

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 Kavtaben Vinodbhai Adani
4. Copy of Sale Deed dated 24.07.2007 bearing Sr. No. 9278 executed by [1] Kavtaben 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 Kavtaben 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, Gandhinagar 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/Ganot/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] Kavitaaben Vinodbhai 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.



અરજી પહોંચ

મિલકત નું વર્ણન : સન જુનો. ૨૦૨

Search in : દંતાલી /DANTALI

પહોંચ નંબર 202204800074059

અરજી નંબર

27392

અરજી વર્ષ

2022

તારીખ 16

માર્ગે

સપ્ટેમ્બર

સને

2022

રજી કરનારનું નામ બેસબીએસ લીંગલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સર્ટીફિકેટ / ફોટો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોષ અગર તપાસણી.....Year: 1990-2022

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૩).....

નકલ ફી ફોટો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદર રૂ.

440.00

અંકે રૂપિયા ચાર સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના મુદતમાં મોકલશે.

KIRAN DEVRAJBHAI GOPANI

સબ રજીસ્ટ્રાર

ગાંધીનગર

અંકે રૂ. + 440.00

20220915601585485

સબ રજીસ્ટ્રાર, ગાંધીનગર

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મેહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ઈનિયલ અરજી નંબર : 27392 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન જુનો. 2022

દસ્તાવેજની આ શીધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ટેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શીધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શીધમાં તા સસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા ખરાબ વિશે બાંધકારી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકસાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	કોટરફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચારણા	બ્લોક નં-381(જુ-નો સર્વે નં-202)38236 ચો.વાર થાને31970 ચો.મી દસ્તાવેજ માં સર્વાવેશ થવાનું મુકદ્દમોનીનો કરવાનો			Kavitaaben 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	
રૂ.95590000.00						21-07-2007		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar



પ્રિન્ટ તારીખ : 16/09/2022

1 of 2

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : સોસાઈયેસ લીગલ અરજી નંબર : 27392 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન જુનો 202

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ પ્રશ્નાર્થીત આ શોધમા તા સરુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આરે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ કોથ તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફેરબંધનવાળું	બ્લોક નંબર 202(જુલા સર્વે નં. 181/2)ની 304 ચો.મી. જુ.શની ખેતીની જમીન			વિફલભાઈ એન.પટેલ તે વેચાણ આપનાર તંમામના કુ.મ.તરીકે ધરાવેલ વિધ્યાલેખ જીવાભાઈની દીકરીપંચાલ ભાનુબેન જીવાભાઈની દીકરીપંચાલ પાર્વતીબેન જીવાભાઈ	ધર્મેશભાઈ વિનોદભાઈ પટેલ	31-12-2007	15596	
રૂ.21380.00						31-12-2007		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar



પ્રિન્ટ તારીખ : 16/09/2022

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 .

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 Plis 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. Patel 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 admeasuring 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 of 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

મિલકત નું વર્ણન : બ્લોક. 205 જુનો. 203 385

Search in : દંતાલી /DANTALI

પહોંચ નંબર 202204800074058

અરજી નંબર

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અરજી વર્ષ

2022

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માટે

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સને

2022

રજુ કરનારનું નામ એસવીએસ લીંગલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. વાસ

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સાઈડ / ફોલીયો

સેલેની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા ઓફીસ (કલમ 53 થી 55)

શીઘ્ર અગર તપાસણી Year: 2021 2022

દેડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીયો

ઈન્ડેક્સ-૨ ફી



130.00

કુલ એકંદરે રૂ.

130.00

અંકે રૂપિયા એક સો ત્રીસ પૂરા

દસ્તાવેજ

જા દિવસે તૈયાર થશે અને

તે રજીસ્ટર દખલગી મોકલવામાં

આવશે.

નકલ

કચેરીમાં બાપવામાં

દસ્તાવેજ રજીસ્ટર દખલગી નીચેના સરનામે મોકલશે.

