

DATED THIS 10th DAY OF AUGUST, 2022.
PARTY'S NAME & ADDRESS

(1) SHRI HIRENBHAI RANCHHODBHAI
(2) SMT. RACHANABEN HIRENBHAI

12 Somnathnagar Society,
Opp. Sanghavi High School,
Naranpura, Ahmedabad- 380 013.

TITLE CLEARANCE CERTIFICATE
CUM

SEARCH REPORT ON TITLE

File No. 4054

M/s. LAKHANI GANDHI & CO.(AHD)

Solicitors, Advocates & Notary

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LAKHANI GANDHI & CO. (Ahmedabad)
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Ref. No. :

Date :

2022/4054

TITLE CLEARANCE CERTIFICATE

Re: Investigation of title to the Freehold Non-Agricultural Multipurpose Use Land bearing Final Plot No.145/1 admeasuring 7628 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Survey/Block No.505/A admeasuring 13355 sq.mts. which is at present bearing Revenue Survey/Block No. 505/A/Paiki 1, adm. 5727 sq. mts. and Survey/Block No. 505/A/Paiki 2 adm. 7628 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) more particularly described in the Schedule hereunder written belonging to (1) Shri Hirenbai Ranchhodbhai and (2) Smt. Rachanaben Hirenbai both residing at 12 Somnathnagar Society, Opp. Sanghavi High School, Naranpura, Ahmedabad- 380 013.

THIS IS TO CERTIFY THAT we have investigated the title to the said land which is more particularly described in the Schedule hereunder written and after issuing Public Notice in the Gujarati Daily News Paper 'GUJARAT SAMACHAR' dated 28/07/2021 inviting objection if any, from the public in general for issuing our Title Clearance Certificate to the said land and in response to said Public Notice



we had received an Objection from (1) Dipak Hasmukhbhai Patel and (2) Hasmukhbhai Chandulal Patel on 10/08/2021 stating that they had right, title and interest in the said land and accordingly we had vide our Registered A. D. Letter dated 19/08/2021 asked them to provide documentary evidence in respect of their said claim of having any right, title and interest in the said land and till date they have not supplied any documentary evidence thereof and as such we have filed their said objection and except the above we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land as also after taking necessary searches of the records being maintained by the Mamlatdar, Taluka Ghatlodia and that of the Circle Inspector/Talati Mouje Ambli and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years for the said purpose as also on perusal and verification of relevant certain deeds, documents, permissions, papers and plan etc., and relying on Declaration Cum-Indemnity made on oath by (1) Shri Hirenbhai Ranchhodbhai and (2) Smt. Rachanaben Hirenbhai which was duly attested by Nirav N. Patel, a Notary Public of Ahmedabad on 10/08/2022 and pursuant to what is stated in our Search Report-on-Title of even date annexed hereto, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts.

A. A. Lakhani
Daya Gupta
Sohel A. Lakhani

604, Chinubhai Centre,
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Ref. No. :

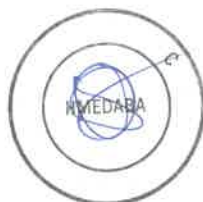
Date :

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On or towards the East : By Final Plot No. 196

On or towards the West : By 30 Mts. Wide T.P. Road

DATED THIS 10th DAY OF AUGUST, 2022.





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2022/4054

SEARCH REPORT ON TITLE

Re: Investigation of title to the Freehold Non-Agricultural Multipurpose Use Land bearing Final Plot No.145/1 admeasuring 7628 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Survey/Block No.505/A admeasuring 13355 sq.mts. which is at present bearing Revenue Survey/Block No. 505/A/Paiki 1, adm. 5727 sq. mts. and Survey/Block No. 505/A/Paiki 2 adm. 7628 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) more particularly described in the Schedule hereunder written belonging to (1) Shri Hirenbhai Ranchhodbhai and (2) Smt. Rachanaben Hirenbhai both residing at 12 Somnathnagar Society, Opp. Sanghavi High School, Naranpura, Ahmedabad- 380 013.

01. That from the search of revenue records being maintained by the Mamlatdar, Taluka Ghatlodia and that of the Circle Inspector/Talati of Mouje Ambli and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of then Ahmedabad-3 (Memnagar) and now Ahmedabad – 9 (Bopal) for the last more than 30 years as also from certain deeds, documents permission, papers and plan etc. produced before us, it appears that prior to the year 1940 the Old Tenure Agricultural land bearing Revenue Survey No. 259 admeasuring A 4 = 29 G originally belonged to one Shri Parshottamdas Prabhudas as an



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absolute owner and possessor thereof as recorded in the concerned revenue records.

