

Date: 07/10/2022

To,  
Adani Estate Management Pvt. Ltd.,  
CBD, Shantigram,  
Nr Vaishnodevi Circle, SG Highway,  
Ahmedabad 382 421, Gujarat

**REPORT ON TITLE**

**Sub:** Investigation of Title of Non-Agricultural Land bearing Block No. 204 (Old Block No. 381/ Old Survey No. 202) admeasuring 31970 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar .

Dear Sir,

We refer to your instructions to investigate the Title and give our Report on Title of Non-Agricultural Land bearing Block No. 204 (Old Block No. 381/ Old Survey No. 202) admeasuring 31970 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar (herein referred to as the “**Said Land**”).

**SEARCHES:**

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Gandhinagar relating to the Block No. 204 admeasuring 31970 square meters of the period from 1990 till 16.09.2022, bearing search receipt no. 202204800074059 and is enclosed herewith. The records pertaining from the year 1990 till 16.09.2022 are available with the Office of Sub-Registrar and are verified.



2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.

3. We may state that, upon your instruction we have not (i) ascertained available records of Registrar of Companies (of the Company) maintained on the portal of Ministry of Company Affairs (MCA), (ii) caused a Public Notices in local daily newspaper- (iii) obtained declaration on title, (iv) administered general requisition and (v) inspected the original title deeds.

4. We further find from the revenue records i.e. FORM VII that currently the said Non-Agricultural Land bearing Block No. 204 (Old Survey No. 202 subsequently allotted Block No.381) admeasuring 31970 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar appears in the name of Adani Estate Management Private Limited.

5. We may state that for the purpose of the investigation of Title we have considered the Title history of the said land in question from the year 1980.

**LIST OF DOCUMENTS EXAMINED:**

1. Copy of 7/12
2. Copy of Sale Deed dated 03.01.1997 bearing Sr. No. 19 executed by [1] Natvarlal Ravichand, [2] Hitesh Kantilal, [3] Madhusudan Ravichand, [4] Rameshchandra Chinubhai, [5]



Hariprasad Purshottam and [6] Parmanad Purshottam in favour of [1] Mahendrabhai Naranbhai and [2] Pravinbhai Naranbhai

3. Copy of Sale Deed dated 20.02.2006 bearing Sr. No. 2710 executed by [1] Mahendrabhai Naranbhai and [2] Pravinbhai Naranbhai in favour of Kavita Ben Vinodbhai Adani
4. Copy of Sale Deed dated 24.07.2007 bearing Sr. No. 9278 executed by [1] Kavita Ben Vinodbhai Adani through Power of Attorney holder Vasantbhai S. Adani in favour of M/S Shantigram Estate Management Pvt. Ltd.,
5. Copy of NA order dated 13.04.2009 bearing no. CB/Land/NA/SR/-155/Vashi 8017 to 8029/2009 passed by Collector, Gandhinagar
6. Copy of NA order dated 08.05.2014 bearing Sr. No. CB/Land/Vashi-10214 to 10230/2014, passed by District Collector, Gandhinagar.
7. Copy of NA order dated 25.01.2022 bearing no. 166/06/03/041/2022 passed by District Collector, Gandhinagar

**BRIEF HISTORY AND FACTS OF THE SAID LAND:**

1. It appears that, earlier the land bearing Survey no. 202 admeasuring 31970 square meters belonged to [1] Natvarlal Ravichand, [2] Kantilal Ravichand, [3] Madhusudan Ravichand, [4] Rameshchandra Chinubhai, [5] Hariprasad Purshottam and [6] Parmanad Purshottam prior to the year 1990.
2. We find that, under the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act,1947, the amalgamation scheme was carried out and pursuant to an order of Assistant Consolidation Officer No. 1 dated



30.08.1979, the Old Survey No. 202 was consolidated and allotted Block No. 381 admeasuring 31970 square meters, in respect whereof a Mutation Entry no. 1551 was made in revenue record on 12.09.1980 and certified on 29.10.1980.

3. We find that, Kantilal Ravichand died intestate on 31.10.1994, leaving behind his legal heirs viz., [1] Devikaben Kantilal, [2] Hitesh Kantilal and [3] Rekhaben Kantilal, hence their names were added as co-owners of the said land bearing Block No. 202. Mutation Entry no. 2024 was made in revenue records on 04.08.1995.
4. We find that, by Deed of Conveyance dated 03.01.1997 registered before Sub- Registrar of Assurance bearing Sr. No. 19 said, [1] Natvarlal Ravichand, [2] Hitesh Kantilal, [3] Madhusudan Ravichand, [4] Rameshchandra Chinubhai, [5] Hariprasad Purshottam and [6] Parmanad Purshottam sold and conveyed the said land bearing Block No. 381 admeasuring 31970 Sq. Mts., to [1] Mahendrabhai Naranbhai and [2] Pravinbhai Naranbhai, in respect whereof Mutation Entry no. 2255 was made in revenue records on 07.02.1997.
5. We find that, Mahendrabhai Naranbhai and others obtained loan of Rs.10,00,000/- from Dena Bank by creating charge over the said land bearing Block No. 381 and other land parcels, Mutation Entry no. 2513 was made in revenue records on 20.10.2005. Further the said loan was repaid by Mahendrabhai Naranbhai therefore charge over the said land bearing Block No. 381 and other land parcels was removed, in respect whereof Mutation Entry no. 2564 was made in revenue records on 02.06.2006.



6. We find that, by Deed of Conveyance dated 20.03.2006 registered before Sub- Registrar of Assurance bearing Sr. no. 2710 said, [1] Mahendrabhai Naranbhai and [2] Pravinbhai Naranbhai sold and conveyed the said land bearing Block No. 381 admeasuring 31970 Sq. Mts., to Kavita Ben Vinodbhai Adani, in respect whereof Mutation Entry no. 2590 was made in revenue records on 26.09.2006.
7. We find that, District Collector, Gandhinagar vide its order dated 08.06.2007 bearing no. CB/Ganot/GA.DHA.K.63/Vashi-3010 to 3015/2007 granted permission for Sale of the said land under Section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948. Mutation Entry no. 2664 was made in revenue records on 30.06.2007.
8. We find that, notice dated 19.05.2007 was re-tracked as appropriate action under Section 65 of Gujarat Land Revenue Code was initiated, in respect whereof Mutation Entry no. 2665 was made in revenue records on 30.06.2007.
9. We find that, District Collector, Ganidhnagar vide its order dated 17.01.2008 bearing no. CB/Ganot/Vashi-263 to 268/2007 and extended the period of Sale of said land for further 30 days. Mutation Entry no. 2763 was made in revenue records on 13.02.2008.
10. We find that, District Collector, Gandhinagar vide its order dated 10.03.2008 bearing no. CB/Ganaot/Vashi/1190 to 1194/08 and extended further for 60 days the Sale of the said land under Section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948. Mutation Entry no. 2783 was made in revenue records on 07.04.2008.



11. We find that, by Deed of Conveyance dated 21.07.2007 registered before Sub- Registrar of Assurance bearing Sr. No. 9278 said, [1] Kavita Ben Vinodhai Adani through Power of Attorney holder Vasantbhai S. Adani sold and conveyed the said Block No. 381 admeasuring 31970 Sq. Mts., to M/S Shantigram Estate Management Pvt. Ltd., in respect to whereof Mutation Entry no. 2790 was made in revenue records on 19.04.2008.
12. We find that, pursuant to an order of Collector, Gandhinagar vide no. CB/Land/NA/SR/-155/Vashi 8017 to 8029/2009 dated 13.04.2009, the land bearing Block No. 381 admeasuring 31970 Sq. Mts., was granted Non- Agricultural use permission for Residential purpose subject to certain conditions stated therein, in respect whereof a Mutation Entry no. 2898 was made in revenue record 08.05.2009.
13. We find that, pursuant to an order of Collector, Gandhinagar vide no. CB/Land/NA/SR/-155/Vashi 8017 to 8059/2009 dated 13.04.2009, the land bearing Block No. 381 admeasuring 31970 Sq. Mts., was granted Non- Agricultural use permission for Residential purpose subject to certain conditions stated therein, in respect whereof a Mutation Entry no. 2970 was made in revenue record 14.06.2010.
14. We find that, vide order dated 08.05.2014 bearing no. CB/Land/Vashi-10214 to 10230/2014, District Collector, Gandhinagar granted Revised Non- Agricultural use permission for Commercial purpose, subject to terms and conditions mentioned therein. Mutation Entry no. 3243 was made in revenue records on 17.05.2014.
15. We find that, by an order of Prant Officer - Gandhinagar vide no. PO/Re-Survey/Promulgation/Dantali/17 dated



26.05.2017, the re-survey was carried out and accordingly land bearing Block no. 381 was allotted New Block No. 204, in respect whereof a Mutation entry no. 3362 was made in revenue record on 27.07.2017.

16. We find that, by an order of Registrar, Ministry of Corporate Affairs, Government of India, at Ahmedabad dated 07.11.2019, the application of M/s Shantigarm Estate Management Private Limited was granted to change the name to Adani Estate Management Private Limited, whereby by transferring assets, rights and liability, in respect whereof a Mutation entry no. 3519 was made in revenue record on 24.01.2020 and duly certified on 21.07.2020.
17. We find that, vide order dated 25.01.2022 bearing no. 166/06/03/041/2022 District Collector, Gandhinagar revised the purpose of the part land admeasuring 1000 Sq. Mts., from the Non- Agricultural land bearing Block No. 204 from Commercial to Educational purpose, subject to the term and conditions mentioned therein. Mutation Entry no. 3734 was made in revenue records on 25.01.2022.
18. We find that, as a part of township development, Adani Estate Management Private Limited is developing Residential Building in name and style of "Ambrosia" ("Project") on the lands bearing New Survey No. 208, 204, 205, and 209 and according to Lay Out Plan dated 20.09.2022 Sector R5 (R5 Part) admeasuring 9952 Sq. Mts., is allocated for for the said Project.
19. We find that, vide Commencement letter dated 20.09.2022 bearing reference no. PRM/62/6/2022/146, Ahmedabad Urban Development Authority granted necessary permission



of Construction and Development of the Project on the said land bearing New Survey No. 204,205,208 and 209.

20. We find that, Airports Authority of India granted No Objection Certificate for Height Clearance dated 20.03.2019 bearing no. AHME/WEST/B/032019/380119 for construction of the said Project.
21. We find that, Ahmedabad Municipal Corporation, Fire and Emergency Service gave its opinion on Fire Safety and Protection for the said project land vide letter dated 05.01.2022 bearing no. OPN015105012022.

#### **DISTURB AREA**

We state the said Land is not covered under "Disturbed Area" as declared under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 commonly known as "Disturbed Area Act" thus prior permission would not be required to be taken from office of Deputy Collector or relevant authority before transfer of any Units constructed on the said Land under lease, sale, release, gift or otherwise.

#### **OBSERVATIONS:-**

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.



2. We may state from the available searches and the revenue records that, the said land is owned and possessed by Adani Estate Management Private Limited.

**CHARGES:-**

Further, we have been informed by the owners that said land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.

**CONCLUSION:-**

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said Adani Estate Management Private Limited, for the said Non-Agricultural Land bearing Block No. 204 (Old Survey No. 381/ Old Survey No. 202) admeasuring 31970 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar and the said land appears to be clear, marketable and free from encumbrances subject to observations stated above.

