

TITLE CERTIFICATE

Ref No. 5145

To,
M/S. SHREEJI CORPORATION
a partnership firm
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non -
agricultural land bearing Final Plot No. 39/2 admeasuring 1314
sq.mts., of T. P. Scheme No. 105 (Vastral) comprised of Survey
No. 981 / 2 / 1 / A admeasuring 2190 sq. mts., situate, lying
and being at Mouje – Vastral Taluka – Vatva in the Registration
District of Ahmedabad and Sub - District of Ahmedabad-12
(Nikol) in the State of Gujarat.

TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **M/S. SHREEJI CORPORATION**, a partnership firm, we have carried out the work of the title investigation of the non - agricultural land bearing Final Plot No. 39/2 admeasuring 1314 sq.mts., of T. P. Scheme No. 105 (Vastral) comprised of Survey No. 981 / 2 / 1 / A admeasuring 2190 sq. mts., situate, lying and being at Mouje – Vastral Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad-12 (Nikol) in the State of Gujarat presently owned and possessed by **M/S. SHREEJI CORPORATION**, a partnership firm.

To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents / papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct , we submit our title report as under.



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1. Name of the Land owner / s:

A. M/S. SHREEJI CORPORATION, a partnership firm

2 Nature of the Land in Question and its Uses :

(a) Nature of the said Land

Freehold and non - agricultural land

(b) Use of the said Land

Non – agricultural use

3. Description of the immovable properties under investigation :

All that piece and parcel of freehold non - agricultural land bearing Final Plot No. 39/2 admeasuring 1314 sq.mts., of T. P. Scheme No. 105 (Vastral) comprised of Survey No. 981 / 2 / 1 / A admeasuring 2190 sq. mts., situate, lying and being at Mouje – Vastral Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad-12 (Nikol) in the State of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the “**said Land**”)

HISTORY OF SURVEY NO. 981/2 (As per Durasti Survey No. 981/1)

4. Devolution of Title of the Land in Question :-

4.1 It has been observed by us that, District Inspection Land Record, Ahmedabad issued Durasti Patrak No. 4 vide their order No. Jamin – Vashi.2392 / 78 dated 21-07-1978 and land of Survey No. 981/2 was given Survey No. 981/1 and its area was fixed to the extent of Acre. 10-08 Guntha including pot kharaba which is standing in the names of (1) Ashokkumar Jashvantlal, (2) Yogendrakumar Jashvantlal and (3) Virendrakumar Jashvantlal meaning thereby



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they were the occupiers of the said land within the meaning of Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by certified mutation entry No. 1669 dated 05-12-1978.

4.2 It has been observed by us that, the tenant of the land bearing Survey No. 981/2 (as per KJP Durasti Survey No. 981/1) namely Jesangbhai Dajibhai did not intend to purchase the said land and hence, the Mamlatdar and ALT passed order in Tenancy Case No. 166/1980 and held the purchase of the said land as ineffective in accordance with the Provision of Tenancy Act, 1948 as is expressly corroborated and evidenced by certified mutation entry No. 1779 dated 03-07-1981.

4.3 It has been observed by us that, the joint holder of said land namely Virendrarai Jashvantrai Munshi had died intestate on 13-02-1984 leaving behind him his lineal descendants as (1) Suvarnaben Wd/o. Virendrai Jashvantrai Munshi, (2) Smt. Guravi Jaymal Desai, (3) Mayank Virendrarai Munshi and (4) Parthivi Virendrai Munshi and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1904 dated 23-05-1984.

4.4 It has been observed by us that, the Mamlatdar and ALT passed order bearing No. Tenancy Case 3024 /1986 (New No. 529) on 06-10-1986 and held that, the tenant of the said land namely Jesinghji Dajiji Dodiya was not cultivating the said land as tenant, but the said land was cultivating by him by virtue of sale right and hence, the direction was issued the close the inquiry under Sec. 32 (O)/70B of the Tenancy Act as is expressly corroborated and evidenced by certified mutation entry No. 2000 dated 08-12-1986.