02. That Shri Parshottamdas Prabhudas had sold and conveyed the said land to Bai Sita d/o. Kishoredas Jesingbhai. A Deed of Conveyance in respect whereof was executed on 16/01/1941 and duly registered with the Sub Registrar, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.523 on 14/12/1941 which was duly certified by the concerned revenue authority on 14/05/1942.
03. That thereafter vide Taluka Order No. T.N.C. dated 27/11/1947 the name of Jethabhai Somabhai as Protected Tenant of the said land was entered on 08/11/1946 in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.676 on 16/03/1948 which was duly certified by the concerned revenue authority.
04. That thereafter the name of Trikambhai Kuberbhai as Ordinary Tenant was recorded in the in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.884 on 08/02/1954 which was duly certified by the concerned revenue authority on 01/02/1956.
05. That thereafter the Protected Tenant Jethabhai Somabhai was not cultivating the said land for two years and as such his name was deleted from the Revenue Records concerned. The entry to that effect was entered



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in the revenue records of mutation entry book under serial No.980 on 10/08/1956 which was duly certified by the concerned revenue authority.

06. That thereafter vide Order No. T.N.C. Case No. 1 dated 25/02/1964 of the Mamlatdar as the owner Bai Sita had sold the said land in favour of the Tenant Trikambhai Kuberbhai a penanly of Rs.1/- was ordered to be paid and the said Sale was validated by the said Authority and accordingly the name of Bai Sita d/o. Kishoredas Jesangbhai as the owner of the said land was deleted and the name of Trikambhai Kuberbhai as owner thereof was recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1229 on 18/03/1964 which was duly certified by the Circle Officer on 21/03/1964.
07. That thereafter on demise on Trikambhai Kuberbhai on 16/05/1965 the name of his only heir Hargovandas Trikambhai Patel as owner of the said land was recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1241 on 19/09/1965 which was duly certified by the concerned revenue authority on 20/10/1965.
08. That thereafter a Scheme of Amalgamation of lands as provided under Section 24 (1) of The Bombay Prevention of Fragmentation & Consolidation of Holdings Act, 1947 in respect of lands situated within Village limits of Mouje Ambli was implemented and the land bearing Revenue Survey No.259 adm. A 4 = 29 G was declared to be amalgated.



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The entry to that effect was entered in the revenue records of mutation entry book under serial No.1319 which was duly certified by the concerned revenue authority on 22/08/1971.

09. That thereafter vide Order No. K.J.P./S.R./3 dated November 1967 of the Superintendent Land Records, Ahmedabad and Durasti Patrak the said land was given Block No.505 in lieu of Old Revenue Survey No.259 and the area thereof was fixed to the extent of A 4 = 29 G i.e. 19121 sq.mts. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1320 which was duly certified by the concerned revenue authority.
10. That thereafter on demise of the owner Hargovandas Trikambhai on 15/05/1973 the name of his only heir Menaben wd/o. Hargovandas Trikambhai as owner and possessor of the said land was recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1378 dated 25/05/1973 which was duly certified by the concerned revenue authority on 18/02/1974.
11. That as the owner Sitaben d/o. Kishoredas Jesangbhai had under Section 84(K)(2) and sub section (1) before 03/03/1973 sold the said land in favour of the Tenant thereof and as such the provisions under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 were not applicable and Menaben Hargovandas widow of Tenant Trikamlal Kuberdas was ordered to pay a fine of Rs.1/- within 3 months vide Order No. Tenant-



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Case-8-81 Ambli dated 10/07/1981 of the Tribunal Mamlatdar City, Daskroi, Ahmedabad and the sale transaction ordered to be was regularized. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1498 dated 15/07/1981 which was duly certified by the Deputy Mamlatdar, Revenue on 06/10/1981.