KIRAN DEVRAJBHAI GOPANI

સબ રજીસ્ટ્રાર

ગાંધીનગર

અંકે રૂ. : 130.00

20220521709901804

સબ રજીસ્ટ્રાર, ગાંધીનગર

2021

2022

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ડીગલ અરજી નંબર : 27391 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : બ્લોક. 205 જુનો. 203 385

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -2 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સમુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (જાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સાબનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફક્તમા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફક્તમા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિગત ક્રમ રૂ. 530900000.00	N.A. Land Adm. 6202.98 Sq.mtrs part of the land from the total area of Block No 385 (Given New No. 205)			ADANI ESTATE MANAGEMENT PRIVATE LIMITED through its Authorized Signatory Vishal Shah	BSA BUILDCON LLP, a Limited Liability Partnership firm, through Its Authorize Signatory Mehul A Shyani	08-07-2022 08-07-2022	30831	

સબ-રજીસ્ટ્રાર

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.

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 bearing 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, Fataji 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 પહોંચ

મિલકત નું વાહન : સળ/બ્લોક. 208 જુનો. 204/1 388

Search in : દંતાલી /DANTALI

પહોંચ નંબર 202204800074062 અરજી નંબર 27394 અરજી વર્ષ 2022
તારીખ 16 માટે સપ્ટેમ્બર સને 2022

રજુ કરનારનું નામ બેસબીવેસ લીમિટેડ
ત્રીથે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
સેરેની નકલ કરવા માટે ફી.....
રપાલ ખર્ચ.....
નકલો અથવા વાલીઓ (કલમ 54 થી 57).....
શોષ અગર તપાસફી.....Year: 1990 2022
દેડ કલમ-રપ.....
કલમ-34 (કલમ-40).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-ર ફી.....



440.00

કુલ ચેકેડ રૂ. 440.00

અંકે રૂપીયા ચાર સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર રપાલથી મોકલવામાં

આવશે,

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર રપાલથી નીચેના સરનામે મોકલશે.

KIRAN DEVRAJBHAI GOPANI
સબ રજીસ્ટ્રાર
ગાંધીનગર

અંકે રૂ. : 440.00

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સબ રજીસ્ટ્રાર, ગાંધીનગર

2007

2022

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીઓસ ઈજલ અરજી નંબર : 27394 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/પ્લોટ. 208 જુનો, 204/1 388

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા. 33 વર્ષના છંદેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાબ વિશે બાંધધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકસાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા ડિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા ડિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ચેજ રૂ. 17500000.00	All that piece and parcel of Freehold Immovable Property being Flat No.B77/403, having Built up area approx. 3250 sq. ft. and Carpet Area approx. 2000.17 sq. ft. together with 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 02-07-2022	29601	



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ લીગલ અરજી નંબર : 27394 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન/બ્લોક, 208 જુનો, 204/1 388

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા મા -33 વર્ષના દબ્બેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવેલ છે. સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાંની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar
Gandhinagar



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 25.06.1997for 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 file 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 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.

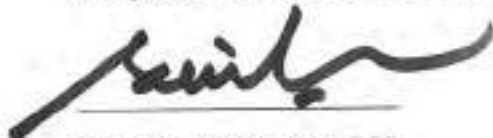
SCHEDULE

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 પહોંચ

મિલકત નું વર્ણન : સને/બ્લોક. 209 જુનો. 389

Search in : દંતાલી /DANTALI

પહોંચ નંબર 202204800074060

અરજી નંબર

27393

અરજી વર્ષ

2022

તારીખ 16

માફે

સપ્ટેમ્બર

સને

2022

રજી કરનારનું નામ એસબીએસ ટીગલ

નીચે પ્રમાણે શી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્વિક / કોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો બાંધવા વાદીઓ (કલમ ૬૪ થી ૬૭).....

શ્રેણી અગર તપાસણી..... Year: 1990 2022

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....



440.00

કુલ બેકફર રૂ.

440.00

અંકે રૂપીયા થાર સો ચાસીસ પુલ

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના અરનામે મોકલશે.