- 4.5 It has been observed by us that, by Sale-Deed dated 20-02-1990 executed by (1) Ashokkumar Jashvantlal, (2) Yogendrakumar Jashvantlal, (3) Suvarnaben Wd/o. Virendrai Jashvantrai Munshi, (4) Smt. Guravi Jaymal Desai, (5) Mayank Virendrarai Munshi and (6) Parthivi Virendrai Munshi as holders of the land bearing Survey No. 981/2 admeasuring Acer 10-08 Guntha in favour of Jesangbhai Dajibhai Dodiya registered with the Office of the Sub – Registrar of Assurance at Ahmedabad, under Sr. No. 4010, the land bearing Survey No. 981/2 admeasuring Acer 10-08 Guntha was sold to Jesangbhai Dajibhai Dodiya.

By virtue of aforesaid Sale Deed, the name of Jesangbhai Dajibhai Dodiya, was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 2132 dated 02-03-1990.

- 4.6 Mutation entry No. 2330 is not pertaining to the land under investigation and hence, it is not being dealt with.
- 4.7 It has been observed by us that, in the context of sale transaction of the land under investigation, the Mamlatdar and ALT had issued the notice for violation of the provision of Section 63 of Tenancy Act and on conclusion of the said proceedings, the Mamlatdar and ALT passed order bearing 106/1992 on 02-11-1993 and held that, the purchaser of impugned land was / is farmer within the meaning of Section 2(2) 2(6) of the Tenancy Act and such as there was no violation of Section 63 of the Tenancy Act and hence, notice issued under the provision of Section 84(C) of Tenancy Act, 1948 was withdrawn inter alia directing to close the inquiry as is expressly corroborated and evidenced by certified mutation entry No. 2468 dated 01-09-1996



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- 4.8 It has been observed by us that, the Deputy Collector (Land Reforms and Appeal) Ahmedabad passed order in Case No. Tenancy / Revision / Case No. 588 / 94 on 31-12-1996 and confirmed the order dated 02-11-1993 passed by the Mamliardar and ALT Dascroi in Tenancy Case No. 106/ 1992 is expressly corroborated and evidenced by certified mutation entry No. 2493 dated 02-01-1997.
- 4.9 It has been observed by us that, the Deputy Collector, Viramgam Prant, Ahmedabad passed order bearing No. RTS / Appeal / 28 / 98 dated 05-01-1999 inter alia directing to cancel the mutation entry No. 1669 which was entered in the revenue record of land of Survey No. 981/2 as is expressly corroborated and evidenced by certified mutation entry No. 2660 dated 17-02-1999.
- 4.10 It has been observed by us that, the process of KJP Durastli was conducted by the District Inspector Land Record, Ahmedabad and issued Supplementary Register No. 3 on 19-05-1999 and land bearing Survey No. 981/2 was divided into two sub divisions in accordance with the Provision of Section 117 (A) of Land Revenue Code and accordingly land admeasuring 37158 sq.mts., and land admeasuring 7054 sq.mts., towards pot kharaba total aggregating admeasuring 44212 sq.mts., was given Survey No. 981/2 which is standing in the name of Jesangbhai Dajibhai Dodiya as is expressly corroborated and evidenced by certified mutation entry No. 2709 dated 17-07-1999.
- 4.11 It has been observed by us that, the holder and joint holders of said land namely Jesangbhai Dajibhai Dodiya had died intestate on 02-01-1998 and Nathusingh Jesingsingh and Parbatsingh Jesangbhai had also died intestate leaving behind them their lineal descendants as (1) Mohabatsingh Jesangbhai, (2) Rajusinh Jesangbhai, (3) Chhatrasingh Jesangbhaim, (4) Vilashen



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Jesangbhai, (5) Rambaben Jesangbhai, (6) Amuben Wd/o. Nathusingh Jesangbhai as herself and natural guardian of Minors (Sr. No. 7 to 12), (7) Dolatsingh Nathusingh, (8) Kokilaben Nathusingh, (9) Ajitsingh Nathusingh, (10) Kuvarben Nathusingh, (11) Minor Durgaben, (12) Minor Sarojben, through her natural guardian Amuben Nathusingh, (13) Tejuben Wd/o. Parbatsingh Jesangbhai, Minors (14) Bharatsingh Parbatsingh, (15) Bairajben Parbatsingh, (16) Ramilaben Parbatsingh (Sr. No. 14 to 16, through their natural guardian Tejuben Parbatsingh) and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 2762 dated 17-02-2000.

