

Ref. No. :

Date : 23 /11 / 2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE CERTIFICATE



Re:- Non Agriculture Land bearing Final Plot No. 53 admeasuring about 5221 sq. mtrs., [allotted in lieu of Land bearing Block No. 321 admeasuring about: He.Are.Sq.Mtrs : 0-87-01 i.e. : 8701 Sq. Mtrs.], of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm to the Non Agriculture Land bearing Final Plot No. 53 admeasuring about 5221 sq. mtrs., [allotted in lieu of Land bearing Block No. 321 admeasuring about: He.Are.Sq.Mtrs : 0-87-01 i.e. : 8701 Sq. Mtrs.], of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar", dtd.23.01.2020 in the name of previous land owner and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers, provided by the property holder, and information, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue Terms & condition laid down in the N.A. Permission,
- (2) Provisions and Restrictions of all Law related to the land prevailing in the Sate of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.
- (5) Get the name of **M/S. AYB BUILDCON LLP** entered in the revenue record being the owner-occupier.

Ref. No. :

Date : 23 /11 / 2020

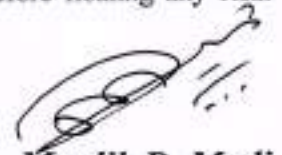
: 2 :



(6) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 23rd DAY OF NOVEMBER, 2020




Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 23 /11 / 2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE REPORT



Re:- Non Agriculture Land bearing Final Plot No. 53 admeasuring about 5221 sq. mtrs., [allotted in lieu of Land bearing Block No. 321 admeasuring about: He.Are.Sq.Mtrs : 0-87-01 i.e. : 8701 Sq. Mtrs.], of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the documents, papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm, is clear and marketable and free from all reasonable doubts subject to the following :-

Block No. 321 (Old Survey No. 255) :-

Land bearing Old Survey No. 255 was held by Jayvantsinhji Sursinhji owner-occupier & self-cultivator as per Revenue Records.

The name of Uteliya Thakor Saheb Jayvantsinhji Sursinhji was entered in the revenue record on Darbari Hede being the occupier of the land under the provision of Talukadari Abolition Act Pursuant to order of concerned Authority. (Reference : Revenue Entry No. 1, dated 05.02.1955).

Thereafter the names of Alarkha Shera and Jamal Nabi were entered in the record of rights as Protected Tenant by an order of Concern Authority.
(Reference : Revenue Entry No.14, dated 25.02.1955).

Thereafter the name of Alarkha Shera was entered in the record of rights as a Ordinary Tenant by an order of Concern Authority.
(Reference : Revenue Entry No.15).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.
(Reference : Revenue Entry No. 17, dated 11.05.1955).



: 2 :

Thereafter the Land owner Uтелиya Thakor Saheb Jayvantsinhji Sursinhji borrowed money from Bhanumatiben Harichandrasinhji D/o. Late Uтелиya Thakor Harichandrasinhji and Mortgage the aforesaid land.

(Reference : Revenue Entry No. 75, dated 15.12.1958).

Thereafter Alarakha Sherabhai paid the Purchase Value to the land owner Uтелиya Thakor Saheb Jayvantsinhji Sursinhji as per the Direction passed under the Order dtd.19.08.1965 in Tenancy Act Case No. 365 and name of Alarakha Sherabhai was entered as owner and occupier for Acre 0-30 Guntha land in the record of said land and the name of Uтелиya Thakor Saheb Jayvantsinhji Sursinhji deleted in the revenue record being the owner-occupier.

(Reference : Revenue Entry No. 431, dated 23.10.1965).

Meanwhile the land owner Jayvantsinhji Sursinhji paid mortgage money back to Bhanumatiben D/o. Late Uтелиya Thakor Harichandrasinhji, accordingly She released her charge from the said property.

(Reference : Revenue Entry No. 433 dated 24.12.1965).

Threafter Tenant Jamalbhai Nabibhai was given ownership rights under the Order dtd.01.10.64 passed in Tenancy Case No. 361 and another order dtd.09.05.1967 passed in Tenancy Case No. 675/67.

(Reference : Revenue Entry No. 585 dated 24.05.1973).

Thereafter the land owner availed loan from the Shela Seva Sahkari Mandali Ltd., accordingly the Mandali created charge / lien on the said property.