કચેરીમાં આપવામાં

KIRAN DEVRAJBHAI GOPANI
સબ રજીસ્ટ્રાર
ગાંધીનગર

અંકે રૂ. : 440.00

20220915554431830

સબ રજીસ્ટ્રાર, ગાંધીનગર

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બીજા અંગેનું પત્રક

Search in : એસબીએસ લીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપબ્ધ માહિતી અને રેકૉર્ડ ઉપર શી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુપીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાઇ પટાના ડિસ્કામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે,	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રિવાટીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના ફુકમનામા અથવા આદેશના સંબંધમાં વાટીનું નામ	સહીની તારીખ તારીખ	દસ્તાવેજ નંબર	નોંધણીની તારીખ
શાંતિગ્રામ ફાઇનન્સિયલ સર્વિસીસ પ્રાઇવેટ લિમિટેડ	જ્વાક નં.389જુનો સર્વે નં. 205/120934 ચો.ચાર ચાને17503 ચો.મી. ખેતીની જમીન			Shri Bhogibhai Sombhai Patel R.Y.Infrastructure Pvt.Ltd., through its Director Vipin H Mehta	Shantigram Estate Management Pvt.Ltd., through its Director Mr.Devangbhai S Desai	01-10-2007	12177	01-10-2007
રૂ.52335000.00						01-10-2007		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar



પ્રિન્ટ તારીખ : 16/09/2022

1 of 13

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સબધમા નુકશાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	ભોજન ફોન નંબર	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા ચાદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા ચાદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
સર્વે	Block No- 381,389,486,385,220,466,484,387,388,392,393,397			- Shantigram Estate Management Pvt Ltd through Authorized Signatory Pritam Nemai Shah	IDBI Trusteeship Services Ltd through Authorized Signatory P R Belakrishnan	25-06-2012	8411	Other Property Mouje-Jaspur Ta-Kalol Dist Gandhinagar and Khodiyar Ta-Daskroi Dist- Ahmedabad
રૂ.2500000000.00						25-06-2012		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બીજા અંગેનું પત્રક

Search in : એસબીએસ લીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક. 209 જુનો. 385

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના હાઉસ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાબપણા વિશે બાંધકર્તાની આપત્તા નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકશાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
કમુકાલતો રૂબ	Block No- 381, 389, 486, 385, 220, 466, 484, 327, 372/1, 387, 388, 392, 393, 397, 387, 388, 389 રજી. નંબર -18411/2012 અન્વયે કમુકાલતો રૂબ.			Shantigram Estate Mangement Pvt Ltd through Authorized Signatory Pritam Nenmal Shah	IDBI Trusteeship Services Ltd through Authorized Signatory P R Balakrishnan	23-11-2012	15128	Other Property Mouje-Jaspur Ta-Kalol Dist Gandhinagar and Khodiyar Ta-Daskroi Dist- Ahmedabad
રૂ.0.00						23-11-2012		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar
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પ્રિન્ટ તારીખ : 16/09/2022

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2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બીજા અંગેનું પત્રક

Search in : એસબીએસ ડીગલ ખરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક, 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ સોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
ગ્રા.0.00	Block No. 381, 31970 Sq.mtrs., Block No.389, 17503 Sq.mtrs. Block No.486, 9206 Sq.mtrs. Block No.385, 48684 Sq.mtrs. Block No.220, 11230 Sq.mtrs. Block No.466, 9207 Sq.mtrs. Block No.484, 9813 Sq.mtrs. Block No.387, 7183 Sq.mtrs. Block No.388, 27316 sq.mtrs. Block No.392, 3035 sq.mtrs. Block No.393, 2833 Sq.mtrs. Block No.397, 12445 Sq.mtrs.			IDBI Trusteeship Services Ltd through Authorized Signatory R.K. Rathod	Shantigram Estate Management Pvt. Ltd. Through Authorized Signatory Jatin Thakkar	06-09-2013 06-09-2013	12841	આ સીવાય અન્ય મોકલુન મોકલે જસપુર તા.કચ્છોલ, જી.ગાંધીનગર ની છે તથા બોંડીદાર તા.દસકોઈ, જી.અમદાવાદ, ની છે.



સબ-રજીસ્ટ્રાર

પ્રિન્ટ તારીખ : 16/09/2022

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સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સને/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપબંધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્સાઈટ આ શોધમા તા સસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદારવા માટે તે જવાબદાર રહેશે નહિ