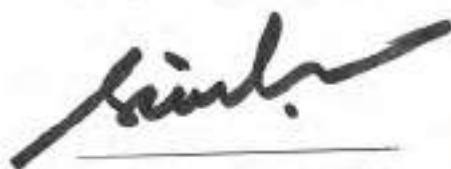


**SCHEDULE**

All that piece and parcel of Non-Agricultural Land bearing Block No. 204 (Old Survey No. 381/ Old Survey No.202) admeasuring 31970 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar which is bounded as under:

On or towards East :	Old Block No. 382
On or towards West :	Old Block No. 379, 380 & 389
On or towards North :	Old Block No. 374
On or towards South:	Old Block No. 385 & 388

Thanking you,  
For, **SBS LEGAL, Advocates**

  
\_\_\_\_\_  
SIDDHARTH SINGH  
Advocate  
(G/849/2006)



**QUALIFICATIONS AND ASSUMPTIONS:**

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records; sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given / shown to us by the land owner and their representatives. We have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the



use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.

- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (v) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
- (vi) Please note that our scope of services exclude physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client.



## અરજુ પહોંચ

મિલ્કટ નું વાર્ષિક : સન્ન જુનો. 202

Search in : દાંતાલી /DANTALI

પહોંચ નંબર : 202204800074059 અરજુ નંબર : 27392  
તારીખ 16 માટે

બરજ વર્ષ : 2022  
સાપ્ટેમ્બર  
માટે

રજુ કરવારનું નામ : બેસાંગેલ લીલાલ  
નોંધ પમાણે કું પહોંચ

ગ. પાંચ

રજુએટનાન કી.....

નકલ કરવા ની દી સાંદર રોલિયો.....

શેરોની નકલ કરવા માટે કી.....

દાખલ માટે.....

નકલો અને આ શાદીએ (દાખલ ૬૪ થી ૬૬).....

શોધ અગ્ર તથા સાથી.....Year: 1990-2022

દાખલ ૧૦-૨૪.....

દાખલ ૧૦-૧૪ (દાખલ ૫૩).....

નકલ દી રોલિયો.....

દાખલ ૧૦-૧.....

440.00

440.00

અંકે રૂપિયા પણ કો ઘાલીસ પુરા

દાખલેજ

મેન્ડાફેર ટાયારી મોનેન્ડાફ

નાની

અંગરેઝ

દાખલેજ રજુસર ટાયારી નીચેની અરેનાં મોકલ્યો.

KIRAN DEVRAJBHAI GOPANI  
સાંદર રજુસર  
ગાંધીનગર

અંકે રૂ. + 440.00  
20220915601585485

સાંદર રજુસર, ગાંધીનગર

મિસ્ટ્રીસ દાખલ : સન્ના જુની, 202

દાખલાની આ શોધી

Sub-Registrar Office(SRO) Gandhinagar

આની છે. આ શોધની પ્રયોગ મિસ્ટ્રીસ પરણના બીજા અંદેનું પુરણીત માર્ગીની તા શોધમા તા  
ન્યાય - સરકાર અથવા આ પ્રયોગ અધ્યાત્મ પ્રયોગ અધ્યાત્મ સરકારની વીતોની ચોક્કાય અધ્યાત્મ કેરેટી ચોક્કાય અધ્યાત્મ વીતોની ચોક્કાય અધ્યાત્મ નાંની અને એમાંની કોઈપણ માહિતી સંબંધમાં  
નુકસાનની માટેના કોઈપણ નુકસાન માટે તે જવાબદાર રહેશે. અને

દસ્તખેજની પોદી અને અદેલ દિપાંકર પરણના જ્ઞાનમાં આધુનિક પદી આપણા અથવા પરે સામાની આપી છે જ્ઞાનવું ફેદ્ય તો)	સર્વે નંબર પેદા વિહાર નંબર અને ધર નંબર (જો કું પણ ફેદ્ય તો)	ક્રેટરના નંબર અને તારીખ (જો કું પણ ફેદ્ય તો)	અધ્યક્ષ અથવા જુદી ક્રેટરના અને તારીખ (જો કું પણ ફેદ્ય તો)	દસ્તખેજ કરી આપણાર પ્રયોગનું નામ અધ્યક્ષ દિવાની કોર્ટના કુરમણામાં અથવા આંદોલા સંબંધમાં વાઈન નામ	દસ્તખેજ કરી દેખાર પ્રયોગનું નામ અધ્યક્ષ દિવાની કોર્ટના કુરમણામાં અથવા આંદોલા સંબંધમાં વાઈન નામ	દસ્તખેજ નંબર નામ નામદારી
નાના દાખલાની નંબર અને 31970 જા. મે દાતાંના માં કગાવેદ કુરમણની નંબરની નાના	નાના (જા. નો. રાજ્ય-નં. 202)/36236 નાના નાના	Kavita Ben Vinodbhai Adani Through its POA Shri Vasantbhai S Adani	Shantigram Estate Management Pvt Ltd., through its Director Mr.Devangbhai S Desai	21-07-2007	9278	નાના-રજીસ્ટર
નાના	નાના			21-07-2007		



નાના-રજીસ્ટર  
Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar



Date: 07/10/2022

To,  
Adani Estate Management Pvt. Ltd.,  
CBD, Shantigram,  
Nr Vaishnodevi Circle, SG Highway,  
Ahmedabad 382 421, Gujarat.

**Kind Attention: MR. JATIN THAKKAR**

**REPORT ON TITLE**

**Sub:** Investigation of Title of Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 48664 square meters (including waste land admeasuring 405 square meters) situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar .

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Dear Sir,

We refer to your instructions to investigate the Title and give our Report on Title of Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 48664 square meters (including waste land admeasuring 405 square meters) situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar (herein referred to as the "**Said Land**").

**SEARCHES:**

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Gandhinagar relating to the **Block No. 385 admeasuring 48664 square meters** of the period from 1990 till 17.09.2021, bearing search receipt no. **2021048058301**, of period 2021-16.09.2022 bearing search receipt no.



**202204800074058** dated 16.09.2022 and Pls enclosed herewith. The records pertaining from the year 1990 till 16.09.2022 are available with the Office of Sub-Registrar and are verified.

2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.
3. We may state that, upon your instruction we have not (i) ascertained available records of Registrar of Companies (of the Company) maintained on the portal of Ministry of Company Affairs (MCA), (ii) caused a Public Notices in local daily newspaper , (iii) obtained declaration on title, (iv) administered general requisition and (v) inspected the original title deeds.
4. We further find from the revenue records i.e. FORM VII that currently the said Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203 subsequently allotted Block No.385) admeasuring 48664 square meters (including waste land admeasuring 405 square meters) situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar appears in the name of Adani Estate Management Private Limited.
5. We may state that for the purpose of the investigation of Title we have considered the Title history of the said land in question from the year 1980.



**LIST OF DOCUMENTS EXAMINED:**

1. Copy of Old 7/12 extracts.
2. Copy of Form-6.
3. Copy of Deed of Conveyance dated 02.06.1988 registered before Sub-Registrar of Assurances, at serial no. 1218/1988
4. Copy of Non-agricultural permission vide an order of Collector - Gandhinagar vide no. CB/Jamin/B.Khe./S.R.313/10/Vashi 11221 to 11236/11 dated 23.07.2011.
5. Copy of an order in Revision Application No. Ten.B.A.970/1993 dated 22.10.2002.
6. Copy of an order in Ganot Case no. 52/02.
7. Copy of Deed of Conveyance dated 28.11.2006 registered before Sub-Registrar of Assurances, at serial no. 9876/2006.
8. Copy of Deed of Conveyance dated 14.10.2011 registered before Sub-Registrar of Assurances, at serial no. 10070.

**BRIEF HISTORY AND FACTS OF THE SAID LAND:**

1. It appears from the Mutation Entry no. 1403 dated 22.04.1974 that, earlier the land bearing Survey no. 203 admeasuring Acre 11-37 Guntha equivalent to 48259 square meters belonged to one Pravinkumar Ranchodlal and Pratapkumar Ranchodlal and by an oral confirmation before Talati, name of Naynaben Ranchodlal and Mandakini Ranchodlal were added as co-owners in revenue records of the land bearing Survey no. 203.



2. We find that, under the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, the

amalgamation scheme was carried out and pursuant to an order of Assistant Consolidation Officer No. 1 dated 30.08.1979, the Old Survey No. 203 was consolidated and allotted Block No. 385 admeasuring 48259 square meters along with waste land admeasuring 405 square meters, aggregating to 48664 square meters in respect whereof a Mutation Entry no. 1551 was made in revenue record on 12.09.1980 and certified on 29.10.1980.

3. We may state that, Mutation Entry no.1552 appears in 7/12 records of the said land bearing Block No. 385, however we have neither found the said entry in computerised records nor the copy of the same is provided for verification.
4. We find that, by a Deed of Conveyance dated 02.06.1988 registered before Sub-Registrar of Assurances, at serial no. 1218/1988, said (i) Patel Pravinkumar Ranchodlal , (ii) Patel Pratapkumar Ranchodlal , (iii) PatelNaynaben Ranchodlal and (iv) Patel Mandakini Ranchodlal sold and conveyed the land bearing Block no. 385 (i.e. Old Survey No. 203) admeasuring 48259 square meters along with waste land admeasuring 405 square meters, aggregating to 48664 square meters to one Patel Naranbhai Shankardas , in respect whereof a Mutation Entry no. 1890 was made in revenue record on 03.04.1992 and later certified on 15.05.1992.
5. We find from the order of Tribunal Mamlatdar in case no. 207/92 dated 21.07.1992 that, the Deed of Conveyance dated 02.06.1988 registered before Sub-Registrar of



Assurances, at serial no. 1218/1988 was in violation of the provision of Sec 63 of The Gujarat Tenancy and Agricultural Lands Act, 1948 and pursuant to Sec 84 (C) of the said Act, instructed to forfeit the land bearing Block No. 385 to Government in revenue record for breach of Sec 2(6) and 63 of the said Act. Further it was also directed to recover an amount of Rs.1,83,335/-, in respect whereof a Mutation Entry no. 1937 was made in revenue record on 10.11.1993

6. We find that , being aggrieved by an order of Mamlatdar and Agricultural Tribunal – Gandhinagar in case no. 207/92 dated 22.07.1993 an appeal was filed before Deputy Collector ( Land Reforms) Appeal Gandhinagar vide case no. Ganot/Appeal/S.R/162/93 and by its order, the said appeal came to be rejected and the order of Mamlatdar and Agricultural Tribunal – Gandhinagar in case no. 207/92 dated 22.07.1993 was upheld, in respect whereof a Mutation Entry no. 1945 was made in revenue record on 15.12.1993 and later certified on 07.05.1994.
7. We further find from an order dated 22.10.2002 by Member – Gujarat Revenue Tribunal , that being aggrieved by an order of Deputy Collector (Land Reforms) Appeal Gandhinagar in case no. Ganot/Appeal/S.R/162/93, a Revision Application No. Ten.B.A.970/1993 filed by Naranbhai Shankerbhai Patel and Ors against The State of Gujarat. The said Revision Application No. Ten.B.A.970/1993 was partially allowed and the matter was remanded to Mamlatdar and Agricultural Tribunal for



verification with regard to Patel Naranbhai Shankardas already being an agriculturist.