4.12 It has been observed by us that, by three separate Sale-Deeds from which two are dated 28-04-2000 and another dated 01-05-2000 executed by (1) Mohabatsingh Jesangbhai, (2) Rajusinh Jesangbhai, (3) Chhatrasingh Jesangbhaim, (4) Vilasben Jesangbhai, (5) Rambaben Jesangbhai, (6) Amuben Wd/o. Nathusingh Jesangbhai, (7) Dolatsingh Nathusingh, (8) Kokilaben Nathusingh, (9) Ajitsingh Nathusingh, (10) Kuvarben Nathusingh, (11) Durgaben Nathusingh, (12) Sarojben Nathusingh, (13) Tejuben Wd/o. Parbatsingh Jesangbhai, as herself and natural guardian of (14) Bharatsingh Parbatsingh, (15) Bairajben Parbatsingh, (16) Ramilaben Parbatsingh as holders of the land bearing Survey No. 981/2 admeasuring 37158 sq.mts., and 7054 sq.mts., towards pot kharaba total aggregating admeasuring 44212 sq.mts., paikee (1) admeasuring 6215.52 sq.mts., towards west direction, (2) admeasuring 4379.95 sq.mts., towards southern side and (3) admeasuring 9864.53 sq.mts., towards west direction in favour of (1) Shivsukh (Vastral) Co. Op. Housing Society Ltd., (2) Shivdarshan (Vatral) Co. Op. Housing Society Ltd., and (3) Shivalay Co. Op. Housing Society Ltd., Vastral registered with the Office of

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the Sub-Registrar of Assurance at Ahmedabad-7 (Odhav), under Sr. No. 1638, 1639 and 1658 respectively the land bearing Survey No. 981/2 admeasuring 37158 sq.mts., and 7054 sq.mts., towards pot kharaba total aggregating admeasuring 44212 sq.mts., paikee (1) admeasuring 6215.52 sq.mts., towards west direction, (2) admeasuring 4379.95 sq.mts., towards southern side and (3) admeasuring 9864.53 sq.mts., towards west direction was sold to (1) Shivsukh (Vastral) Co. Op. Housing Society Ltd., (2) Shivdarshan (Vatral) Co. Op. Housing Society Ltd., and (3) Shivalay Co. Op. Housing Society Ltd., Vastral.

By virtue of aforesaid Sale Deed, the names of (1) Shivsukh (Vastral) Co. Op. Housing Society Ltd., (2) Shivdarshan (Vatral) Co. Op. Housing Society Ltd., and (3) Shivalay Co. Op. Housing Society Ltd., Vastral were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 2792 dated 11-05-2000.

4.13 It has been observed by us that, the joint holders of the said land namely (1) Mohabatsingh Jesangbhai Dodiya, (2) Chhatrasingh Jesangbhai Dodiya, (3) Vilasben Jesangbhai, (4) Rambaben Jesangbhai Dodiya, (5) Amuben Nathusingh Dodiya, (6) Dolatsingh Nathusingh Dodiya, (7) Kokilaben Nathusing Dodiya, (8) Ajitsingh Nathusingh Dodiya, (9) Kuvarben Nathusing Dodiya, (10) Durgaben Nathusingh Dodiya, (11) Sarojben Nathusingh Dodiya, (12) Tejuben Parbatsingh Dodiya, (13) Bharasingh Parbatsingh Dodiya, (14) Bariajben Parbatsingh Dodiya and (15) Ramilaben Parbatsing Dodiya had voluntarily waived and relinquished their right, title, claim and share persisting in the land bearing Survey No. 981/2 paikee (Remaining land after above referred sale) in favour of **Rajusinh Jesangbhai**



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and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2795 dated 20-05-2000.