(Reference : Revenue Entry No.635, dated 01.04.1975).

Thereafter the land owner Alarakha Sherabhai availed loan from the Gujarat State Co. Op. Land Development Bank Ltd., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No. 656, dated 21.08.1975).

Amalgamation

Thereafter Amalgamation Scheme implemented in Shela Village as a result of which Block No. 321 was allotted in lieu of Survey No. 255.

(Reference : Revenue Entry No.715, dated 11.04.1977).





: 3 :

Thereafter name of Jamalbhai Nabibhai deleted from the revenue record of land the entire bearing Block No. 321 admeasuring : 8701 Sq. Mtrs. as he was not having any right of any portion of the said property as per his reply filed in the same concern supported by the reply filed by the respected persons of the village. (Reference : Revenue Entry No. 841, dated 06.03.1980).

Thereafter the family partition took place between the Land Owner and his family members, accordingly the land bearing Block No. 321 admeasuring : 8701 Sq. Mtrs., vested in Nurabhai Alarakhabhai being the owner-occupier.

(Reference : Revenue Entry No. 842, dated 06.03.1980).

Thereafter the said land owner Nurbhai Alarakhabhai sold and conveyed the Block No. 321 admeasuring : 8701 sq. mtrs. to Maneklal Shankarlal Patel, Kantibhai Shankarbhai, Lalabhai Somabhai, Natvarbhai Chandubhai, Bhailal Chandubhai and Jitendra Lalbhai by way of executing Sale Deed registered in the office of Sub Registrar Sanand on dtd.05.03.1982.

(Reference : Revenue Entry No.989, dated 09.03.1982).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Gujarat State Co. Op. Agri. Rural Development Bank Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No.2290 dated 11.05.1998).

Thereafter out of aforesaid land owners Lalbhai Somabhai and Jitendrabhai Lalbhai waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record.

(Reference : Revenue Entry No. 2291 dated 11.05.1998).

Thereafter the said land owner Maneklal Shankarlal Patel, Kantibhai Shankarbhai, Natvarbhai Chandubhai and Bhailal Chandubhai sold and conveyed the Block No. 321 admeasuring : 8701 sq. mtrs. to Divyang Jayantibhai Patel by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 5926 on dtd.07.12.2007.

(Reference : Revenue Entry No. 3125).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and District Development officer, District Panchyat Office, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: MSL/BKHP/S.R.59/Vashi.1034 to 1039, dtd.07.06.2008.

(Reference : Revenue Entry No. 3227, dated 03.07.2008).



: 4 :

The land bearing Block No.321 admeasuring about He.Are.Sq.Mtrs : 0-87-01, included in Town Planning Scheme No.01 (Shela) and allotted Final Plot No. 53, admeasuring about : 5221 sq. mtrs.

Thereafter the said land owner Divyang Jayantibhai Patel sold and conveyed the Block No. 321 admeasuring : 8701 sq. mtrs. to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 8883 on dtd.03.11.2020.

And since then the said land is in the absolute ownership and possession of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1989 to 2019 (2020-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.23.01.2020 regarding the said property in the name of previous land owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue Terms & condition laid down in the N.A. Permission.
- (2) Provisions and Restrictions of all Law related to the land prevailing in the Sate of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.



: 5 :



- (5) Get the name of M/S. AYB BUILDCON LLP entered in the revenue record being the owner-occupier.
- (6) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 23rd DAY OF NOVEMBER, 2020



Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 07/12/2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE CERTIFICATE



Re:- Non Agriculture Land bearing Final Plot No. 54 admeasuring about 5585 sq. mtrs., [allotted in lieu of Land bearing Block No. 322 admeasuring about: 11e.Are.Sq.Mtrs : 0-93-08 i.e. : 9308 Sq. Mtrs.] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm to the Non Agriculture Land bearing Final Plot No. 54 admeasuring about 5585 sq. mtrs., [allotted in lieu of Land bearing Block No. 322 admeasuring about: 11e.Are.Sq.Mtrs : 0-93-08 i.e. : 9308 Sq. Mtrs.] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar", dtd.17.01.2020 in the name of previous land owners and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers, provided by the property holder, and information, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue Terms & condition laid down in the N.A. Permission.
- (2) Provisions and Restrictions of all Law related to the land prevailing in the State of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.
- (5) Get the name of M/S. AYB BUILDCON LLP entered in the revenue record being the owner-occupier.