8. We find that, said Naranbhai Shankardas Patel obtained loan from Dena Bank and created a charge on land bearing Block No. 385, in respect whereof a Mutation Entry no.2514 was made in revenue record on 20.10.2005.
9. We find that, pursuant to an order in Revision Application No. Ten.B.A.970/1993, said Naranbhai Shankardas Patel and ors filed case no. 52/02 before Mamlatdar and Agricultural Tribunal and vide an order of Mamlatdar and Agricultural Tribunal - Gandhinagar dated 25.09.2003, the proceedings under Sec 84 (C) (A) of the said Act were withdrawn as the purchaser i.e. Patcl Naranbhai Shankardas of the land bearing Block no. 385 (i.e. Old Survey No. 203) admeasuring 48259 square meters along with waste land admeasuring 405 square meters, aggregating to 48664 square meters by Deed of Conveyance dated 02.06.1988 registered before Sub-Registrar of Assurances, at serial no. 1218/1988, was agriculturist and is not holding land in excess as defined in provision of The Urban Land (Ceiling and Regulation) Act, 1976. Further upon presenting relevant documents, the effect of said Deed of Conveyance dated 02.06.1988 registered before Sub-Registrar of Assurances, at serial no. 1218/1988 was made in revenue record, in respect whereof a Mutation Entry no.2533 was made in revenue record on 26.12.2005.



10. We find that, upon repayment of entire loan outstanding amount by said Mahendrabhai Naranbhai Patel, the charge of Dena Bank was release from the said land bearing Survey no. 385, and pursuant to the No Due Certificate dated 03.03.2006, in respect whereof a Mutation Entry no. 2565 was made in revenue record on 02.06.2006.

11. We find that, pursuant to the application, *pedhinamu* and affidavit, during the lifetime said Naranbhai Shankardas Patel, name of his heirs i.e. (i) Mahendrakumar Naranbhai, (ii) Pravinbhai Naranbhai, (iii) Shushilaben Naranbhai, (iv) Hasumatiben Mahendrakumar, (v) Brijesh Mahendrakumar, (vi) Rutvij Mahendrakumar, (vii) Rajeshwari Pravinbhai, (viii) Pushpan Pravinbhai, (ix) Swara Pravinbhai, and (x) Shreya Pravinbhai were entered as co-owners of land bearing Survey no. 385, in respect whereof a Mutation Entry no. 2566 was made in revenue record on 02.06.2006.

12. We find that, by a Deed of Conveyance dated 28.11.2006 registered before Sub-Registrar of Assurances, at serial no. 9876/2006, said (i) Naranbhai Shankardas Patel, (ii) Mahendrakumar Naranbhai, (iii) Pravinbhai Naranbhai, (iv) Shushilaben Naranbhai, (v) Hasumatiben Mahendrakumar, (vi) Brijesh Mahendrakumar, (vii) Rutvij Mahendrakumar, (viii) Rajeshwari Pravinbhai, (ix) Pushpan Pravinbhai through his guardian Pravinbhai Naranbhai, (x) Swara Pravinbhai and (xi) Shreya Pravinbhai, from serial no. 3 to 11 represented through his power of attorney i.e. Naranbhai Shankardas Patel sold and conveyed the land bearing Block



no. 385 (i.e. Old Survey No. 203) admeasuring 48259 square meters along with waste land admcasuring 405 square meters, aggregating to 48664 square meters to one Mansiben Vasantbhai Adani, in respect whereof a Mutation Entry no. 2611 was made in revenue record on 05.01.2007 and later certified on 11.06.2007

13. We find that, by an order of Mamlatdar – Gandhinagar vide no. Jamin/Vashi/08, the proceedings to rectify the errors in 7/12 computerized record were held , in respect whereof a Mutation Entry no. 2853 was made in revenue record on 05.09.2008.

14. We find that, pursuant to an order of Collector - Gandhinagar vide no. CB/Jamin/B.Khe./S.R.313/10/Vashi 11221 to 11236/11 dated 23.07.2011, the land bearing Block no. 385 including other land parcel, total admeasuring 60826 square meters was granted Non-agricultural use for residential purpose subject to certain conditions stated therein, in respect whereof a Mutation Entry no. 3097 was made in revenue record on 01.08.2011 and later certified on 05.11.2011

15. We find that, by a Deed of Conveyance dated 26.08.2011 registered before Sub-Registrar of Assurances, at serial no. 10070 on 26.08.2011, said Mansiben Vasantbhai Adani through her power of attorney holder i.e. Vasantbhai Shantilal Adani along with M/s R. Y. Infrastructure Private Ltd as Confirming Party sold and conveyed the land bearing Block no. 385 (i.e. Old Survey No. 203) admeasuring 48259



square meters along with waste land admeasuring 405 square meters , aggregating to 48664 square meters to one Shantigarm Estate Management Private Limited , in respect whereof a Mutation Entry no. 3126 was made in revenue record on 19.11.2011 and later certified on 15.02.2012. We find from the said Deed of Conveyance dated 14.10.2011, that earlier an understanding was arrived at between the Mansiben Vasantbhai Adani and M/s R. Y. Infrastructure Private Ltd., to effect that, upon obtaining non-agricultural permission, the said lands shall be conveyed to M/s R. Y. Infrastructure Private Ltd., and thus M/s R. Y. Infrastructure Private Ltd joined as Confirming Party to this Deed of Conveyance dated 14.10.2011 registered before Sub-Registrar of Assurances, at serial no. 10070 confirming to transfer the purchase rights to Shantigarm Estate Management Private Limited.

16. We find from the searches of Sub-Registrar office that, Shantigarm Estate Management Private Limited by obtaining loan created a charge on land bearing Block no. 385 along with other land parcels, in favour of IDBI Trusteeship Services Ltd by executing an English mortgage. An indenture of mortgage dated 25.06.2012 was registered before the Sub Registrar of Assurances, at serial no. 8411 in this regard. We also find that, subsequently a Confirmation Deed dated 23.11.2012 was also registered before the Sub Registrar of Assurances, at serial no. 15128 confirming the above stated Indenture of Mortgage registered at serial no. 8411/2012.



17. We further find from the searches of Sub-Registrar office that, upon repayment of entire loan amount, the charge of IDBI Trusteeship Services Ltd was released and Release of Mortgage dated 06.09.2013 was registered before the Sub Registrar of Assurances, at serial no. 12841 in this regard.
18. We find that, by an order of Prant Officer - Gandhinagar vide no. Jamin/Promulgation/Dantali/16 dated 12.09.2016, the re-survey was carried out and accordingly land bearing Block no. 385 was allotted New Block No. 205, in respect whereof a Mutation entry no. 3362 was made in revenue record on 27.07.2017.
19. We find that, by an order of Registrar, Ministry of Corporate Affairs, Government of India, at Ahmedabad dated 07.11.2019, the application of M/s Shantigarm Estate Management Private Limited was granted to change the name to Adani Estate Management Private Limited, whereby by transferring assets, rights and liability, in respect whereof a Mutation entry no. 3519 was made in revenue record on 24.01.2020 and duly certified on 21.07.2020.
20. We find from the searched of Sub- Registrar office that, Adani Estate Management Pvt. Ltd., entered into Development Agreement dated 08.07.2022 registered before Sub- Registrar of Assurance at serial no. 30831 in favour if BSA Buildcon LLP.
21. We find that, vide order dated 25.01.2022 bearing no. 166/06/03/041/2022 District Collector, Gandhinagar



revised the purpose of Non- Agricultural land bearing Block No. 205 from Commercial to Educational purpose, subject to the term and conditions mentioned therein. Mutation Entry no. 3734 was made in revenue records on 25.01.2022.

22. We find that, as a part of township development, Adani Estate Management Private Limited is developing Residential Building in name and style of "Ambrosia" ("Project") on the lands bearing New Survey No. 208, 204, 205, and 209 and according to Lay Out Plan dated 20.09.2022 Sector R5 (R5 Part) admeasuring 9952 Sq. Mts., is allocated for for the said Project.
23. We find that, vide Commencement letter dated 20.09.2022 bearing reference no. PRM/62/6/2022/146, Ahmedabad Urban Development Authority granted necessary permission of Construction and Development of the Project on the said land bearing New Survey No. 204,205,208 and 209.
24. We find that, Airports Authority of India granted No Objection Certificate for Height Clearance dated 20.03.2019 bearing no. AHME/WEST/B/032019/380119 for construction of the said Project.
25. We find that, Ahmedabad Municipal Corporation, Fire and Emergency Service gave its opinion on Fire Safety and Protection for the said project land vide letter dated 05.01.2022 bearing no. OPN015105012022.



We have not been provided with below stated documents to verify.

1. Copy of a case paper and order in Ganot Case no. 52/02.
2. Copy of a case paper and order of case no. 207/92
3. Copy of a case paper and order of Ganot/Appeal/S.R/162/93
4. Copy of No Due Certificate by Dena Bank dated 03.03.2006
5. Copy of application, *pedhinamu* and affidavit as referred in Mutation Entry no. 2566
6. Copy of Power of Attorney in favour of Naranbhai Shankardas Patel as stated in Deed of Conveyance dated 28.11.2006 registered before Sub-Registrar of Assurances, at serial no. 9876/2006.
7. Copy of Mortgage Deed dated 25.06.2012 registered before the Sub Registrar of Assurances, at serial no. 8411
8. Copy of Confirmation Deed dated 23.11.2012 registered before the Sub Registrar of Assurances, at serial no. 15128
9. Copy of Release of Mortgage dated 06.09.2013 registered before the Sub Registrar of Assurances, at serial no. 12841
10. Copy of Certificate of Ministry of Corporate Affairs, Government of India, dated 07.11.2019.
11. Copy of Plan layout dated 24.12.2010 of township developed on said Land.
12. Copy of Permission dated 28.06.2010 of Urban Development and Urban Housing Department.
13. Copy of Commencement letter no. PRM/484/12/2010/03 dated 12.10.2011



14. Copy of Commencement letter no. PRM/182/7/2017/496 dated 11.09.2017.
15. Copy of Permission by Ahmedabad Urban Development Authority vide Order no. PRM/484/12/2010/06/00529 to 534 dated 12.10.2011.
16. Copy of Development Agreement dated 09.03.2011 registered before the Sub Registrar of Assurances, at serial no. 89144.
17. Copy of Building Use Permission for the scheme "Water Lily" constructed on the said land bearing Block no, 385

**DISTURB AREA**

We state the said Land is not covered under "Disturbed Area" as declared under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 commonly known as "Disturbed Area Act" thus prior permission would not be required to be taken from office of Deputy Collector or relevant authority before transfer of any Units constructed on the said Land under lease, sale, release, gift or otherwise.

**OBSERVATIONS:-**

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.



2. We may state from the available searches and the revenue records that, the said land is owned and possessed by Adani Estate Management Private Limited.

**CHARGES:-**

Further, we have been informed by the owners that said land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.

**CONCLUSION:-**

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said Adani Estate Management Private Limited, for the said Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 48664 square meters (including waste land admeasuring 405 square meters) situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar and the said land appears to be clear, marketable and free from encumbrances subject to observations stated above.



**SCHEDULE**

All that piece and parcel of Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 48664 square meters (including waste land admeasuring 405 square meters) situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar which is bounded as under:

On or towards East : Old Block No. 219,220 & 221  
On or towards West : Old Block No. 386 & 388  
On or towards North : Old Block No. 381,382 & 384  
On or towards South: Sim of Village Khodiyar

Thanking you,  
For, **SBS LEGAL, Advocates**

  
SIDDHARTH SINGH  
Advocate  
(G/849/2006)



**QUALIFICATIONS AND ASSUMPTIONS:**

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records; sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given/shown to us by the land owner and their representatives. We have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the



use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.

- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (v) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
- (vi) Please note that our scope of services exclude physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client.



## અરજી પહોંચ

પિલેટ નું વર્ણન : પલોક. 205 જૂનો. 203 385

Search in : દાંતાલી /DANTALI

પહોંચ નંબર : 202204800074058 મર્યાદ નંબર : 27391  
દાંતાલી 16 માટે

અરજી વર્ષ : 2022  
સપ્ટેમ્બર 2022 માટે

રજી કરાવાનું નામ : બેસાદીયેન ટાઈટાં  
નીચે પ્રમાણે કી પહોંચી

દાંતાલી

રજી કરાવાની ડાંતાલી  
નાના કરવા ની કી સાર્વા / રીતની  
સેરેની નાના કરવા માટે કી  
દાંતાલી  
નકલો અખચા આદીઓ (કોણ ૬૫ કી ૬૫ )  
શીધ અગાર નાયાસી : Year: 2021-2022  
કોડ કોડ-૨૫.  
કોડ-૩૪ (૪૦૨૪-૫૨ )  
નાના કી શીલોનો  
દાંતાલી-ર કી .....



130.00

કુલ કોર્ડસે રૂ. 130.00

અકે ગ્રામીય બેંગ સો. જીસ પુરા

દાંતાલી

જા. દાંતાલી તૈયાર કરી બને

નાના

દાંતાલી રજીસ્ટર દાંતાલી નીચેના સરનામે મોકલો

તે રજીસ્ટર દાંતાલી મોકલોના

નાના

કોર્ડસે બાધ્યતા

KIRAN DEVRAJBHAI GOPANI  
સાચ. રજીસ્ટર  
ગાંધીનગર

અકે રૂ. : 130.00  
20220521709901804

સાચ. રજીસ્ટર, ગાંધીનગર

2024

666

Search in : દેસભાગાન દિલ્હી : ૨૭૩૭૧ ચિહ્ન : DANTAI

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Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar

02-016 - 16/09/2022

Date:07/10/2022

To,

Adani Estate Management Pvt. Ltd.,  
CBD, Shantigram,  
Nr Vaishnodevi Circle, SG Highway,  
Ahmedabad 382 421, Gujarat.

**REPORT ON TITLE**

**Sub:** Investigation of Title of Non-Agricultural Land bearing Block No. 208 (Old Block No. 388/ Old Survey No.204/1) admeasuring 27316 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar .

Dear Sir,

We refer to your instructions to investigate the Title and give our Report on Title of Non-Agricultural Land bearing Block No. 208 (Old Block No. 388/ Old Survey No.204/1) admeasuring 27316 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar (herein referred to as the "**Said Land**").

**SEARCHES:**

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Gandhinagar relating to the Block No. 208 admeasuring 27316 square meters of the period from 1990 till 16.09.2022, bearing search receipt no. 202204800074062 and is enclosed herewith. The records pertaining from the year 1990 till 16.09.2022 are available with the Office of Sub-Registrar and are verified.



2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.
3. We may state that, upon your instruction we have not (i) ascertained available records of Registrar of Companies (of the Company) maintained on the portal of Ministry of Company Affairs (MCA), (ii) caused a Public Notices in local daily newspaper , (iii) obtained declaration on title, (iv) administered general requisition and (v) inspected the original title deeds.
4. We further find from the revenue records that the said Non-Agricultural Land bearing Block No. 208 (Old Survey No. 204/1 subsequently allotted Block No.388) admeasuring 27316 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar appears in the name of Adani Estate Management Private Limited..
5. We may state that for the purpose of the investigation of Title we have considered the Title history of the said land in question from the year 1980.

**LIST OF DOCUMENTS EXAMINED:**

1. Copy of 7/12
2. Copy of Sale Deed dated 03.07.1996 bearing Sr. No. 2467 executed by [1] Ataji Nathaji, [2] Manekji Fataji, [3] Manguben Wd/o. Babubhai through their POA holder



Jitendra Bhogilal Patel in favour of [A] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani

3. Copy of Release Deed dated 12.12.2003 baring Sr. No. 8917 executed by [1] Minor Mahesh S/o. Parbatji Ataji and [2] Minor Panjata D/o. Parbatji Ataji through their natural guardian Ramilaben W/o. Parbatji Ataji in favour of Parbatji Ataji
4. Copy of Confirmation Deed dated 18.12.2003 bearing Sr. No. 8918 executed by [1] Manguben Wd/o. Babuji Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pushpaben Vasantbhai Adani, [6] Pritiben Gautambhai Adani and [7] Shilinben Rajeshbhai Adani
5. Copy of Release Deed dated 18.12.2003 bearing Sr. No. 8983 executed by Minor Mahesh S/o. Kalaji Ataji through his natural guardian Sitaben Ataji in favour of Sitaben Ataji
6. Copy of General Power of Attorney dated 02.11.2016 notarized before notary at serial no. 24 executed by [1] Ataji Nathaji, [2] Manekji Fataji, [3] Manguben Wd/o. Babubhai executed Power of Attorney in favour of Jitendra Bhogilal Patel
7. Copy of Agreement dated 12.12.2003 notarized before notary at serial no. 1978 executed by [1] Manguben Wd/o. Babuji



Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani.

8. Copy of Indemnity Bond cum Declaration dated 12.12.2003 notarized before notary at serial no. 1979 executed by [1] Manguben Wd/o. Babuji Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani
9. Copy of Sale Deed dated 07.03.2008 bearing Sr. No. 3311 executed by [1] Shantaben Shantilal, [2] Suvanaben Mahasukhbhai, [3] Ranjanben Vonidbhai, [4] Pushpaben Vasantbhai, [5] Pritiben Gautambhai, [6] Shilinben Rajeshbhai through their Power of Attorney Holder Vasantbhai S. Adani in favour of M/S Shantigram Estate Management Pvt Ltd.,
10. Copy of NA order dated 13.04.2009 bearing no. CB/Land/NA/SR-158/Vashi 7075 passed by Collector, Gandhinagar



11. Copy of NA order dated 31.08.2010 bearing No. CB/Land/NA/SR-158/Vashi 18603 to 18615/2010 passed by Collector, Gandhinagar

**BRIEF HISTORY AND FACTS OF THE SAID LAND:**

1. It appears from the Mutation Entry no. 809 dated 08.06.1957 that, earlier the land bearing Old Block no. 388 admeasuring 27316 square meters was belonging to [1] Ataji Nathaji, [2] Babuji Nathaji, and [3] Minor Fataji Nathaji.
2. We find that, Babuji Nathaji died intestate leaving behind his legal heirs viz., [1] Keshaji Babubhai and [2] Manguben Wd/o. Babubhai names were added as co-owners of the said land bearing Old Block No. 388. Mutation Entry no. 1727 was made in revenue records on 02.01.1989.
3. We find that, Keshaji Babubhai died intestate therefore his name was removed from Revenue Records of the said land bearing Old Block No. 388. Mutation Entry no. 1837 was made in revenue records on 12.12.1990.
4. We find that, Fatafji Nathaji died intestate on 05.12.1992 leaving behind his legal heirs viz., Manekji Fataji, therefore his name was added as co-owner of the said land. Mutation Entry no. 2019 was made in revenue records on 18.07.1995.
5. We find that, Ataji Nathaji and others made an application to Mamlatdar Gandhinagar to convert the said New Tenure Agricultural land into Old Tenure Agricultural purpose, thereafter Mamlatdar Gandhinagar vide its order bearing no. CB/Ganot/Vashi/SR/195/Vashi/2348 to 52/1996 dated 29.06.1996 and converted the said land into Old Tenure Agricultural land i.e., Non- Agricultural land after paying requisite premium amount. Mutation Entry no. 2138 was made in revenue records on 10.07.1996.



6. We find that, by General Power of Attorney dated 02.01.1996 notarized before Notary at serial no.24 said, [1] Ataji Nathaji, [2] Manekji Fataji, [3] Manguben Wd/o. Babubhai executed Power of Attorney in favour of Jitendra Bhogilal Patel.
7. We find that, by a Deed of Conveyance dated 03.07.1996 registered before Sub- Registrar of Assurance, at serial no. 2467, said [1] Ataji Nathaji, [2] Manekji Fataji, [3] Manguben Wd/o. Babubhai through their POA holder Jitendra Bhogilal Patel sold and conveyed the said land bearing Old Block No. 388 admeasuring 23716 Sq. Mts., to [A] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani, in respect whereof a Mutation Entry no. 2215 was made in revenue records on 04.09.1996.
8. We find that, by Release Deed dated 12.12.2003 registered before Sub- Registrar of Assurance, at serial no. 8917, said [1] Minor Mahesh S/o. Parbatji Ataji and [2] Minor Panjata D/o. Parbatji Ataji through their natural guardian Ramilaben W/o. Parbatji Ataji released their right, title, interests and share in favour of Parbatji Ataji.
9. We find that, by Deed of Confirmation dated 16.12.2003 registered before Sub- Registrar of Assurance bearing Sr. No. 8918 & 8919 said, [1] Manguben Wd/o. Babuji Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji confirmed the said Sale Deed dated 03.07.1996 by executing Deed of Confirmation in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben



Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani.

10. We find that, by Agreement dated 12.12.2003 notarized before Daxa Vyas Notary at serial no. 1978/2003 said, [1] Manguben Wd/o. Babuji Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji executed Agreement in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani.
11. We find that, by Indemnity Bond cum Declaration dated 12.12.2003 notarized before Daxa Vyas Notary at serial no. 1979 said, [1] Manguben Wd/o. Babuji Nathaji, [2] Sitaben D/o. Ataji Nathaji, [3] Ataji Nathaji, [4] Parbatji Ataji, [5] Ramilaben W/o. Parbatji Ataji, [6] Shanaji Ataji, [7] Manekji Ataji and [8] Minor Mahesh Kalaji through his natural guardian Sitaben Ataji executed Agreement in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pritiben Gautambhai Adani and [6] Shilinben Rajeshbhai Adani
12. We find that, by Release Deed dated 18.12.2003 registered before Sub- Registrar of Assurance bearing Sr. No. 8983, said Minor Mahesh S/o. Kalaji Ataji through his natural guardian Sitaben Ataji released his right, title, interest and share in favour of Sitaben Ataji.



13. We find that, Collector Gandhinagar vide its order dated 06.08.2001 bearing no. RTS/Revision/Sr19/2000 rejected the revision appeal filed by Prant Officer Gandhinagar vide its order dated 31.01.2000 bearing no. RTS/Appeal/Vase No. 46/99. Mutation Entry no. 2420 was made in revenue records on 01.10.2001.
14. We find that, Shantaben Shantilal Adani paid the premium price and District Collector, Gandhinagar vide its order dated 05.07.2007 bearing no. CB/Ganot/Vashi-3642 to 47/2007 and removed the land from restriction of New Tenure with respect to the said land. Mutation Entry no. 2717 was made in revenue records under entry no. 11.08.2007.
15. We find that, District Collector, Gandhinagar granted Permission for Sale for the said property to M/S Adani Township and Real Estate Company Pvt. Ltd., under Section 63 of Bombay Tenancy and Agricultural Lands Act, 1948 vide its order dated 16.01.2006 bearing no. CB/Ganot/GA.DHA.K.63/Vashi-171 to 177/2007. Mutation Entry no. 2757 was made in revenue records on 03.02.2008.
16. We find that, by Deed of Conveyance dated 07.03.2008 registered before Sub- Registrar of Assurance bearing Sr. No. 3311, said [1] Shantaben Shantilal, [2] Suvanaben Mahasukhbhai, [3] Ranjanben Vonidbhai, [4] Pushpaben Vasantbhai, [5] Pritiben Gautambhai, [6] Shilinben Rajeshbhai through their Power of Attorney Holder Vasantbhai S. Adani sold and conveyed the said land bearing Old Block No. 388 admeasuring 27316 Sq. Mts., to M/S Shantigram Estate Management Pvt Ltd., in respect



whereof a Mutation Entry no. 2806 was made in revenue record on 08.05.2008.