4.14 It has been observed by us that, the holder of said land had submitted an application to the Deputy Collector, Viramgam Prant, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the Deputy Collector, Viramgam Prant, Ahmedabad passed order bearing No. Jamin / V.464-465/2000 / S. R. 5 / 2000 dated 30-05-2000 and granted non-agricultural use permission to the land bearing Survey No. 981/2 paikie admeasuring 20460 sq.mts., in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES - 100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 2797 dated 30-05-2000.

4.15 It has been observed by us that, the charge was released by the Co. Operative Society vide its No Due Certificate whereby the charge was released as is expressly corroborated and evidenced by certified mutation entry No. 2814 dated 24-08-2000.

4.16 It has been observed by us that, by Sale-Deed dated 09-03-2006 executed by Rajusinh Jeshingbhai Dodiya as holder of the land bearing Survey No. 981/2 paikie admeasuring 20460 sq.mts., non-agricultural land paikie (Final Plot No. 108 of T. P. Scheme No. 106) admeasuring 1170 sq.mts., in favour of Prahaladbhai Lallubhai registered with the Office of the Sub -Registrar of Assurance at Ahmedabad-7 (Odhav), under Sr. No. 1653, the land bearing Survey No. 981/2 paikie admeasuring 20460 sq.mts., non-agricultural land paikie (Final Plot No. 108 of T. P. Scheme



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No. 106) admeasuring 1170 sq.mts., was sold to Prahaladbhai Lallubhai.

By virtue of aforesaid Sale Deed, the name of Prahaladbhai Lallubhai was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 3852 dated 18-03-2006.

- 4.17 It has been observed by us that, by Sale-Deed dated 12-04-2006 executed by Rajusing Jesangbhai as holder of the land bearing Survey No. 981/2 paikee admeasuring 20460 sq.mts., non-agricultural land paikee (Final Plot No. 108 of T. P. Scheme No. 106) paikee admeasuring 697 sq.mts., in favour of (1) Ramanbhai Jethidas Patel, (2) Sureshbhai Vitthaldas Patel and (3) Ganeshdas Thobhanbhai Patel registered with the Office of the Sub-Registrar of Assurance at Ahmedabad-7 (Odhav), under Sr. No. 2515, the land bearing land bearing Survey No. 981/2 paikee admeasuring 20460 sq.mts., non-agricultural land paikee (Final Plot No. 108 of T. P. Scheme No. 106) paikee admeasuring 697 sq.mts., was sold to (1) Ramanbhai Jethidas Patel, (2) Sureshbhai Vitthaldas Patel and (3) Ganeshdas Thobhanbhai Patel.

By virtue of aforesaid Sale Deed, the names of (1) Ramanbhai Jethidas Patel, (2) Sureshbhai Vitthaldas Patel and (3) Ganeshdas Thobhanbhai Patel were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 3899 dated 21-04-2006.

- 4.18 It has been observed by us that, the process of KJP Durasti was conducted by the District Inspector Land Record, Ahmedabad and issued Supplementary Register No. 42 on

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02-07-1976 and land bearing Survey No. 981/2 admeasuring 44212 sq.mts., was divided into five sub divisions in accordance with the Provision of Section 117 (A) of Land Revenue Code and accordingly (1) land admeasuring 13361 sq.mts., and 7054 sq.mts., towards pot kharaba total admeasuring 20415 sq.mts., was given Survey No. 981/2/1 which is standing in the name of Rajusing Jesangbhai, (2) land admeasuring 1170 sq.mts., was given Survey No. 981/2/2, (3) land admeasuring 1470 sq.mts., was given Survey No. 981/2/3, (4) land admeasuring 697 sq.mts., was given Survey No. 981/2/4 and (5) land admeasuring 20460 sq.mts., was given Survey No. 981/2/5 as is expressly corroborated and evidenced by certified mutation entry No. 4029 dated 03-08-2006.