Ref. No. :

Date : 07/12/2020

: 2 :



(b) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 07th DAY OF DECEMBER, 2020



Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said land and there are no pending litigations or injunction / status quo granted therein respect of said land
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 07/12/2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE REPORT



Re :- Non Agriculture Land bearing Final Plot No. 54 admeasuring about 5585 sq. mtrs., (allotted in lieu of Land bearing Block No. 322 admeasuring about: He.Arc.Sq.Mtrs : 0-93-08 i.e. : 9308 Sq. Mtrs] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Block No. 322 (Old Survey No. 257) :-

Land bearing Old Survey No. 257 was held by Jayvantsinhji Sursinhji owner-occupier & self-cultivator as per Revenue Records.

The name of Uteliya Thakor Sahab Jayvantsinhji Sursinhji was entered in the revenue record on Darbari Hode being the occupier of the land under the provision of Talukadari Abolition Act Pursuant to order of concerned Authority. (Reference : Revenue Entry No. 1, dated 05.02.1955)

Thereafter the Land owner Uteliya Thakor Sahab Jayvantsinhji Sursinhji borrowed money from Bhanumatiben Harichandrasinhji D/o. Late Uteliya Thakor Harichandrasinhji and Mortgage the aforesaid land.

(Reference : Revenue Entry No. 75, dated 15.12.1958).

Thereafter Alarakhia Sherabhai paid the Purchase Value to the land owner Uteliya Thakor Sahab Jayvantsinhji Sursinhji as per the Direction passed under the Order dtd.19.08.1965 in Tenancy Act Case No. 365 and name of Alarakhia Sherabhai was entered as owner and occupier in the record of said land and the name of Uteliya Thakor Sahab Jayvantsinhji Sursinhji deleted in the revenue record being the owner-occupier.

(Reference : Revenue Entry No. 197, dated 19.10.1964).

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+91-79-40117192H
maulikmodi_lawassociates@yahoo.com
modilawfirm@gmail.com



: 2 :

Meanwhile the land owner Jayvantsinhji Sursinhji paid mortgage money back to Bhanumatiben D/o. Late Uteliya Thakor Harichandrasinhji, accordingly the She released her charge from the said property

(Reference : Revenue Entry No. 433 dated 24.12.1965).

Thereafter the land owner Alarakhia Sherabhai availed loan from the Gujarat State Co. Op. Land Development Bank Ltd., accordingly the Bank created charge / lien on the said property.

(Reference : Revenue Entry No. 656, dated 21.08.1975).

Amalgamation

Thereafter Amalgamation Scheme implemented in Shela Village as a result of which Block No. 322 was allotted in lieu of Survey No. 257.

(Reference : Revenue Entry No. 715, dated 11.04.1977).

Thereafter the family partition took place between the Land Owner and his family members, accordingly the land bearing Block No. 322 admeasuring : 9308 Sq. Mtrs., vested in Nurabhai Alarakhabhai being the owner-occupier.

(Reference : Revenue Entry No. 842, dated 06.03.1980).

Thereafter the said land owner Nurabhai Alarakhabhai sold and conveyed the Block No. 322 admeasuring : 9308 sq. mtrs. to Maneklal Shankarlal Patel, Kantibhai Shankarabhai, Lalabhai Sinnabhai, Natvarbhai Chandubhai, Bhailal Chandubhai and Jitendra Lalbhai by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 259, dtd.05/03/1982.

(Reference : Revenue Entry No.990, dated 07.03.1982).

Thereafter the Notice under breach of Section - 63 was withdrawn as no breach was found to have been committed by the land owner while transferring land to the Purchasers.

(Reference : Revenue Entry No.1104, dated 29.11.1983).

Thereafter the Notice under breach of Section - 63 was withdrawn as no breach was found to have been committed by the land owner while transferring land to the Purchasers.

(Reference : Revenue Entry No 1116, dated 22.02.1984).

Thereafter the Notice under breach of Section - 63 was withdrawn as no breach was found to have been committed by the land owner while transferring land to the Purchasers.

(Reference : Revenue Entry No.2126, dated 16.09.1996).



: 3 :

Thereafter the Mamlatdar Krushipanch withdrawn the Proceeding initiated under Section 84 (C) as the said issued was earlier heard and decided by the same authority in favour of the land owners and the transferee.