17. We find that, Collector, Gandhinagar granted necessary Non-Agricultural use for Residential purpose on the said land bearing Old Block No. 388 vide NA order dated 13.04.2009 bearing no. CB/Land/NA/SR-158/Vashi 7075 to 7087/2009. Mutation Entry no. 2894 was made in revenue records on 08.05.2009. Further an extension for Non-Agricultural use permission till 31.05.2010 was obtained for construction from Collector, Gandhinagar, in respect whereof a Mutation Entry no. 2980 was made in revenue record on 08.07.2010. Subsequently again Non-Agricultural use permission extension was obtained from Collector, Gandhinagar till 31.08.2010 to finish the construction, in respect whereof a Mutation Entry no. 2999 was made in revenue records on 03.08.2010.
18. We find that, pursuant to an order of Collector, Gandhinagar vide its order no. CB/Land/NA/SR-158/Vashi 18603 to 18615/2010 dated 31.08.2010, the land bearing Block no. 388 admeasuring 27316 square meters was granted Non-agricultural use for residential purpose subject to certain conditions stated therein, in respect whereof a Mutation Entry no. 3014 was made in revenue record on 07.09.2010.
19. We find that, by an order of Prant Officer - Gandhinagar vide no. PO/Resurvey/Promulgation/Dantali/17 dated 26.05.2017, the re-survey was carried out and accordingly land bearing Block no. 388 was allotted New Block No. 208, in respect whereof a Mutation entry no. 3362 was made in revenue record on 27.07.2017.



20. We find that, Mutation Entry no. 3431, 3447 and 3546 mentioned in the revenue records of the said land does not relate to the said Scheme.
21. We find that, by an order of Registrar, Ministry of Corporate Affairs, Government of India, at Ahmedabad dated 07.11.2019, the application of M/s Shantigarm Estate Management Private Limited was granted to change the name to Adani Estate Management Private Limited, whereby by transferring assets, rights and liability, in respect whereof a Mutation entry no. 3519 was made in revenue record on 24.01.2020 and duly certified on 21.07.2020.
22. We find that, as a part of township development, Adani Estate Management Private Limited is developing Residential Building in name and style of "Ambrosia" (**Project**) on the lands bearing New Survey No. 208, 204, 205, and 209 and according to Lay Out Plan dated 20.09.2022 Sector R5 (R5 Part) admeasuring 9952 Sq. Mts., is allocated for for the said Project.
23. We find that, vide Commencement letter dated 20.09.2022 bearing reference no. PRM/62/6/2022/146, Ahmedabad Urban Development Authority granted necessary permission of Construction and Development of the Project on the said land bearing New Survey No. 204,205,208 and 209.
24. We find that, Airports Authority of India granted No Objection Certificate for Height Clearance dated 20.03.2019 bearing no. AHME/WEST/B/032019/380119 for construction of the said Project.
25. We find that, Ahmedabad Municipal Corporation, Fire and Emergency Service gave its opinion on Fire Safety and



Protection for the said project land vide letter dated 05.01.2022 bearing no. OPN015105012022.

We have not been provided with below stated documents to verify.

1. Copy of order dated 29.06.1996 bearing no. CB/Ganot/Vashi/SR/195/Vashi/2348 to 52/1996 passed by Mamlatdar Gandhinagar.
2. Copy of Deed of Confirmation dated 16.12.2003 bearing Sr. No. 8919 in favour of [1] Shantaben Shantilal Adani, [2] Suvarnaben Mahasukhbhai Adani, [3] Ranjanben Vinodbhai Adani, [4] Pushpaben Vasantbhai Adani, [5] Pushpaben Vasantbhai Adani, [6] Pritiben Gautambhai Adani and [7] Shilinben Rajeshbhai Adani.
3. Copy of Order dated 06.08.2001 bearing no. RTS/Revision/Sr19/2000 passed by Collector, Gandhinagar.

**DISTURB AREA**

We state the said Land is not covered under "Disturbed Area" as declared under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 commonly known as "Disturbed Area Act" thus prior permission would not be required to be taken from office of Deputy Collector or relevant authority before transfer of any Units constructed on the said Land under lease, sale, release, gift or otherwise.



**OBSERVATIONS:-**

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.
2. We may state from the available searches and the revenue records that, the said land is owned and possessed by Adani Estate Management Private Limited.

**CHARGES:-**

Further, we have been informed by the owners that said land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.

**CONCLUSION:-**

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said Adani Estate Management Private Limited, for the said Non-Agricultural Land bearing New Block No. 208 (Old Block No. 388/ Old Survey No. 204/1) admeasuring 27316 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar



and the said land appears to be clear, marketable and free from encumbrances subject to observations stated above.

**SCHEDULE**

All that piece and parcel of Non-Agricultural Land bearing New Block No. 208 (Old Block No. 388/ Old Survey No. 204/1) admeasuring 27316 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar which is bounded as under:

- On or towards East : Old Block No. 385 & 386
- On or towards West : Old Block No. 387, 392 s
- On or towards North : Old Block No. 381 & 389
- On or towards South: Old Block No. 386, 387

Thanking you,  
For, **SBS LEGAL, Advocates**



SIDDHARTH SINGH  
Advocate  
(G/849/2006)



**QUALIFICATIONS AND ASSUMPTIONS:**

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records; sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given/shown to us by the land owner and their representatives. We have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the



use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.

- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (v) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
- (vi) Please note that our scope of services exclude physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client.



## અરજી પણોચ

મિલકત નં વાર્ષિક : સંન/બલોક. 208 જુનો. 204/1 388

Search in : દંતાલી /DANTALI

પણોચ નંબર 202204800074062

અરજી નંબર

27394

અરજી વર્ષ

2022

તારીખ 16

માટે

સુધેન્દ્રાય

નંબર 2022

અરજી કરનારનું નામ મેસુનોચેસ ટી.જલ

નીચે પ્રમાણે દી પણોચી

નંબર

અરજીનામણ નં.

અરજી કરના ના. દી. સાઈડ / ડેસ્ટોચી

સેલેની, નાના કરપા માટે દી.

દ્વારા માર્ગ

નકલો ખચાના કાઢીયો (બલમ ૬૪ દી. ૫૫)

શીખ અગ્રે તથાસાદી.....Year: 1990-2022

440.00

દસ્તાવેજ.

દસ્તાવેજ (બલમ-૫.૦)

નકલ દી ફેલીયો

ચંદ્રસ્ક-ર દી

દુદા ચક્કણે દી

440.00

અડે ઉપીયા ચાર સે ચાલીન પુરા

દસ્તાવેજ

ને રજીસ્ટર કેન્દ્રની મોકલવામાં

એ દિયાને તૈયાર થાયે જાને

અનુયા

નામ

દસ્તાવેજ રજીસ્ટર ટાપાલકી નીચેના સરનામે મોકલાયો.

KIRAN DEVRAJBHAI GOPANI

નામ સંજ્ઞાનામ

ગુજરાત

અડે દી : 440.00

20220915728502926

સંબંધિત નામ

Search in : ચેરાયીઓસ ટીએલ એર્ડ્રી નંબર : 27394 ગામ નું નામ : DANTALI

મિલકાનું વર્તુન : સંન/ઓડ્ડ. 208 જુન, 204/1 388

દરખાતેજની આ શીખ સુબ-રેગિસ્ટર ઓફિસ (SRO) Gandhinagar Gandhinagar અની છે. આ શીખની ઉપરોગ મિલકાનું પરણ દ્વારા અંગેનું પુરતોજ મહોરીત આ રોધ્પા તા. નોંધ - ૨ સરકાર અથવા. આ પ્રમાણપત્ર આપનાર સભારણસ્થી ૨ કેરી આ પ્રમાણપત્રની વિગતોની વોકસાએ અથવા અરાપણ વિશે બાયધરી આપતી નથી અને મોયાની કોઈપણ માહિતી સંબંધમાં નુકાની માટેના કોઈપણ નાથી નથી.

દરખાતેજની પ્રકાર અને અવેજ સ્થાન પદારણામાં આવારે પ્રદેશનાર અથવા પરાયા રાખાનાર આપે કે તે જીથાવણું	સર્વ નંબર પેટા વિલાગ નંબર અને દાર નંબર (જો કુદી પણ હોય તો)	કો.ગ ફાટા અથવા જુડી આપદામાં આપે તારે તે.	દરખાતેજ કરી દેલાર પદ્ધતારનું જામ કેશવા દિવાની ભોક્ટાના કુમળામાં અથવા આદેશના સંબંધમાં વાટાની નામ હોય	દરખાતેજ નંબર નામ હોય	દરખાતેજ નંબર નામ	દરખાતેજ નંબર નામ
નંબરાજ નંબરી પ્રકાર અને અવેજ સ્થાન પદારણામાં આવારે પ્રદેશનાર અથવા પરાયા રાખાનાર આપે કે તે જીથાવણું	All that piece and parcel of Freehold Immovable Property being Flat No.B71403, having Built up area approx. 3250 sq. ft. and Carpet Area approx. 2000.17 sq. ft. togetherwith proportionate applicable undivided share in the entire land of the scheme known as "La Marina", a scheme in Adani Shantigram Township of Adani Township & Real Estate Company Private Limited situated and lying on Freehold Non-Agricultural Land bearing New Block No.207 and 208, Old Block No.387 and 388 allotted in lieu of Old Revenue Survey No.204/2 and 204/1	SHAILESH SHIVPRAKASH LADDHA MONIKA SHAILESH LADDHA	BANK OF INDIA	02-07-2022	29601	

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Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar

ପ୍ରକାଶକ

११-३३ चारों दिशों से देखा जाए तो यह एक विश्वासी व्यक्ति का दृष्टिकोण है। यह व्यक्ति अपने दृष्टिकोण का अपनी व्यक्ति का दृष्टिकोण है। यह व्यक्ति अपने दृष्टिकोण का अपनी व्यक्ति का दृष्टिकोण है।

Questa tesi è digitata: 16/09/2022

Date: 07/10/2022

To,  
Adani Estate Management Private Limited,  
CBD, Shantigram,  
Nr Vaishnodevi Circle, SG Highway,  
Ahmedabad 382 421, Gujarat.

**REPORT ON TITLE**

**Sub:** Investigation of Title of Non-Agricultural Land bearing Block No. 209 (Old Block No. 389/ Old Survey No.205/1) admeasuring 17503 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar

Dear Sir,

We refer to your instructions to investigate the Title and give our Report on Title of Non-Agricultural Land bearing Block No. 209 (Old Block No. 389/ Old Survey No.389) admeasuring 17503 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar (herein referred to as the "**Said Land**").