4.19 It has been observed by us that, while preparing the 7/12 abstract of the land bearing Survey No. 981/2/1, inadvertently the area of said survey number was indicated as 13361 sq.mts., without indicating the area towards pot kharaba of 7054 sq.mts., and on submission of application for making correction in the record, the Mamlatdar Dascroi passed order bearing No. E-dhara / Dascroi / Vastral / Nodh No. 4029 / Sudhara Hukam / S. R. – 06 and area of Survey No. 981/2/1 was corrected as 20415 sq.mts., for preparing the 7/12 abstract as is expressly corroborated and evidenced by certified mutation entry No. 4214 dated 23-01-2007.

4.20 It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar Daskroi passed order bearing No. R.T.S./ Record Promulgation / 78 / 08 dated 12-12-2008 for rectification the errors as is expressly

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corroborated and evidenced by certified mutation entry No. 5029 dated 25-03-2009.

4.21 It has been observed by us that, by Sale-Deed dated 27-10-2010 executed by Rajusing Jesangbhai as holder of the land bearing Survey No. 981/2/1 admeasuring 20415 sq.mts., land paikee admeasuring 2190 sq.mts., in favour of (1) Bhagvanbhai Revabhai Prajapati as himself and karta and manager of HUF, (2) Motibhai Revabhai Prajapati as himself and karta and manager of HUF, and (3) Kantibhai Revabhai Prajapati as himself and karta and manager of HUF, registered with the Office of the Sub-Registrar of Assurance at Ahmedabad-7 (Odhav), under Sr. No. 14225, the land bearing Survey No. 981/2/1 admeasuring 20415 sq.mts., land paikee admeasuring 2190 sq.mts., was sold to (1) Bhagvanbhai Revabhai Prajapati as himself and karta and manager of HUF, (2) Motibhai Revabhai Prajapati as himself and karta and manager of HUF, and (3) Kantibhai Revabhai Prajapati as himself and karta and Karansingh Rajusinh Dodiya as himself and karta and manager of HUF confirmed the said Sale Deed.

By virtue of aforesaid Sale Deed, the names of (1) Bhagvanbhai Revabhai Prajapati as himself and karta and manager of HUF, (2) Motibhai Revabhai Prajapati as himself and karta and manager of HUF, and (3) Kantibhai Revabhai Prajapati as himself and karta were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 5633 dated 04-11-2010.

4.22 It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different



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Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Vastral Village was covered within the Taluka boundaries of Ahmedabad City (East) as is expressly corroborated and evidenced by certified mutation entry No. 6540 dated 03-05-2012.

4.23 It has been observed by us that, the holder of said land had submitted an application to the Deputy Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the Deputy Collector, Ahmedabad passed order bearing No. CB / CTS / N.A. / S. R.-135 / 2011 dated 04-07-2012 and granted non-agricultural use permission to the land bearing Final Plot No. 39/2, 88/2/1 and 88/2/2 comprised of Survey No. 981/2/1 admeasuring 10866 sq.mts., out of which land admeasuring 3748 sq.mts., for residential purpose and land admeasuring 7118 sq.mts., for commercial purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 6579 dated 06-07-2012.

4.24 It has been observed by us that, the process of KJP Durasti was conducted by the District Inspector Land Record, Ahmedabad and issued Supplementary Register No. 112 vide their order bearing No. KJP / S.R.661 / 2016 dated 05-09-2016 and land bearing Survey No. 981/2/1 admeasuring 20415 sq.mts., was divided into five sub divisions in accordance with the Provision of Section 117 (A) of Land Revenue Code and accordingly (1) land admeasuring 2190 sq.mts., was given Survey No. 981/2/1/A which is standing in the names of (1) Bhagvanbhai Revabhai Prajapati, (2) Motibhai Revabhai Prajapati and (3) Kantibhai



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Revabhai Prajapati, (2) land admeasuring 2367 sq.mts., was given Survey No. 981/2/1/B, (3) land admeasuring 5048 sq.mts., was given Survey No. 981/2/1/C, (4) land admeasuring 4531 sq.mts., was given Survey No. 981/2/1/D and (5) land admeasuring 6279 sq.mts., was given Survey No. 981/2/1/E as is expressly corroborated and evidenced by certified mutation entry No. 8797 dated 14-07-2017.