(Reference : Revenue Entry No.2208, dated 24.01.1997).

Thereafter Deputy Collector (Jatrin Sudharna) also decided to withdrawn the Notice issued for breach of Section 63 as the order Passed by the Mamlatdar, Krushipanch was found just and Proper (Reference : Revenue Entry No.2289, dated 11.05.1998).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Gujarat State Co. Op. Agri. Rural Development Bank Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No.2290 dated 11.05.1998).

Thereafter out of aforesaid land owners Lalbhai Somabhai and Jitendrabhai Lalbhai waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record.

(Reference : Revenue Entry No. 2291 dated 11.05.1998).

Thereafter the said land owner Maneklal Shaunkarlal Patel, Kantibhai Shankarbhai, Natvarbhai Chandubhai and Bhailal Chandubhai sold and conveyed the Block No. 322 admeasuring : 9308 sq. mtrs. to Dhirajlal Anandjibhai Ramani H.U.F., Babubhai Harjibhai Gelani H.U.F., Sandipbhai Chhaganbhai Ambaliya and Hiteshbhai Chhaganbhai Ambaliya by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 5927 on dtd.07.12.2007.

(Reference : Revenue Entry No. 3124, dated 22.01.2008).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and District Development officer, District Panchayat Office, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: MST/BKHP/S.R.59/Vashi.1034 to 1039, dtd.07.06.2008.

(Reference : Revenue Entry No. 3227, dated 03.07.2008).

The land bearing Block No.322 admeasuring about He.Are.Sq.Mtrs : 0-93-08. included in Town Planning Scheme No.01 (Shela) and allotted Final Plot No. 54, admeasuring about : 5585 sq. mtrs.



: 4 :

Thereafter District Collector, Ahmedabad by his / her order No.: 2841/07/04/024/2020, dtd.26.11.2020, issued revised N.A. Permission for Multipurpose Use for the said land.

Thereafter the said land owner Dhirajlal Anandjibhai Ramani H.U.F., Babubhai Harjibhai Gelani H.U.F., Sandipbhai Chhaganbhai Ambaliya and Hiteshbhai Chhaganbhai Ambaliya sold and conveyed the said land to M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 10170 on dtd.04.12.2020.

And since then the said land is in the absolute ownership and possession of M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1989 to 2019 (2020-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.17.01.2020 regarding the said property in the name of previous land owners and in pursuance the said public notices, I have not received any objection from anybody for the said property except the below referred objection more particularly explained in the devolution referred herein after.

Devolution No. 1 :-

We have received objection from Advocate Rajesh M. Parikh on behalf of their clients namely :- Tadv Yogeshbhai, Tadv Ramilaben, Ashvinikumar Amratlal Patel, Dimpleben Patel, Rameshbhai Motibhai Patel, Mukeshbhai Rameshbhai Patel, Hansaben Patel, Rajeshbhai Gopalbhai Tadv through their Power of Attorney Holder :- Nirmalbhai Jashvantsinhji Mehta, Wherein they claimed that the land was originally belonged to Thakor Saheb Jashvantsinhji Sursinhji and he gifted the land to Motiram Joilaram (his Servant) and a fabricated story was narrated in the object in furtherance of that, but looking to the entire revenue record of the land, his name never appeared or reflected in the Title Report that clearly indicated that the objectioners filed the objection to interrupt the title clear procedure and therefore we replied to Advocate Rajesh M. Parikh and nullified the objection in counter response to which, I have not received any objection or clarification or any evidence which keeps the objection live.



: 5 :

Thereafter we reject the objection and issue this Healthy Title Clearance Certificate and Report

Devolution No. 1 :-

One Public warning was published in the Gujarat Samachar Daily on dtd.18.01.2020 through Advocate Indrishi M. Bengali on behalf of Sanjay Rameshchandra Patel wherein he claimed rights in / upon the said property without any evidentiary Support, which dispute was later on settled between the parties and the said Sanjay Rameshchandra Patel withdrawn the Public warning and himself nullified the objection / dispute raised in the public warning and also nullified having any right, title, interest in the said property by executing Indemnity Bond Cum Declaration Cum Confirmation in favour of the Previous Land owners duly notarized in the book of Advocate Notary Alpa R. Vyas dtd.02.12.2020 wherein he also mentioned that he do not have any objection for my self, i.e. Mulik Dilipkhai Modi (Modi Law Associates) issuing Title Clearance Certificate for the said property. Therefore the said dispute came to end.