12. That the aforesaid sale transaction was in contravention of Clause 63-64 of the Bombay Tenancy and Agricultural Lands Act, 1948 however under provisions of Section 84(K) and sub section (1) and on payment of Rs.1/- on 15/07/1981, a Certificate dated 20/07/1981 was issued by the Mamlatdar and Krushipanch Daskroi Taluka Ahmedabad under the provisions of Section 84(K) and sub section (2) of the said Act validating the said sale transaction. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1502 dated 22/07/1981 which was duly certified by the Deputy Mamlatdar Revenue on 06/10/1981.
13. That thereafter a partition in respect of the said land was made by Menaben Hargovandas Trikambhai whereby the said land came to the share of her brother-in-laws namely (1) Jethabhai Somabhai (2) Naranbhai Somabhai and (3) Bababhai Somabhai and on the basis on Panchnama her name was deleted from the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1506 dated 30/07/1981 which was duly certified by the Deputy Mamlatdar Revenue on 06/10/1981.



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14. That thereafter (1) Jethabhai Somabhai (2) Naranbhai Somabhai and (3) Bababhai Somabhai had agreed to sell the said land to (1) Parshotambhai Ambalal (2) Hasmukhbhai Manilal Patel and (3) Manibhai Ambalal. An Agreement to Sell in respect whereof was executed on 04/09/1980 and the said rights under the said Agreement to Sell of the said land were assigned to (1) Ambalal Mathurdas (2) Taraben Ambalal (3) Minaben Ambalal (4) Harshadbhai Ambalal (5) Ranchodbhai Mathurbhai for self and as natural guardian and father of Minor Manisha (6) Durgaben Ranchodbhai (7) Jyotiben Ranchodbhai. A Deed of Assignment was executed on 19/10/1981 and duly registered with the Sub Registrar, Ahmedabad on the same day under Sr. No.12424. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1524 on 20/10/1981 which was duly certified by the Deputy Mamlatdar Revenue on 10/12/1981.
15. That thereafter (1) Jethabhai Somabhai (2) Naranbhai Somabhai and (3) Bababhai Somabhai alongwith all the co-parceners of their respective HUFs had sold and conveyed the said land to (1) Ambalal Mathurbhai (2) Taraben Ambalal (3) Minaben Ambalal (4) Harshadbhai Ambalal (5) Ranchodbhai Mathurbhai for self and as natural guardian and father of Minor Manisha (6) Durgaben Ranchodbhai (7) Jyotiben Ranchodbhai. A Deed of Conveyance in respect whereof was executed on 19/10/1981 and duly registered with the Sub Registrar, Ahmedabad on the same day under Sr. No.12425. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1525 on 20/10/1981 which was duly certified by the Deputy Mamlatdar Revenue on 10/12/1981.



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16. That thereafter vide Order No. Tenant Case No. 83-1302-84 of the Mamlatdar and Krushipanch as the said Sale Transaction mentioned in Para 15 was made between Agriculturists notice given under Section 84(C) of the Bombay Tenancy and Agricultural Lands Act, 1948 was withdrawn. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1687 on 14/08/1987 which was duly certified by the Deputy Mamlatdar Revenue on 20/10/1987.
17. That thereafter in respect of Regular Case No. 674-90 vide Order dated 12/10/1990 of the Hon'ble Judge of the Ahmedabad Rural Court, a partition was made between the owners thereof whereby the land bearing Block No. 505 Paiki adm. 5766 sq. mts. came to the share of Ambalal Mathurbhai and his family members and the land adm. 13355 sq. mts. came to the share of Ranchhodbhai Mathurbhai and his family members. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2446 on 06/03/1997 which was duly certified by the Deputy Mamlatdar Revenue on 24/07/1997. Moreover the said Order was registered with the Sub Registrar, Ahmedabad on 29/12/1990 under Sr. No. 27648.
18. That thereafter the co.owners Paiki Jyotiben d/o. Ranchodbhai after taking consideration amount in respect of her share in the said land had released her right, title and interest in the said land in favour of (1) Ranchodbhai Mathurbhai and (2) Durgaben Ranchodbhai and had executed a Deed of Release on 11/01/1995 which was duly registered with the Sub Registrar, Ahmedabad under Sr. No. 176 and as such her name was deleted from the



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Revenue Records viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2447 on 06/03/1997 which was duly certified by the Deputy Mamlatdar Revenue on 14/05/1997.