4.25 It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 981/2/1/A admeasuring 2190 sq.mts., by merging into Draft Town Planning Scheme No. 105 (Vastral) and land bearing Survey No. 981/2/1/A admeasuring 2190 sq.mts., is given Final Plot No. 39/2 and its area is fixed to the extent of 1314 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

4.26 It has been observed by us that, by Sale-Deed dated 30-05-2018 executed by (1) Bhagvanbhai Revabhai Prajapati, (2) Motibhai Revabhai Prajapati and (3) Kantibhai Revabhai Prajapati as holders of the non – agricultural land bearing Final Plot No. 39/2 admeasuring 1314 sq.mts., comprised of Survey No. 981/2/1/A admeasuring 2190 sq.mts., in favour of M/s. Shreeji Corporation, a partnership firm registered with the Office of the Sub –Registrar of Assurance at Ahmedabad-12 (Nikol), under Sr. No. 9704, non – agricultural land bearing Final Plot No. 39/2 admeasuring 1314 sq.mts., comprised of Survey No. 981/2/1/A admeasuring 2190 sq.mts., was sold to M/s. Shreeji Corporation, a partnership firm.

By virtue of aforesaid Sale Deed, the name of M/s. Shreeji Corporation, a partnership firm was entered as occupier as defined



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in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 9209 dated 02-06-2018.

- 4.27** Mutation entry No. 3240, 5634, 5828, 6193, 6667, 6718, 7769, 7853, 7854, 7855, 7856, 7955, 7956, 7993, 8015, 8356, 8357, 8360 and 4643 are not pertaining to the land for which title clearance certificate is issued.

5. Mutation of the name / s of the land owner / s in revenue records

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On bare perusal of latest Village Form No. 7, the name of M/s. Shreeji Corporation, a partnership firm is appearing as occupiers of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code.

6. Searches :

- 6.1** We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 Perusal of the revenue record as are made available to us :

Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 Lispendence / Litigations :

That, the principal of Lis pendency is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per



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the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

7. Public Notice :

As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**DIVYA BHASKAR**" dated **02-03-2018** for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

8 Special Observation :

- 8.1** It has been observed by us that, the land under investigation has already been converted into non – agricultural land and it is well settled legal position of law that, the laws relating to agricultural land are not applicable to non – agricultural land.

9. Conclusions :

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to his land more particularly described in Schedule hereunder written is clear, marketable and freeform encumbrances and reasonable doubts subject to :

1. Affidavit on title being made by M/s. Shreeji Corporation, a partnership firm.
2. Terms and condition laid down in N. A. Order and Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
3. Confirmation of the major members of HUF and interest of the minor members of HUF being safeguarded and sale being made as Karta of HUF for the benefit of estate and/or legal necessity

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10. Certificate :

We certify that, **M/S. SHREEJI CORPORATION**, a partnership firm have valid, clear free from any charges or reasonable doubts and marketable title to the said land subject to the observations made in all forgoing paras and especially the observation made in para-10 above.

SCHEDULE

(Description of the land in question)

ALL THAT piece or parcel of non - agricultural land bearing Final Plot No. 39/2 admeasuring 1314 sq.mts., of T. P. Scheme No. 105 (Vastral) comprised of Survey No. 981 / 2 / 1 / A admeasuring 2190 sq. mts., situate, lying and being at Mouje – Vastral Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad-12 (Nikol) in the State of Gujarat which is bounded as under :-

DETAILS OF BOUNDARIES OF FINAL PLOT NO. 39/2

In the East : By Avadh Pride Commercial Complex
In the West : By Final Plot No. 1/15
In the North : By 24 mts., T. P. Road
In the South : By Final Plot No. 1/15

Date : 12-04-2019
Place : Ahmedabad.

Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006

Note of caution and disclaimer:-

- (a) This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition

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the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use. This report on title contains some remarks and objervations which should be observed.