As a part of investigation of title. We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of M/S. AYB BUILDCON LLP, a Limited Liability Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue Terms & condition laid down in the N.A. Permission.
- (2) Provisions and Restrictions of all Law related to the land prevailing in the State of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.
- (5) Get the name of M/S. AYB BUILDCON LLP entered in the revenue record being the owner-occupier.

: 6 :



(6) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 07th DAY OF DECEMBER, 2020



Maulik D. Modi
Advocate

Enrollment No. G / 997 / 2012

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 23 /11 / 2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE CERTIFICATE



Re:- Non Agriculture Land bearing Final Plot No. 55 admeasuring about 4553 sq. mtrs., [allotted in lieu of Land bearing Block No. 323 admeasuring about: He.Are.Sq.Mtrs : 0-75-88 i.e. : 7588 Sq. Mtrs.] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm to the Non Agriculture Land bearing Final Plot No. 55 admeasuring about 4553 sq. mtrs., [allotted in lieu of Land bearing Block No. 323 admeasuring about: He.Are.Sq.Mtrs : 0-75-88 i.e. : 7588 Sq. Mtrs.] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar", dtd.23.01.2020 in the name of previous land owner and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers, provided by the property holder, and information, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue Terms & condition laid down in the N.A. Permission.
- (2) Provisions and Restrictions of all Law related to the land prevailing in the State of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.
- (5) Get the name of **M/S. AYB BUILDCON LLP** entered in the revenue record being the owner-occupier.

Ref. No. :

Date : 23 / 11 / 2020



: 2 :

- (6) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 23rd DAY OF NOVEMBER, 2020




Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 23 /11 / 2020

To,
M/S. AYB BUILDCON LLP
Ahmedabad.



TITLE REPORT



Re:- Non Agriculture Land bearing Final Plot No. 55 admeasuring about 4553 sq. mtrs., [allotted in lieu of Land bearing Block No. 323 admeasuring about: He.Are.Sq.Mtrs : 0-75-88 i.e. : 7588 Sq. Mtrs.] of Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the District of Ahmedabad and Sub District of Sanand, belonging to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents papers, information provided by the property holder and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Block No. 323 (Old Survey No. 256) :-

Land bearing Old Survey No. 256 was held by Jayvantsinhji Sursinhji owner-occupier & self-cultivator as per Revenue Records.

The name of Uteliya Thakor Saheb Jayvantsinhji Sursinhji was entered in the revenue record on Darbari Hede being the occupier of the land under the provision of Talukadari Abolition Act Pursuant to order of concerned Authority. (Reference : Revenue Entry No. 1, dated 05.02.1955).

Thereafter the name of Rahemanbhai Kamalbhai was entered in the record of rights as a Protected Tenant by an order of Concern Authority.
(Reference : Revenue Entry No.14, dated 25.02.1955).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.
(Reference : Revenue Entry No. 17, dated 11.05.1955).

Thereafter the said land Tenant Rahemanbhai Kamalbhai died leaving behind him, his heir namely : Alubhai Rahemanbhai.
(Reference : Revenue Entry No.64, dated 01.10.1957).



: 2 :

Thereafter the Land owner Uteilya Thakor Saheb Jayvantsinhji Sursinhji borrowed money from Bhanumatiben Harichandrasinhji D/o. Late Uteilya Thakor Harichandrasinhji and Mortgage the aforesaid land.

(Reference : Revenue Entry No. 75, dated 15.12.1958).

Thereafter Alarakha Rehmanbhai paid the Purchase Value to the land owner Uteilya Thakor Saheb Jayvantsinhji Sursinhji as per the Direction passed under the Order dtd.21.05.1964 in Tenancy Act Case No. 154 and names of Alarakha Rehmanbhai paid was entered as owner and occupier for Acre 0-30 Guntha land in the record of said land and the name of Uteilya Thakor Saheb Jayvantsinhji Sursinhji deleted in the revenue record being the owner-occupier.

(Reference : Revenue Entry No. 190, dated 19.10.1964).

Meanwhile the land owner Jayvantsinhji Sursinhji paid mortgage money back to Bhanumatiben D/o. Late Uteilya Thakor Harichandrasinhji, accordingly the She released his charge from the said property.

(Reference : Revenue Entry No. 433 dated 24.12.1965).

Amalgamation

Thereafter Amalgamation Scheme implemented in Shela Village as a result of which Block No. 323 was allotted in lieu of Survey No. 256.

(Reference : Revenue Entry No.715, dated 11.04.1977).

Thereafter the said land owner Alubhai Rehmanbhai died on dtd.23/08/1988 leaving behind him, his heirs namely : Babubhai Alubhai Malek and Usmanbhai Alubhai Malek.

(Reference : Revenue Entry No. 1465, dated 05.11.1988).

Thereafter the land owner availed loan from the Shela Seva Sahkari Mandali Ltd., accordingly the Mandali created charge / lien on the said property.

(Reference : Revenue Entry No. 1661, dated 30.03.1992).

Thereafter the landowners Babubhai Alubhai and Usmanbhai Alubhai agreed to Sale the said property to Becharji Varvaji Thakor by Registered Agreement to Sale vide Sr. No. 1740, dtd.12.10.1992 which deal was not made through and already cancelled soon after the execution of the Agreement but as the cancellation deed was not executed, Becharji Varvaji Thakor executed Registered Cancellation Deed vide Sr. No. 5320, dtd.29.10.2007.



: 3 :

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Shela Seva Sahkari Mandali Ltd. released the charge / lien earlier kept on the said property. (Reference : Revenue Entry No. 2686 dated 24.03.2006).

Thereafter the said land owner Babubhai Alubhai Malek and Usmanbhai Alubhai Malek sold and conveyed the Block No. 323 admeasuring : 7588 sq. mtrs. to Sunilbhai Kanaiyalal Mehta and Sureshbhai Jayantibhai Patel by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 4058 on dtd.10.10.2006.

(Reference : Revenue Entry No. 2907, dated 05.04.2007 but entry was rejected due to technical reason).

(Reference : Revenue Entry No. 2988, dated 30.08.2007 approved).

Thereafter the said land owner Sunilbhai Kanaiyalal Mehta and Sureshbhai Jayantibhai Patel sold and conveyed the Block No. 323 admeasuring : 7588 sq. mtrs. to Sandipbhai Chhaganbhai Ambaliya, Hitebhai Chhaganbhai Ambaliya and Maganbhai Harjibhai Patel by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 5584 on dtd.20.11.2007. (Reference : Revenue Entry No. 3121, dated 22.01.2008).

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and District Development Office, District Panchayat Office, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: MSL/BKHP/S.R.59/Vashi.1034 to 1039, dtd.07.06.2008. (Reference : Revenue Entry No. 3227, dated 03.07.2008).

The land bearing Block No.323 admeasuring about He.Are.Sq.Mtrs : 0-75-88, included in Town Planning Scheme No.01 (Shela) and allotted Final Plot No. 55, admeasuring about : 4553 sq. mtrs.

Thereafter the said land owner Sandipbhai Chhaganbhai Ambaliya, Hitebhai Chhaganbhai Ambaliya and Maganbhai Harjibhai Patel sold and conveyed the Block No. 323 admeasuring : 7588 sq. mtrs. to **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Sanand vide Sr. No. 8984 on dtd.04.11.2020.

And since then the said land is in the absolute ownership and possession of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm.



: 4 :

We have taken search relating to the said property. We have taken search for the period of 30 years from 1989 to 2019 (2020-running) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.23.01.2020 regarding the said property in the name of previous land owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **M/S. AYB BUILDCON LLP**, a Limited Liability Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue Terms & condition laid down in the N.A. Permission,
- (2) Provisions and Restrictions of all Law related to the land prevailing in the State of Gujarat.
- (3) To repay unpaid loans (if any).
- (4) Provisions of Town Planning Authority and as per the Zoning (if any) allotted to the said property.
- (5) Get the name of **M/S. AYB BUILDCON LLP** entered in the revenue record being the owner-occupier.
- (6) Registration under the Real Estate Regulation Act is a mandate before floating any Real Estate Project.

DATED THIS 23rd DAY OF NOVEMBER, 2020




Maulik D. Modi
Advocate

Enrollment No. G / 997 / 2002)

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place /water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