**SEARCHES:**

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Gandhinagar relating to the Block No. 209 admeasuring 17503 square meters of the period from 1990 till 16.09.2022, bearing search receipt no. 202204800074060 and is enclosed herewith. The records pertaining from the year 1990 till 16.09.2022 are available with the Office of Sub-Registrar and are verified.



2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.
3. We may state that, upon your instruction we have not (i) ascertained available records of Registrar of Companies (of the Company) maintained on the portal of Ministry of Company Affairs (MCA), (ii) caused a Public Notices in local daily newspaper , (iii) obtained declaration on title, (iv) administered general requisition and (v) inspected the original title deeds.
4. We further find from the revenue records i.e. FORM VII that currently the said Non-Agricultural Land bearing Block No. 209 (Old Survey No. 205/1 subsequently allotted Block No.389) admeasuring 17503 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar appears in the name of Adani Estate Management Private Limited..
5. We may state that for the purpose of the investigation of Title we have considered the Title history of the said land in question from the year 1980.

**LIST OF DOCUMENTS EXAMINED:**

1. Copy of 7/12
2. Copy of Sale Deed dated 08.08.1994 bearing Sr. No. 2446 executed by [1] Ambaram Motibhai, [2] Naranbhai Motibhai in favour of Naranbhai Shankarbhai Patel.



3. Copy of Sale Deed dated 04.01.1996 bearing Sr. No. 32 executed by [1] Ambalal Joitaram, [2] Jivanbhai Ambalal, [3] Vinubhai Ambalal, [4] Ashokbhai Ambalal, [5] Upendrabhai Jivanbhai, [6] Bai Dahi Wd/o. Ramabhai, [7] Amrutbhai Ramabhai, [8] Babubhai Ramabhai, [9] Lilaben Ramabhai, [10] Hiraben Ramabhai in favour of Bhogilal Somnath Patel.
4. Copy of Sale Deed dated 25.06.1997 bearing Sr. No. 2281 executed by [1] Naranbhai Motibhai and [2] Ambalal Motibhai in favour of Bhogilal Somnath Patel.
5. Copy of Sale Deed dated 01.10.2007 bearing Sr. No. 12177 executed by Bhogilal Somnath Patel in favour of M.S Shantigram Estate Management Pvt. Ltd
6. Copy of NA order dated 02.06.2009 bearing no. CB/Land/NA/SR-141/Vashi 9981 to 9985/2009 passed by Collector- Gandhinagar
7. Copy of NA order dated 06.05.2014 bearing no. CB/Land/Vashi-8928 to 8944/2014 passed by Collector, Gandhinagar

**BRIEF HISTORY AND FACTS OF THE SAID LAND:**

1. It appears that, earlier the land bearing Old Survey no. 205/1 admeasuring 17503 square meters was belonging to [1] Ambaram Motibhai, [2] Naranbhai Motibhai, [3] Ambalal Joitaram, [4] Maniben Joitaram, [5] Amrutbhai Ramabhai, [6] Babubhai Ramabhai, [7] Lilaben Ramabhai, [8] Hiraben Ramabhai, and [9] Bai Dahi Wd/o. Ramabhai prior to the year 1990.
2. We find that, under the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act,1947, the amalgamation scheme was carried out and pursuant to an



order of Assistant Consolidation Officer No. 1 dated 30.08.1979, the Old Survey No. 205/1 was consolidated and allotted Block No. 389 admeasuring 17503 square meters, in respect whereof a Mutation Entry no. 1551 was made in revenue record on 12.09.1980 and certified on 29.10.1980.

3. We find that, by Deed of Conveyance dated 08.08.1994 registered before Sub- Registrar of Assurance bearing Sr. No. 2446 said, [1] Ambaram Motibhai, [2] Naranbhai Motibhai sold and conveyed part of the said land bearing Block No. 389/Paiki admeasuring 8751 Sq. Mts., to [1] Bhogilal Somnath Patel [2] Naranbhai Shankarbhai Patel and others, in respect whereof Mutation Entry no. 1974 dated 16.08.1994.
4. We find that, by Deed of Conveyance dated 04.01.1996 registered before Sub – Registrar of Assurance bearing Sr. No. 32 said, [1] Ambalal Joitaram, [2] Jivanbhai Ambalal, [3] Vinubhai Ambalal, [4] Ashokbhai Ambalal, [5] Upendrabhai Jivanbhai, [6] Bai Dahi Wd/o. Ramabhai, [7] Amrutbhai Ramabhai, [8] Babubhai Ramabhai, [9] Lilaben Ramabhai, [10] Hiraben Ramabhai, sold and conveyed the said land bearing Block No. 389 Paiki admeasuring 8751 Sq. Mts., to Bhogilal Somnath Patel, in respect whereof Mutation Entry No. 2095 dated 23.03.1996 subsequently the said entry was cancelled.
5. We find that, by Deed of Cancellation dated 25.06.1997 registered before Sub- Registrar of Assurance bearing Sr. No. 2280 said, [1] Bhogilal Somnath Patel, [2] Naranbhai Shankarbhai Motibhai and others cancelled the said Sale Deed dated 08.08.1994 by executing Deed of Cancellation in favour of [1] Ambaram Motibhai, [2] Naranbhai Motibhai, in



respect whereof Mutation Entry no. 2287 was made in revenue records on 01.01.1997.

6. We find that, by Deed of Conveyance dated 04.01.1996 registered before Sub- Registrar of Assurance bearing Sr. No. 32 said, [1] Ambalal Joitaram, [2] Jivanbhai Ambalal, [3] Vinubhai Ambalal, [4] Ashokbhai Ambalal, [5] Upendrabhai Jivanbhai, [6] Bai Dahi Wd/o. Ramabhai, [7] Amrutbhai Ramabhai, [8] Babubhai Ramabhai, [9] Lilaben Ramabhai, [10] Hiraben Ramabhai, sold and conveyed the said land bearing Block No. 389 Paiki admeasuring 8751 Sq. Mts., out of total land admeasuring 17503 Sq. Mts., to Bhogilal Somnath Patel, in respect whereof Mutation Entry no. 2306 was made in revenue records on 10.12.1997.
7. We find that, by Deed of Conveyance dated 25.06.1997 registered before Sub- Registrar of Assurance bearing Sr. No. 2281 said, [1] Naranbhai Motibhai and [2] Ambalal Motibhai sold and conveyed the said land bearing Block No. 389 Paiki admeasuring 8751 Sq. Mts., out of Total land admeasuring 17503 Sq. Mts., to Bhogilal Somnath Patel, wherein [1] Ambalal Joitaram, [2] Jivanbhai Ambalal, [3] Vinubhai Ambalal, [4] Ashokbhai Ambalal, [5] Upendrabhai Jivanbhai, [6] Bai Dahi Wd/o. Ramabhai, [7] Amrutbhai Ramabhai, [8] Babubhai Ramabhai, [9] Lilaben Ramabhai, [10] Hiraben Ramabhai confirmed the said sale by joining as Confirming Party, in respect whereof Mutation Entry no. 2288 was made in revenue records on 01.10.1997.
8. We find that, District Collector, Gandhinagar, vide its order dated 21.08.2007 bearing no. CB/Ganot/GA.DHA.K.63/Vashi 4350 to 4355/2007



granted permission for Sale of said land bearing Block No. 389 under Section 63 Bombay Tenancy And Agricultural Lands Act, 1948. Mutation Entry no. 2735 was made in revenue records on 10.09.2007.

9. We find that, Bhogilal Somanath Patel made an application to District Collector, Gandhinagar for extension of 30 days for Sale of said land bearing Block No. 389 and the said application was accepted vide order dated 10.03.2008 bearing no. CB/Ganot/Vashi- 1150 to 1154/2008. Mutation Entry no. 2781 was made in revenue records on 07.04.2008.
10. We find that, by Deed of Conveyance dated 01.10.2007 registered before Sub- Registrar of Assurance bearing Sr. No. 12177 said, Bhogilal Somnath Patel sold and conveyed the said land bearing Block No. 389 to M.S Shantigram Estate Management Pvt. Ltd., in respect whereof Mutation Entry no. 2789 was made in revenue records on 19.04.2008.
11. We find that, pursuant to an order of Collector - Gandhinagar vide no. CB/Lnad/NA/SR-141/Vashi 9981 to 9985/2009 dated 02.06.2009, the land bearing Block no. 389 admeasuring 17503 square meters was granted Non-agricultural use for residential purpose subject to certain conditions stated therein, in respect whereof a Mutation Entry no. 2914 was made in revenue record on 29.08.2009.
12. We find that, Deputy Mamlatdar, Ex-Officio Collection Officer, Deputy Collector, stamp Duty Evaluation Court vide its letter no. Stamp/Vasulat/Ta.Gandhinagar/Dantali/2010 dated 15.02.2010 imposed applicable deficit stamp duty of Rs.18,847/- on Sale Deed bearing Sr. No. 2280/1997 dated 25.06.1997 for Survey/ Block No. 389, in respect whereof



Mutation Entry no. 3008 was made in revenue records on 18.08.2010.

13. We find from the searches of the Sub- Registrar office that, Shantigram Estate Management Pvt. Ltd., by obtaining loan created a charge on land bearing Block No. 209 and other land parcels, in favour of IDBI Trusteeship Services Ltd., by executing an English mortgage. An indenture of mortgage dated 25.06.2012 was registered before the Sub- Registrar of Assurance at serial no. 8411 in this regard. We also find that, subsequently a Confirmation Deed dated 23.11.2012 was also registered before the Sub Registrar of Assurances, at serial no. 15128 confirming the above stated Indenture of Mortgage registered at serial no. 8411/2012
14. We further find from the searches of Sub-Registrar office that, upon repayment of entire loan amount, the charge of IDBI Trusteeship Services Ltd was released and Release of Mortgage dated 06.09.2013 was registered before the Sub Registrar of Assurances, at serial no. 12841 in this regard.
15. We find that, vide its order dated 06.05.2014 bearing no. CB/Land/Vashi-8928 to 8944/2014, District Collector, Gandhinagar granted Revised Non- Agricultural from Residential to Commercial purpose, subject to terms and condition mentioned therein. Mutation Entry no. 3241 was made in revenue records on 12.05.2014.
16. We find from the searched of Sub- Registrar office that, Adani Township and Real Estate Company Pvt. Ltd., by obtaining loan created a charge on land bearing Block No. 209 and other land parcels, in favour of SBICAP Trustee Company Ltd., by executed an English mortgage. An



indenture of mortgage dated 18.03.2016 registered before Sub- Registrar of Assurance at serial no. 4249.