Sub-Registrar Office(SRO) Gandhinagar
Gandhinagar



પ્રિન્ટ તારીખ : 16/09/2022

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સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇન્સ્ટ્રમેન્ટ્સ જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Sevatla In : એસબીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન/બ્લોક, 209 જુનો, 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપરથી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ માર્ગદર્શિત આ શોધમાં તા સસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સ્વચ્છતા કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા અસપાળા વિશે બાંધકારી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકશાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પડાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની ફોર્ટેના ફક્તનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની ફોર્ટેના ફક્તનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	કોરો
મોર્ચેજ રૂ. 4500000000.00	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.			Adani Township And Real Estate Company Pvt. Ltd. through its Authorised Signatory Pritam Shah Shantigram Estate Management Pvt. Ltd. through its Signatory Pritam Shah	SBICAP Trustee Company Ltd. through its authorised Signatory Ulhas Naik	17-03-2016 18-03-2016	4249	આ દસ્તાવેજમાં મોર્ચેજ અડપુર તા.કચોલ, જી.ગણી-નરની મીલકત છે.



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત સરકાર)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વાર્ડનું : સર્વે/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાબ વિશે બાંધકારી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધમાં નુકસાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

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, 8094 Sq.mtrs.
Block No.447, 5352 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.456, 3946 Sq.mtrs.
Block No.457, 2023 Sq.mtrs.
Block No.458, 7653 Sq.mtrs.
Block No.459/B, 5463 Sq.mtrs.
Block No.461, 1214 Sq.mtrs.
Block No.463, 1719 Sq.mtrs.
Block No.464, 1518 Sq.mtrs.
Block No.466, 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.



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ટીગલ ખરજી નંબર : 27393 ગ્રામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાબ વિશે બાંધકારી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકસાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

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.



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેપ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજ અંગેના પત્રક

Search in : [शेसवीयेस दीगल अरुथु](#) [नंवर](#) : 27393 [गाम नुं](#) [नाम](#) : DANTALI

મિલકતનું વર્ણન : સને/બ્લોક. 209 જુનો. 389

एस.दे.बी. आ. शी.पु. Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

મા -33 વર્ષના ઇન્ડેક્સ -૮ ની ઉપબબ્ધ માહિતી અને રેકૉર્ડ ઊંપર થી તૈયાર કરવામા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકસાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ.

2125-0302-1015

Sub-Registrar Office(SRO) Gandhinagar
Gandhinagar



2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search In : એસબીએસ લીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સન/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ટેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પુમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધપત્રી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટોના હિસ્સામાં આકાર પટે આપનાર અથવા પટે સબનર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકબનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકબનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરી
બીગ મુસ્લી મિલકતનું ફર માલિકી ફર ખત રૂ.0.00	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.		SBICAP Trustee Company Ltd. by its Authorised Signatory Ramachandran Krishnamoorthy	Adani Township And Real Estate Company Pvt. Ltd. through its Authorised Signatory Pritam Shah Shantigram Estate Management Pvt. Ltd. through its Signatory Pritam Shah	01-08-2018	10847		આ દસ્તાવેજમાં મોંઘે જમણુર નોંધાયેલ, જી.સુપ્રીન્ટેન્ડેન્ટ મહિસુલ છે.



પ્રિન્ટ તારીખ : 16/09/2022

2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસબીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સસુપીના નોંપણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધપત્રી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા ગુફશાની માટેના કોઇપણ ઠંડકાવા માટે તે જવાબદાર રહેશે નહિ

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.459/B, 5463 Sq.mtrs.
Block No.461, 1214 Sq.mtrs.
Block No.463, 1719 Sq.mtrs.
Block No.464, 1518 Sq.mtrs.
Block No.466, 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.



પ્રિન્ટ તારીખ : 16/09/2022

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2007

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : એસવીએસ ટીગલ અરજી નંબર : 27393 ગામ નું નામ : DANTALI

મિલકતનું વર્ણન : સર્વે/બ્લોક. 209 જુનો. 389

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના છઠ્ઠેશ -૮ ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્ચાંટિત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સ્વરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા પ્રાપ્તિ વિશે બાંધકામ નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

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.



પ્રિન્ટ તારીખ : 16/09/2022

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2007

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2022

મિલિત પરના બોજ ઇંગ્લેન્ડ પસઃ

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મિલકતનું વર્ણન : સન/બોક. ૨૦૧૭ થી. ૩૪૯

દાસ્તાવેજી અને સીલ
Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -33 વર્ષના ઇન્ટેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા_____ સસુંધીના નોંધાટી થયેલ દસ્તાવેજોનો અભાવે જ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સ્વરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

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