- (b) Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/ reservation in said land/property and there are no pending litigation or injunction/ status quo granted therein in respect of the said land/property. the above Title Report/ Opinion is issued exclusively for his/her/their/it's personal use. It is pertinent to note that, this legal opinion about title of the land under investigation is rendered on the basic of xerox copies of papers and documents related to land / property.

Balchandbhai K. Patel
ASSOCIATES

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે-981/2/1અ ટીપીન-105 શ્રી પલોટન-39/2

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પહોંચ નંબર 2016312018066 અરજી નંબર 5880 અરજી વર્ષ 2016
તારીખ 13 માટે એપ્રિલ સને 2016

રજી કરનારનું નામ મનીષ કે પટેલ

નીચે પ્રમાણે શ્રી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી _____

નકલ કરવા ની ફી સાઈડ / ફેલીયો _____

સેરોની નકલ કરવા માટે ફી _____

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નકલો અથવા ચાદીઓ (કલમ 54 થી 59) _____

શોધ અગર તપાસણી Year: 2011 2013

1114.00

દંડ કલમ-24 _____

કલમ-34 (કલમ-40) _____

નકલ ફી ફેલીયો _____

ઈન્ટેક્સ-2 ફી _____

કુલ એકદરે રૂ. 1114.00

અંકે રૂપિયા એક સો પંચાવન પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

SHUKLA ARATI VINODRAY

સબ રજીસ્ટ્રાર

અમદાવાદ- ૧૨ મિહોલ

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મિલ્કતનું વર્ણન

સર્વે-૭૮૧/૨/૧૨ ટીપીન-૧૦૫ ડી પ્લોટનં-૩૭/૨

દસ્તાવેજની આ શોધ

એસ.આર.ઓ - 12 Nikol

મા -8

વર્ષના છેડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનુ પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના 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 નુક્સાની માટેના કોઇપણ હકદાવા 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 ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ શ્રી. ૧૩૦૦૦૦૦૦	સર્વે નં.-૭૮૧/૨/૧૨ ની ચો.મી. ૨૧૭૦ ની જમીન કે જેનો ટી.પી. સ્કીમ નં.-૧૦૫ (વસ્તુલ) માં સમાવેશ કરીને ફાળવી આપેલ ફાઇનલ પ્લોટ નં.-૩૭/૨ ની ચો.મી. ૧૩૧૪ ની બિનખેતીની જમીન	ભગવાનભાઇ રેવાભાઇ પ્રજાપતિ મોતીભાઇ રેવાભાઇ પ્રજાપતિ કાંતીભાઇ રેવાભાઇ પ્રજાપતિ	મે. શ્રીજી કોર્પોરેશન એ નામની ભાગીદારી પેઢી	૩૦/૦૪/૨૦૧૮ ૩૦/૦૪/૨૦૧૮	૯૭૦૪	

તારીખ : ૧૨/૦૪/૨૦૧૮

સબ-રજીસ્ટ્રાર
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મિલકત પરના બોજા અંગેનું પત્રક

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અરજી નંબર : ૭૪૪૦

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મિલકતનું વર્ણન સર્વે-૭૮૧/૨/૧અ ટીપીન-૧૦૬ ડ્રા પ્લોટનં-૩૭/૨

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 12 Nikol મા -૮ વર્ગના ઇટેલ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમાં ત્યા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકસાની માટેના કોઇપણ હકદાવા 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 ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ધર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
ભાડાપત્રો શ્ર. ૧૦૧૦	રે.સર્વે નં. ૭૮૧/૨/૧/પી, ટી.પી.સ્કીમ નં. ૧૦૬ ડ્રા પ્લોટ નં. ૩૭/૨ ક્ષેત્રફળ- ૧૨.૭૮ ચો.મી.	M/S. SHREEJI CORPORATION THROUGH ITS AUTHORISED PARTNER SHRI NIRAVBHAI PRABHULAL BHALODIA	TORRENT POWER LIMITED	૦૬/૦૩/૨૦૧૯ ૦૬/૦૩/૨૦૧૯	૪૧૩૦	

તારીખ : ૧૨/૦૪/૨૦૧૯

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