19. That thereafter the co.owners Paiki Manishaben Ranchodbhai after taking consideration amount in respect of her share in the said land had released her right, title and interest in the said land in favour of (1) Ranchodbhai Mathurbhai and (2) Durgaben Ranchodbhai and had executed a Deed of Release on 11/01/1995 which was duly registered with the Sub Registrar, Ahmedabad under Sr. No. 177 and as such her name was deleted from the Revenue Records viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2448 on 06/03/1997 which was duly certified by the Deputy Mamlatdar Revenue on 14/05/1997.
20. That thereafter the owner of the said land bearing Revenue Survey No. 505 Paiki adm. 13355 sq. mts. Shri Ranchodbhai Mathurbhai during his lifetime had got the name of his son Shri Hirenbai Ranchodbhai (who was cultivating the said land) entered as co.owner of the said land in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2578 on 12/02/1999 which was duly certified by the Mamlatdar, city on 22/03/1999.



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21. That thereafter (1) Ranchodbhai Mathurbhai and (2) Durgaben Ranchodbhai had released their right, title and interest in the said land in favour of Shri Hirenbai Ranchodbhai and on the basis of Declaration their names as co.owners and co.possessors of the said land was deleted from the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2839 on 20/09/2002 which was duly certified by the Deputy Mamlatdar, Revenue on 30/10/2002.
22. That thereafter the owner of the said land Shri Hirenbai Ranchodbhai had got entered the name of his wife Rachanaben Hirenbai Patel as co.owner and co.possessor of the said land entered in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2840 on 20/09/2002 which was duly certified by the Mamlatdar, Revenue on 30/10/2002.
23. That thereafter vide Resolution No.PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department, Government of Gujarat, the City Taluka and Dascroi Taluka were amalgamated and the same was sub-divided into two parts viz. (1) Ahmedabad-City (East) and (2) Ahmedabad-City (West) and accordingly the said land in question falls within the limit of Taluka, Ahmedabad- City (West). The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4604 on



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03/05/2012 and duly certified by the concerned revenue authority on 05/05/2012.

24. That thereafter vide Hissa Durasti in respect of said entire land bearing Block No. 505 as per Order No. 130 K. J. P. S. R.665 dated 19/06/2021 of D. I. L.R. Ahmedabad the land admeasuring 13355 sq.mts. was given New Block No. 505-A and was recorded in the names of (1) Hirenbhai Ranchhodbhai for self and as Karta of his HUF and (2) Rachnaben Hirenbhai and the land admeasuring 5766 sq. mts. was given New Block No. 505-B and was recorded in the names of Ambalal Mathurbhai and Others. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6489 on 21/06/2021 and duly certified by the Circle Officer, Thaltej on 26/07/2021.

25. That thereafter the said land bearing Block No. 505 adm. 19121 sq. mts. was included into Draft Town Planning Scheme No. 52 (Ambli) and was given Final Plot No. 145/1 adm. 8295 sq. mts. and Final Plot No. 145/2 adm. 3178 sq. mts. and the same as per Zoning Certificate was included in Residential Zone – 2 (Two) R-2.

Moreover in respect to Revenue Civil Suit No. 36/10 filed with The Ahmedabad Rural Court by and between the Co.owners, an Order dated 20/04/2010 was passed by the Civil Judge (Senior Division) under Compromise Pursis and accordingly the land bearing Final Plot No. 145/1 adm. 7628 sq. mts. was held by (1) Shri Hirenbhai Ranchhodbhai and (2) Smt. Rachanaben Hirenbhai and Final Plot No. 145/2 adm. 3845 sq. mts.



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was held by Ambalal Mathurdas Patel and others as owners and possessors thereof.

Moreover vide Order No. N.R.Yo/52 (Ambli) Case No. 119/1897 dated 20/09/2021 of the Town Development Officer, Ahmedabad Town Planning Scheme Unit - 2 Ahmedabad the said land of Block No. 505 admeasuring 19121 sq. mts. was given Final Plot No. 145/1 adm. 7628 sq. mts. and Final Plot No. 145/2 adm. 3846 sq.mts. respectively.