17. We further find from the searched of Sub- Registrar office that, upon repayment of entire loan amount, the charge of SBICAP Trustee Company Ltd was released and Release of Mortgage dated 01.06.2018 registered before the Sub- Registrar of Assurance at serial no. 10847 in this regard.
18. We find that, by an order of Prant Officer - Gandhinagar vide no. Jamin/Promulgation/Dantali/16 dated 12.09.2016, the re-survey was carried out and accordingly land bearing Block no. 389 was allotted New Block No. 209, in respect whereof a Mutation entry no. 3362 was made in revenue record on 27.07.2017.
19. We find that, by an order of Registrar, Ministry of Corporate Affairs, Government of India, at Ahmedabad dated 07.11.2019, the application of M/s Shantigarm Estate Management Private Limited was granted to change the name to Adani Estate Management Private Limited, whereby by transferring assets, rights and liability, in respect whereof a Mutation entry no. 3519 was made in revenue record on 24.01.2020 and duly certified on 21.07.2020.
20. We find that, legal heirs of Ambaram Motibhai Patel ("Plaintiff") filed Special Civil Suit No. 28 of 2010 against [1] Bhogilal Somnath Patel, [2] Naranbhai Motibhai Patel and others before Court of Principal Senior Civil Judge at Gandhinagar, the cause of filing the said Suit by Plaintiff was in relation to Sale Deed dated 08.08.1994 and Cancellation of Sale Deed dated 25.06.1997, wherein the said Suit was dismissed by Principal Senior Civil Judge at Gandhinagar vide order dated 30.12.2017. Further



aggrieved by the said order Plaintiff filed First Appeal No. 4303 of 2018 before High Court of Gujarat and the same was disposed vide order dated 08.02.2019 as dismissed for default. We find that a Civil Application no. 2/2019 was filed for condonation of delay and Hon'ble High Court by its order dated 3.2.2019 have passed order keeping matter "Rule returnable on 13.01.2020". We state that, today the above appeal shall be considered as disposed of till any order is passed for restoration of appeal We further wish to clarify that we have not been provided with copy of Cancellation Deed dated 25.06.1997 bearing Sr. No. 2280 for verification and perusal.

21. We find that, as a part of township development, Adani Estate Management Private Limited is developing Residential Building in name and style of "AMBROSIA" ("Project") on the lands bearing New Survey No. 208, 204, 205, and 209 and according to Lay Out Plan dated 20.09.2022 Sector R5 (R5 Part) admeasuring 9952 Sq. Mts., is allocated for the said Project.
22. We find that, vide Commencement letter dated 20.09.2022 bearing reference no. PRM/62/6/2022/146, Ahmedabad Urban Development Authority granted necessary permission of Construction and Development of the Project on the said land bearing New Survey No. 204,205,208 and 209.
23. We find that, Airports Authority of India granted No Objection Certificate for Height Clearance dated 20.03.2019 bearing no. AHME/WEST/B/032019/380119 for construction of the said Project.
24. We find that, Ahmedabad Municipal Corporation, Fire and Emergency Service gave its opinion on Fire Safety and



Protection for the said project land vide letter dated 05.01.2022 bearing no. OPN015105012022.

### **DISTURB AREA**

We state the said Land is not covered under "Disturbed Area" as declared under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 commonly known as "Disturbed Area Act" thus prior permission would not be required to be taken from office of Deputy Collector or relevant authority before transfer of any Units constructed on the said Land under lease, sale, release, gift or otherwise.

### **OBSERVATIONS:-**

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.
2. We may state from the available searches and the revenue records that, the said land is owned and possessed by Adani Estate Management Private Limited.

### **CHARGES:-**

Further, we have been informed by the owners that said land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.



**CONCLUSION:-**

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said Adani Estate Management Private Limited, for the said Non-Agricultural Land bearing Block No. 209 (Old Block No. 389/ Old Survey No.205/1) admeasuring 17503 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar and the said land appears to be clear, marketable and free from encumbrances subject to observations stated above.

**SCHEDULE**

All that piece and parcel of Non-Agricultural Land bearing Block No. 209 (Old Block No. 389/ Old Survey No.205/1) admeasuring 17503 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar which is bounded as under:

On or towards East : Old Block No. 381

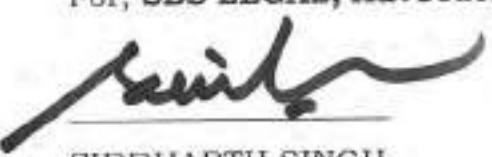
On or towards West : Old Block No. 390+391+392

On or towards North : Old Block No. 380

On or towards South: Old Block No. 388

Thanking you,

For, **SBS LEGAL, Advocates**

  
SIDDHARTH SINGH

Advocate

(G/849/2006)



**QUALIFICATIONS AND ASSUMPTIONS:**

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records, sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given/shown to us by the land owner and their representatives. We have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the



use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.

- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (v) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
- (vi) Please note that our scope of services exclude physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client.



## અરજી પરોચ્ચ

પિલોત નં વર્ણન : સલ/અલોક, 209 જૂની, 389

Search in : દંતાલી /DANTALI

પરોચ્ચ નંબર 202204800074060 અરજી નંબર  
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એજ કરનારનું નામ ચોસનીયેસ લીંગલ  
નીચે પ્રમાણે દી પણાયી

રૂ. ૮૦૦

સાધુસ્મૃદ્ધાન હૈ.....  
નકલ કરવા ની દી સાધી / પ્રોલીયો.....  
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ટાઇલ મારી.....  
નકલો માટ્યા પાડીએ (કલમ ૬૩ પી. ૬૭).....  
શ્રીપ અગર લખાણણી.....Year: 1990-2022  
કેડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૦).....  
નકલ દી શેરેની.....  
સિલેક્શન-૨ હૈ.....



કુલ મોટો રૂ. 440.00

એક તૃપીચું ઘાર સો યાલીસ પુરુ

દસ્તાવેજ

ના ઉદ્દર્શે તૈયાર કરે અને

ને રજુઆર ટાગલાયી મોકલવામાં

આપણે

કૃપીશ્વરી બાપવાળી

નકલ

દસ્તાવેજ રજુઆર ટાગલાયી નાનેના મરનામે મોકલાયો.

KIRAN DEVRAJBHAI GOPANI  
રાન રજુઆર  
દસ્તાવેજ

અડે. રૂ. : 440.00  
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મિલનનું વાર્ષિક : સપ્ટેમ્બર/ઓક્ટોબર, 2009 માન્દે, 389

દસ્તાવેજની એ ઝોડું  
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નિકાસી વર્તનનાં : સન્ન/બેલો. 209 જીનો. 389  
એસ્ટેરિયાલ આ રીપી. Sub-Registrar Office(SRO) Gandhinagar Gandhinagar  
અન્દી છે. આ શોધનો રૂપાયો નિકાસ પરંપરા વીજા અનેનું પુરતોજ માયાદીન આ શોખમાં તા.  
નોંધ : - સરકાર અધિકારી આ ખાતુંપણે અપણા સભરજીસ્ટર કરેશે કો પુમાયપણી વીજોની ચોક્કાસ અથવા અથવા અતાપણ વિશે બાયધારી આપત્તા નથી. અને એમાંની કોણપણ માહિતી સંબંધમાં  
જુદ્દાની માટેના કોઈપણ રિઝાના માટે તે જવાબદાર રહેશે ના?

દસ્તાવેજની પ્રાન્ત અને અનેજ (ખાડા પટણના ક્રિસ્ટમાં આકાશ પટે આપનાર અણા પટે સાધારા આપે છે તે જ્યાંતુ)	સર્વે નંબર પટા દિલજિં લંબડ અને પટ નંબર (જો કંઈ પણ મોય તો)	સુન્દરકુણ ઝૂદી આપવામાં આવે ત્યારે તે.	સુસ્તાવેજ કરી આપનાર પદ્ધતારનું નામ અસ્થિત હિંદાની ક્રેન્ટાના કુક્કમાનાના આક્રાન્તા આદેશના સંબંધમાં વાઈન્ગ નામ પ્રતિ વાઈન્ગ નામ	સુસ્તાવેજ કરી આપનાર પક્કારનું નામ અસ્થિત હિંદાની ક્રેન્ટાના કુક્કમાનાના આક્રાન્તા આદેશના સંબંધમાં વાઈન્ગ નામ	સુસ્તાવેજ નંબર નંબર નંબર	શેરો
નામના	Block No- 381,389,486,385,220,466,484,387,388,3 92,393,397	- Shantigram Estate Management Pvt Ltd through Authorized Signatory Pnham Nemai Shah	IDBI Trusteeship Services Ltd through Authorized Signatory P R Balakrishnan	25-06-2012 25-06-2012	8411	Other Property Mouje-Jaspur Ta-Kalol Dist Gandhinagar and Khodiyar Ta-Daskroi Dist- Ahmedabad

સભા-રિઝાનાર  
Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar



ਪੰਜਾਬ ਦੇ ਲੋਕ : ਲੋਕ-ਵਿਚਾਰ : 209

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

ਕਲਾਨੀ ਮੁਹੱਲਾ ਪੰਜਾਬ ਪੰਜਾਬ

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નિદેનનું લખાનન : સેન્ટ/અન્ડોક. 209 ફુલો. 389

દસ્તાવેજની આ શીખ.  
દસ્તાવેજની આ શીખ. Sub-Registrar Office(SRO) Gandhinagar Gandhinagar  
નામની આ પોપની દ્વારાના નિદેનની પરિણામ બોલા અનેણું પ્રતીજ માલીદીત આ શીખમા તા.  
નોંધ : આ સરકાર અથવા આ પ્રાથમિક ખાત્રનાર સબરજુસ્ટાર કરેસી આ પ્રમાણપત્રની વિગતોની વોકસાઈ અથવા પ્રાપ્ત નથી અને એમાની કોણપાદ માહિતી સંબંધમાં  
નુકશાનની માટેના કોઈપણ નકદાવા માટે ને જ્ઞાયાદ રહેવો નથી.

Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar

સુપ્રિન્ટેન્ડન્ટ એક રેગ્રિસ્ટર અને ઈસ્પેક્ટર જનરલ એક રજુસ્ટસ્ટેશન (મહેસૂલ વિભાગ - ગુજરાત રાજ્ય )

નિદેન પરના બોલ અનેનું પત્ર



Search in : ચેસબીચેલ લીગાલ અરજી નંબર : 27393 આમ નું નામ : DANTALI

મિકેન્ચ લાયલ : સાંચ/બ્લોક, 209 કુલી. 389

દસ્તાવેજની આ રોડ

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

ખાતી નં. નાંબર દ્વારા મિકેન્ચ પરચા બોજા અનેનું પુરોજ મન્દીરાની શીધમાં તા

નોંધ : સરકારે અથવા આ પ્રમાણપત્ર એપાનાર સેલરચુસ્ટર કરેલી રીતો આ પ્રમાણપત્રની વિચારોની યોકસાદ અથવા અધ્યાત્મ વિશે બાંધારી અપારા નથી અને મેળાની કોઈપણ માહિતી સંબંધમાં

જુદ્દાની માટેના કોઇપણ હક્કાના માટે ને જવાબદાર રહેશે. નાની

દસ્તાવેજની પ્રકાર અને અલેજ (સાંચ પરચા નિર્દિષ્ટમાં આપું રહેયા અથવા પરિચાર કરેલું હોય)	સર્વ નંદર પેટા બિલાય નંબર	દેશાદેશ કરી આપનાર પ્રસ્તાવનું જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પ્રસ્તાવનું જુદી આપવા દિલાની કેટના કુદમાનમાં આપવા આપેલા સેબેદ્યમાં પ્રતિવારનું રામ	દસ્તાવેજ નંબર નામની લાટિન	દસ્તાવેજ નંબર નામની લાટિન	દસ્તાવેજ નંબર નામની લાટિન	દસ્તાવેજ નંબર નામની લાટિન
નોંધ નંબર : 31,450,00,000.00	Block No.220, 11230 Sq.mtrs. Block No.221, 8565 Sq.mtrs. Block No.365, 3440 Sq.mtrs. Block No.367 Paiki, 4620 Sq.mtrs. Block No.368, 302 Sq.mtrs. Block No.374, 7284 Sq.mtrs. Block No.375, 3440 Sq.mtrs. Block No.376, 3845 Sq.mtrs. Block No.377, 4350 Sq.mtrs. Block No.378, 9409 Sq.mtrs. Block No.379, 4350 Sq.mtrs. Block No.380, 4856 Sq.mtrs. Block No.381, 31970 Sq.mtrs. Block No.383 Paiki, 4363 Sq.mtrs. Block No.384 Paiki, 7799 Sq.mtrs. Block No.389, 17503 Sq.mtrs. Block No.394, 1821 Sq.mtrs. Block No.395, 1315 Sq.mtrs. Block No.396, 1720 Sq.mtrs. Block No.398, 5564 Sq.mtrs. Block No.399, 5566 Sq.mtrs. Block No.400, 6171 Sq.mtrs. Block No.401, 11230 Sq.mtrs. Block No.402, 6779 Sq.mtrs.	અનુભાવી અનેજ અને ધરન અને ધરન (જો કુદ્દ પદ દોય તો)	અનુભાવી અનેજ અને ધરન અને ધરન (જો કુદ્દ પદ દોય તો)	SBCAP Trustee Company Ltd. through its Authorised Signatory Ulhas Naik Shantigram Estate Management Pvt. Ltd. through its Signatory Pritam Shah	17-03-2016 18-03-2016	4249	અનુભાવી અને ધરન અને ધરન અનુભાવી અને ધરન અનુભાવી





Search in : ઓફિશિયલ ટીવીઓફ કાર્ડનાં : 27393 314 નંબર : BANTAH

માનવસત્તુના પ્રાચીન પ્રાચીન 389

Sub-Registrar Office(SRO) Gandhi Nagar Gandhi Nagar

Block No.475, 7790 Sq.mtrs.  
Block No.477, 1113 Sq.mtrs.  
Block No.478, 3642 Sq.mtrs.  
Block No.480, 1821 Sq.mtrs.  
Block No.481, 3946 Sq.mtrs.  
Block No.482, 8296 Sq.mtrs.  
Block No.483, 8499 Sq.mtrs.  
Block No.484, 9813 Sq.mtrs.  
Block No.486, 9206 Sq.mtrs.  
Block No.487, 3541 Sq.mtrs.  
Block No.489, 4149 Sq.mtrs.  
Block No.490, 6779 Sq.mtrs.  
Block No.491, 3844 Sq.mtrs.  
Block No.493, 1922 Sq.mtrs.  
Block No.494, 3339 Sq.mtrs.  
Block No.496, 2832 Sq.mtrs.  
Block No.498, 14871 Sq.mtrs.  
Block No.499, 18211 Sq.mtrs.  
Block No.503, 2125 Sq.mtrs.  
Block No.508, 7275 Sq.mtrs.  
Block No.510, 3750 Sq.mtrs.  
Block No.514, 3594 Sq.mtrs.  
Block No.515, 1717 Sq.mtrs.  
Block No.516, 1861 Sq.mtrs.  
Block No.517/A, 2926 Sq.mtrs.  
Block No.521/A, 1441 Sq.mtrs.

論語卷第16章：16/09/2022



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બાબતનું વર્ણન : સલની/સલનીસ. 209 અની. 389  
સંપત્તિના નામ : Sub-Registrar Office(SRO) Gandhinagar Gandhinagar  
સરના નામની અધીક્ષત દસ્તાવેજની સેમાનેણ થયેલ છે.  
સંપત્તિના નીધિની બયલું દરતાવેજની નિયમોનાં ચોક્કાસાદ અથવા ખરાપણ વિશે બાયધરી આપત્તા નથી અને એમાની કોઈપણ માહિતી સંબંધિત નથી.

2464

Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar



Seebeck ( 27393 ) : BANTAH

ପିଲାତଳ ପର୍ମାନ : ୨୯୮୨/୨୦୧୩, ୨୦୨୨ ଜୁଲାଇ ୩୮୭

દસ્તાવેજની પૂર્ણ અને અદેખ (સાય પટના કિસ્સામાં આકાર પડે આપણાર અમૃતા પડે શાખાનાર અપે કે તે જ્યાલાટુ)	સર્વ નોંધર પ્રેટ વિલ્હા નોંધર અને, પર નોંધર (જો કેટ્ટ પણ મોય તો)	કોન્ફર્મ નિયત	કોન્ફર્મ જુદી આપવામાં બાબત ત્યારે તે	દસ્તાવેજ કરી આપવાર પક્ષકરણનું નીચે આપવા કીલાની કોઈના નીકળનામા અથવા આદેશના સેન્ટરના પરિવારનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકરણનું નીચે આપવા કીલાની કોઈના નીકળનામા અથવા આદેશના સેન્ટરના પારીનું નામ	દસ્તાવેજ નામ નોંધારીની તારીખ	દસ્તાવેજ નામ નોંધારીની તારીખ
નામ મનુષ્ય નિયાનું કરું માટેની કુદુર નામ	નામ	નામ	નામ	નામ	નામ	નામ	નામ



ପାତ୍ରାବଳୀ - ପାତ୍ରାବଳୀ

ပြည်ထဲမှာ

Search in : એસફેલ્યેસ લિબોલ અરજી નંબર : 27393 0145 ને લાલ : DANTALI

सिद्धान्तकालीन : अनंत विद्या । २०३ अप्र० १८९

દસ્તાવેજની ચાંચોથી  
Sub-Registrar Office(SRO) Gandhinagar Gandhinagar  
અંગ્રેજી એ. આ શોધનો ડુપોઝ મિકેટ પરાના બોજા અંગ્રેજ પ્રટોઝ મર્યાદીતા ખાં થોડું તાં  
નોંધું : - સરકારે અધ્યક્ષ એનુભૂત વાં પ્રાણીપત્ર ને સખતજીવન કરેલી એ પ્રમાણપત્રની નિગતોની વોકસાઇ અનુભૂત વાં પ્રાણીપત્ર ને બાંધું થાં એ મેમની કોરિયા માટીની સંબંધમાં  
મા. - 33 દર્શના દંડન્ક - 2 એ. વિશેષભ માહિતી અને રોક ઉપર થી તૈયાર કરતાં  
સર્વુદ્ધાના નોંધું કરેલ દસ્તાવેજનો સમીક્ષા થયેલ છે.

Block No.403, 1821	Sq.mtrs.
Block No.404, 1821	Sq.mtrs.
Block No.405, 1821	Sq.mtrs.
Block No.407, 3440	Sq.mtrs.
Block No.408, 7487	Sq.mtrs.
Block No.443, 9915	Sq.mtrs.
Block No.444, 2732	Sq.mtrs.
Block No.445, 9915	Sq.mtrs.
Block No.446, 8084	Sq.mtrs.
Block No.447, 5362	Sq.mtrs.
Block No.448, 8387	Sq.mtrs.
Block No.449, 7386	Sq.mtrs.
Block No.450, 5463	Sq.mtrs.
Block No.451, 5767	Sq.mtrs.
Block No.452, 1619	Sq.mtrs.
Block No.453, 7993	Sq.mtrs.
Block No.454, 12039	Sq.mtrs.
Block No.455, 3946	Sq.mtrs.
Block No.457, 2023	Sq.mtrs.
Block No.458, 7693	Sq.mtrs.
Block No.459B, 5463	Sq.mtrs.
Block No.461, 1214	Sq.mtrs.
Block No.463, 1719	Sq.mtrs.
Block No.464, 1518	Sq.mtrs.
Block No.465, 9207	Sq.mtrs.
Block No.467, 5362	Sq.mtrs.
Block No.469, 6171	Sq.mtrs.
Block No.470, 7082	Sq.mtrs.
Block No.472, 6475	Sq.mtrs.
Block No.474, 16895	Sq.mtrs.



Search in : ચેરપીયોસ દિગ્ગજ અરજી નંબર : 27393 ગુમ વુનામ : DANTAL

નિકાનું વર્ણન : સંન/બિલોડ. 209 કુન્ઠ. 389

દસ્તાવેજની અંશ શોધ Sub-Registrar Office(SRO) Gandhinagar અને રેગ્સટ્રાર જનરલ એક રજીસ્ટરેશન (પ્રૈલેન્ચ વિભાગ - ગુજરાત રાજ્ય)  
ખાલી છે. આ વીધનો રૂપનો રિગસ્ટર પરણ બોલ અંગે પુરોજ માટે આ શીધમા તા  
નીધ : - સરકાર આથવા આ પ્રાથમિક આપાનાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાએ અથવા અતા પણ વિશે બંધપત્રી સૂચપત્ર નથી. અને એમની કોઈપણ માહિતી સંખ્યમા  
જુદાની માટેના કોઈપણ કણદાદા માટે ને જવાબદાર રહેશે. નાની

Block No.475, 7790 Sq.mtrs.  
Block No.477, 1113 Sq.mtrs.  
Block No.478, 3642 Sq.mtrs.  
Block No.480, 1821 Sq.mtrs.  
Block No.481, 3946 Sq.mtrs.  
Block No.482, 8296 Sq.mtrs.  
Block No.483, 8499 Sq.mtrs.  
Block No.484, 9813 Sq.mtrs.  
Block No.486, 9206 Sq.mtrs.  
Block No.487, 3541 Sq.mtrs.  
Block No.488, 4149 Sq.mtrs.  
Block No.490, 6779 Sq.mtrs.  
Block No.491, 3844 Sq.mtrs.  
Block No.493, 1922 Sq.mtrs.  
Block No.494, 3339 Sq.mtrs.  
Block No.496, 2832 Sq.mtrs.  
Block No.498, 14871 Sq.mtrs.  
Block No.499, 18211 Sq.mtrs.  
Block No.503, 2125 Sq.mtrs.  
Block No.508, 7275 Sq.mtrs.  
Block No.510, 3750 Sq.mtrs.  
Block No.514, 3594 Sq.mtrs.  
Block No.515, 1717 Sq.mtrs.  
Block No.516, 1861 Sq.mtrs.  
Block No.517/A, 2926 Sq.mtrs.  
Block No.521/A, 1441 Sq.mtrs.

મિકેન પરણ બોલ અંગેનું પત્ર

માન - 33 વર્ષના છાન્ડા - 2 ની રૂપનામ માની એને રેગ્સટ્રાર જનરલ એક રજીસ્ટરેશન (પ્રૈલેન્ચ વિભાગ - ગુજરાત રાજ્ય)  
અસુધીની બાબુપણી શરૂઆત કરેલ દસ્તાવેજોની સમાવેશ થયેલ છે.



2007  
2022

( ୭୩୭୮ - ୧୦୦୦୦୦୦ ଟଙ୍କାରୁକୁ ପାଇଁ ବିନ୍ଦୁରୁକୁ ପାଇଁ ବିନ୍ଦୁରୁକୁ ପାଇଁ ବିନ୍ଦୁରୁକୁ ପାଇଁ )

ਪੰਜਾਬ ਪ੍ਰਦੀਪ

Search In : એસટીએસ લિબ્રરી અરજી નંબર : 27393 અથ નું નામ : DANTALI

મિલિટરી વાર્ષિક : દાસ્યા/માટોક્સ, 209 ફુન્ડી, 389

દસ્તાવેજની મા બોધું હોય સબ્રેગિસ્ટર ઓફિસ (SBO) ગાંધીનગર

Sub-Registrar Office(SRO) Gandhinagar  
Gandhinagar



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