555/S.E. Yojana No.1344 dated 08-01-1986, rejected the said application. Mutation Entry to the said effect was made in the revenue records vide Entry No. 16689 dated 30-01-1992.

6) That as per order passed by Competent Authority and Deputy Collector bearing No. ULC/3494/1431/4838/Vashi-3 dated 23-05-1994, Stay was directed to be maintained in land bearing Survey No. 207/3. Hence the City Mamlatdar vide Order bearing No. RTS/Vashi/2882/94 dated 08-06-1994 enforced effect of

abovereferred stay order in the revenue records of land bearing survey no. 207/3. Mutation Entry to the said effect was made in the revenue records vide Entry No. 17264 dated 18-06-1994.

7) That said Mangaldas Vanmalidas Patel died intestate on 02-05-1993. Hence names of his heirs viz. (1) Joitiben Mangaldas (2) Shantaben Mangaldas (3) Kantaben Mangaldas (4) Subhadraben Mangaldas (5) Lilaben Mangaldas (6) Bhailalbhai Mangaldas (7) Mahendra Mangaldas and (8) Bhupendra Mangaldas were entered in the revenue records of the said land bearing Survey No. 207/3. Mutation Entry to the said effect was made in the revenue records vide Entry No. 18147 dated 01-07-1998.

8) That (1) Shantaben Mangaldas (2) Kantaben Mangaldas (3) Subhadraben Mangaldas (4) Lilaben Mangaldas released their right, title and interest from the said land bearing Survey No. 207/3 paiki in favour of their brothers. Mutation entry to the said effect was made in the revenue records vide Entry No. 18148 dated 01-07-1998.

9) That said Manguben Lalbhai Patel died intestate on 12-12-1991. Hence her name was removed from the said land bearing Survey No. 207/3. Mutation entry to the said effect was made in the revenue records vide Entry No. 18688 dated 26-06-2000.

10) That vide Order bearing No. ULC/Vadaj/Vashi.199.03 dated 12-06-2004 passed by Competent Authority and Deputy Collector, Urban Land Ceiling, the stay order entered in revenue records vide Mutation Entry No. 17264 dated 18-06-1994 was ordered to be cancelled. Mutation entry to the said effect was made in the revenue records vide Entry No. 19435 dated 19-03-2004.

11) That said Babubhai Lalbhai and others had made an application to District Collector, Ahmedabad to obtain permission under Section 63 of the Gujarat Tenancy and Agricultural Lands Act, 1948 ("Tenancy Act") for transfer of said land bearing Survey No. 207/3 paiki admeasuring about 4350 Sq. Mtrs. for Residential Purpose. The

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS
Phone : (O) 29710100, 29710200
E-mail : janiandco@gmail.com

Collector, Ahmedabad vide its order bearing No. CB/J-1/TNC/S.R.-1/2004 dated 16-01-2004, granted permission under Section 63 for transfer of land for Residential Purpose to Amarjyot (Vadaj) Co. Op. Housing Society Ltd.

12) That said (1) Kiritkumar Lalbhai Patel (2) Mahendrakumar Lalbhai Patel (3) Hasmukhbhai Lalbhai and (4) Babulal Lalbhai sold and conveyed the said land bearing Survey No. 207/3 paiki admeasuring about 4350 Sq. Mtrs. (Khata No. 1718) to Amarjyot (Vadaj) Co. Op. Housing Society Ltd. vide various Sale Deeds which were registered before the Sub Registrar of Ahmedabad-2 Vadaj as follows:

Sr. No.	**Vendor**	**Sale Deed and dated**	**Survey No. and area (in Sq. Mtrs.)**
1.	Kiritkumar Lalbhai Patel through his Power of Attorney holder Dhirubhai Harjivandas Amin	347 dated 22-01-2004	Survey No. 207/3 paiki admeasuring about 1087.50 Sq. Mtrs.
2.	Mahendrakumar Lalbhai Patel through his Power of Attorney holder Dhirubhai Harjivandas Amin	348 dated 22-01-2004	Survey No. 207/3 paiki admeasuring about 1087.50 Sq. Mtrs.
3.	Hasmukhbhai Lalbhai Patel through his Power of Attorney holder Dhirubhai Harjivandas Amin	349 dated 22-01-2004	Survey No. 207/3 paiki admeasuring about 1087.50 Sq. Mtrs.
4.	Babubhai Lalbhai through his Power of Attorney holder Dhirubhai Harjivandas Amin	350 dated 22-01-2004	Survey No. 207/3 paiki admeasuring about 1087.50 Sq. Mtrs.
Total			**4,350**

Mutation entry to the said effect was made in the revenue records vide Entry No. 19531 dated 27-07-2004.

13) That vide Order bearing No. RTS/Sudhara/Kshatiyadi/ SR No-1659/08 dated 29-09-2008 of City Mamlatdar Ahmedabad, the errors that were found in Computerized 7/12 form were directed to be rectified. Mutation Entry to the said effect was made in the revenue records vide Entry No. 20865 dated 30-09-2008.

14) That said Amarjyot (Vadaj) Co. Op. Housing Society Ltd. agreed to sell the said land bearing Survey No. 207/3 paiki 4350 Sq. Mtrs. to Manilal V. Patel HUF vide Agreement For Sale dated __-01-2010 which was registered before the Sub Registrar of Ahmedabad-2 Vadaj at Serial No. 112 on 04-01-2010.

15) That Mutation Entry No. 22248 dated 13-07-2011 was erroneously mentioned in the revenue records of the said land bearing survey No. 207/3, hence it was cancelled.

16) That said Joitiben Mangaldas died intestate on 28-07-2018. Hence names of her heirs viz. (1) Shantaben Mangaldas Patel (2) Kantaben Mangaldas Patel (3) Bhailalbhai Mangaldas Patel (4) Lilaben Mangaldas Patel (5) Nilesh Prahladbhai Patel (6) Mahendrakumar Mangaldas Patel (7) Bhupendrakumar Mangaldas Patel (8) Kirit Prahladbhai Patel and (9) Kalpesh Prahladbhai Patel were entered in the revenue records of the said land bearing Survey No. 207/3. Mutation Entry to the said effect was made in the revenue records vide Entry No. 26396 dated 23-02-2022.

17) That said (1) Shantaben Bhikhabhai Patel D/o Mangaldas Patel (2) Kantaben Ghanshyambhai Patel D/o Mangaldas Patel (3) Lilaben Pravinbhai Patel D/o Mangaldas Patel (4) Nilesh Prahladbhai Patel (5) Kalpeshkumar Prahladbhai Patel (6) Kiritbhai Prahladbhai Patel released their right title and interest from the said land bearing Survey No. 207/3 paiki (Khata No. 1655) and other lands vide various Sale Deeds in favour of (1) Mahendrakumar Mangaldas (2) Bhupendrakumar Mangaldas (3) Bhailal Mangaldas as follows:-

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS
Phone : (O) 29710100, 29710200
E-mail : janiandco@gmail.com

Sr. No.	Releasor	Release Deed and date	Survey No. and Area
1.	Shantaben Bhikhabhai Patel D/o Mangaldas Patel	573 dated 03-03-2022	207/3 paiki admeasuring about 155.39 Sq. Mtrs.
2.	Kantaben Ghanshyambhai Patel D/o Mangaldas Patel	574 dated 03-03-2022	207/3 paiki admeasuring about 155.39 Sq. Mtrs.
3.	Lilaben Pravinbhai Patel D/o Mangaldas Patel	575 dated 03-03-2022	207/3 paiki admeasuring about 155.39 Sq. Mtrs.
4.	(1)Nilesh Prahladbhai Patel (2)Kalpeshkumar Prahladbhai Patel	1076 dated 20-04-2022	207/3 paiki admeasuring about 155.39 Sq. Mtrs.
5.	Kiritbhai Prahladbhai Patel	1077 dated 20-04-2022	207/3 paiki admeasuring about 155.39 Sq. Mtrs.

Mutation Entry to the said effect was made in the revenue records vide Entry No. 26514 dated 23-05-2022.

18) That upon implementation of Draft Town Planning Scheme No. 29 (Naranpura) the land bearing Survey No. 207/3 admeasuring about 8,701 Sq. Mtrs. was given Final Plot No. 497 admeasuring about 5,220 Sq. Mtrs.

19) That Amarjyot (Vadaj) Co. Op. Housing Society Ltd. had purchased land bearing Survey No. 207/3 paiki admeasuring about 4350 Sq. Mtrs. (Khata No. 1718) under Section 63 of Tenancy Act and as per terms and conditions of said order Amarjyot (Vadaj) Co. Op.

Housing Society Ltd. had to obtain Non Agricultural Use permission within 1 Year. However Amarjyot (Vadaj) Co. Op. Housing Society Ltd. failed to obtain Non Agricultural Use permission and so it had applied for extension of time limit. The Collector Ahmedabad vide its order bearing No. ACB/TNC-1/G.Dh.K.63-AA/Vadaj/Survey No./ Block No. 207/3 Paiki/2019 dated __-10-2019 rejected the said application.

Being aggrieved by the said rejection, Amarjyot (Vadaj) Co. Op. Housing Society Ltd. had filed a Revision Application before Gujarat Revenue Tribunal bearing No. BA/166/2020.

That during the pendency of above Revision Application, The Collector had vide its order bearing No. dated ACB/TNC-1/G.Dh.K-65/Muddat Vadharo/ Vadaj/207/3/RFMS-220230182573 dated 13-06-2023 extended the validity of Section 63 of Tenancy Act for another 6 Months. Mutation Entry to the said effect was made in the revenue records vide entry No. 26878 dated 16-06-2023.

Pursuant to the abovestated Order by Collector, Amarjyot (Vadaj) Co. Op. Housing Society Ltd. had withdrawn the aforesaid Revision Application pending before Gujarat Revenue Tribunal. Gujarat Revenue Tribunal vide Order dated 14-09-2023 disposed the said application as withdrawn.

20) That Non – Agricultural Use Permission for Residential Use for land bearing Final Plot No. 497 paiki admeasuring about 2,610 sq. mtrs. belonging to Amarjyot (Vadaj) Co. Op. Housing Society Ltd. in Town Planning Scheme No. 29 was granted by Collector, Ahmedabad vide its order bearing No. 9810/07/18/021/2023 dated 16-09-2023. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 26977 dated 16-09-2023.

21) That upon payment of premium, the said land bearing Final Plot No. 497 paiki admeasuring about 2610 Sq. Mtrs. in Town Planning Scheme No. 29 was converted from Old Tenure Land to Non Agricultural Land by order of Collector, Ahmedabad vide Order bearing No. 4199/07/18/021/2024 dated 19-09-2024. Mutation Entry

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS
Phone : (O) 29710100, 29710200
E-mail : janiandco@gmail.com

to the said effect was made in the revenue records of the said land vide Entry No. 27251 dated 19-09-2024.

22) That Non - Agricultural Use Permission for Multipurpose Use for land bearing Final Plot No. 497 paiki admeasuring about 2,610 sq. mtrs. belonging to (1) Mahendra Mangaldas Patel (2) Bhupendrakumar Mangaldas Patel and (3) Bhailalbhai Mangaldas Patel in Town Planning Scheme No. 29 was granted by Collector, Ahmedabad vide its order bearing No. 4760/07/18/021/2024 dated 25-10-2024. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 27274 dated 25-10-2024.

23) That Amarjyot (Vadaj) Co. Op. Housing Society Ltd. had Leased the land bearing Final Plot No. 497 admeasuring about 12.98 Sq. Mtrs. in Town Planning Scheme No. 29 vide Lease Deed dated 30-08-2024 in favour of Torrent Power Limited which was registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No. 13176 dated 30-08-2024.

NOTE: We have not been provided with the copy of abovementioned Lease Deed.

24) That said Amarjyot (Vadaj) Co-Operative Housing Society Ltd. sold and conveyed the said land bearing Final Plot No. 497 Paiki admeasuring about 2610 Sq. Mtrs. in Town Planning Scheme No. 29 to M/s. Eklavya Corporation, a Partnership Firm vide Sale Deed dated 17-12-2024 which was registered before the Sub registrar of Ahmedabad-2 Vadaj at Serial No. 18582 on 17-12-2024. Mutation entry to the said effect was made in the revenue records vide Entry No. 27315 dated 18-12-2024.

25) That the Agreement for Sale dated 28-06-2009 executed in favour of Manilal V. Patel which was registered before the Sub Registrar of Ahmedabad-2 Vadaj at Serial No. 112 on 04-01-2010 was cancelled by Cancellation Deed of Agreement for Sale dated 16-12-2024 which was

registered before the Sub-Registrar of Ahmedabad-2 Vadaj at Serial No. 18550 on 16-12-2024.

26) That said (1) Mahendrakumar Mangaldas (2) Bhupendrakumar Mangaldas and (3) Bhgailalbhai Mangaldas Patel sold and conveyed the said land bearing Final Plot No. 497 Paiki admeasuring about 2610 Sq. Mtrs. in Town Planning Scheme No. 29 to M/s. Eklavya Corporation, a Partnership Firm vide Sale Deed dated 30-12-2024 which was registered before the Sub registrar of Ahmedabad-2 Vadaj at Serial No. 19152 on 30-12-2024. Mutation entry to the said effect was made in the revenue records vide Entry No. 27329 dated 30-12-2024, which is yet to be certified.

27) That said M/s. Eklavya Corporation, a Partnership Firm consists of (1) Vishal Jagdishkumar Patel (2) TJ Patel & Sons LLP (3) Ashwinbhai Trikambhai Patel (4) Ashwinbhai Nanubhai Patel (5) Tirth Bipinchandra Patel (6) Jay Prakashbhai Bhimani (7) Vyom Narendrabhai Patel (8) Vyomesh Arvindbhai Patel (9) Arvindkumar Parsottambhai Patel (10) Ketankumar Bhailalbhai Patel (11) Sagar Hashmukhbhai Shah (12) Ravi Rajeshbhai Kothari (13) Amit Sachendrakumar Gupta (14) Sagar Sachendrakumar Gupta (15) Nishant Jigneshbhai Kothari (16) Kumar Jitendrakumar Shah as Partners in the said Partnership Firm vide Supplementary Partnership Deed dated 03-12-2024.

JANI AND SOLICITORS & AHMED

28) That said M/s. Eklavya Corporation, a Partnership Firm has got the plans for Residential and Commercial construction on the said Land bearing Non-Agricultural land bearing Final Plot No. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission to that effect is issued by Ahmedabad Municipal Corporation (AMC) vide its Rajachitthi No.

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS
Phone : (O) 29710100, 29710200
E-mail : janiandco@gmail.com

06376/191024/A8778/R0/M1 dated 20-01-2025 bearing Case No. BHNTI/WZ/191024/CGDCRV/A8778/R0/M1.

29) That as per the said approved plan the M/s. Eklavya Corporation, a Partnership Firm has commenced development and started construction of Residential and Commercial Project named "**Eklavya**" on the land bearing Final Plot No. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj). The Project consists of various Residential and Commercial units of different areas.

- **PUBLIC NOTICE:**

That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 19-01-2025 inviting objections for issuance of Title Certificate for the abovestated land; we have not received any objection from anyone till today.

In view of what is stated above, we hereby opine that the title of above referred Non-Agricultural land bearing Final Plot No. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) belonging to as follows:

Sr. No.	Final Plot No. and Khata No.	Area (In Sq. Mtrs.)	Owner
1.	Final Plot No. 497 paiki (Khata No. 1655)	2610	M/s. Eklavya Corporation, a Partnership Firm
2.	Final Plot No. 497 paiki (Khata No. 1718)	2610	M/s. Eklavya Corporation, a Partnership Firm
Total		5220	

shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

(1) Usual Declaration cum Indemnity bond being made at the time of transfer of the said land.

(2) Fulfillment of the terms and conditions laid down in the N.A order.

(3) Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority and plans of construction being sanctioned by appropriate authority and provisions of applicable Town Planning Scheme.

(4) That name of M/s. Eklavya Corporation, a Partnership Firm being entered in the revenue records for land bearing Final Plot No. 497 Paiki (Khata No. 1655) admeasuring about 2610 Sq. Mtrs. of Town Planning Scheme No. 29 (Naranpura).

JANI AND COMPANY • SOLICITORS & ADVOCATES • AHMEDABAD

DATED THIS 29th DAY OF JANUARY, 2025

Hursh P. Joni
ATTORNEY-AT-LAW

Note of caution and disclaimer:

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

[2] Please note that the application for sub-registrar search of registration record is to be done through online government portal (https://garvibeta.gujarat.gov.in). Thereafter the relevant search data is shown on the website and from there we have to download the Encumbrance Certificate search report from the government website. Hence, we have to completely rely on search report provided by the Government website and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority issuing Encumbrance Certificate search report waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.

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

[4] We are informed that at present no other litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.

[5] That we have relied upon the details mentioned in Mutation Entry as we have not been provided with supporting document/ orders on the basis of which the Mutation Entry has been made.