26. That thereafter in respect of the said land bearing Revenue Block No. 505/A and corresponding Final Plot No.145/1 adm. 7628 sq. mts. the applicant Shri Hirenghai Ranchhodbhai Patel had applied online for Non Agricultural Permission and paid a premium of Rs.3,82,35,350/- to the Government under the Section – 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 and for conversion of the said land to old Tenure land for Non Agricultural Multipurpose Use on 11/02/2022, which vide Order No. 3069/07/17/056/2022 dated 08/06/2022 was granted by the District Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6748 on 08/06/2022 and duly certified by the Circle Officer, Thaltej on 14/07/2022.
27. That thereafter in respect of the said land bearing Block No. 505/A and corresponding Final Plot No. 145/1 adm. 7628 sq. mts. the applicant Shri Hirenghai Ranchhodbhai Patel had applied online for Non Agricultural (Multipurpose Use) Permission under Section 65 of the Gujarat Land Revenue Code 1879 on 11/02/2022 which was granted vide Order



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No.3315/07/17/056/2022 dated 13/06/2022 of the Collector, Ahmedabad.
The entry to that effect was entered in the revenue records of mutation entry book under serial No.6751 on 13/06/2022 which was duly certified by the Circle Officer, Thaltej on 14/07/2022.

28. That on conversion of the said land from Agricultural to Non- Agricultural Use purpose the Revenue Record viz. Village Form No. 7 of the said land bearing Block No. 505/A was sub divided unto 2 parts viz. 504/A/Paiki 1 admeasuring 5727 sq. mts. and 505/A/Paiki 2 admeasuring 7628 sq. mts. (being the area of Final Plot No.145/1 to be used for Non Agriculture purpose).
29. That thereafter vide Order No.City/Ghatlodia/E-Dhara/Sudhara Order/S.R.68/2022 dated 05/08/2022, a Rectification Order was passed in respect of Block/Survey No. 505/A/Paiki 1 and Block/Survey No. 505/A/Paiki 2, rectifying the name from Hirenbhai Ranchhodbhai for self and as Karta of his HUF to Hirenbhai Ranchhodbhai. The entry to that effect was entered in the revenue records of mutation entry book under serial No.6789 on 06/08/2022 which is YET TO BE CERTIFIED by the Revenue Authority concerned.
30. Thus the said land bearing Final Plot No.145/1 admeasuring 7628 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Survey/Block No.505/A admeasuring 13355 sq.mts. which is at present bearing Revenue Survey/Block No. 505/A/Paiki 1, adm. 5727 sq. mts. and Survey/Block No. 505/A/Paiki 2 adm. 7628 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-



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District of Ahmedabad - 9 (Bopal) belongs to (1) Shri Hirenbai Ranchhodbhai and (2) Smt. Rachanaben Hirenbai as co.owners and co-possessors thereof.

31. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspaper "Gujarat Samachar" dated 28/07/2021 inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice we had received an Objection from (1) Dipak Hasmukhbhai Patel and (2) Hasmukhbhai Chandulal Patel on 10/08/2021 stating that they had right, title and interest in the said land and accordingly we had vide our Registered A. D. Letter dated 19/08/2021 asked them to provide documentary evidence in respect of their said claim of having any right, title and interest in the said land and till date they have not supplied any documentary evidence thereof and as such we have filed their said objection and except the above we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.
32. That by a Declaration cum Indemnity made on oath on 10/08/2022 by (1) Shri Hirenbai Ranchhodbhai and (2) Smt. Rachanaben Hirenbai which was duly attested by Nirav N. Patel, a Notary Public of Ahmedabad whereby they had inter-alia declared that they are the absolute co-owners and co-possessors of the said land and except them no other persons, body or authority has any right, title and interest in respect of the same and the



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said land has not been mortgaged, charged, assigned, leased or dealt with in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.

33. That at present the said land stands in the names of (1) Shri Hirenbai Ranchhodbhai and (2) Smt. Rachanaben Hirenbai in the records revenue records viz. Village Form No.7 and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

Thus in view of what is stated hereinabove, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of Freehold Non-Agricultural Multipurpose Use Land bearing Final Plot No.145/1 admeasuring 7628 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Survey/Block No.505/A admeasuring 13355 sq.mts. which is at present bearing Revenue Survey/Block No. 505/A/Paiki 1, adm. 5727 sq. mts. and Survey/Block No. 505/A/Paiki 2 adm. 7628 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) and the said land is bounded as follows :



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Final Plot No.145/1

On or towards the North : By Final Plot No.146 and 147

On or towards the South : By 12 Mts. Wide T.P. Road

On or towards the East : By Final Plot No. 196

On or towards the West : By 30 Mts. Wide T.P. Road

DATED THIS 10th DAY OF AUGUST, 2022.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE