

Shailesh B. Savaliya

ADVOCATE

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શૈલેષ બી.સાવલીયા

એડવોકેટ

(બી.એ., એલ.એલ.બી.),

૧૩, વિરભદ્ર કોમ્પ્લેક્સ, સ્ટેશન રોડ,
નવસારી (પૂર્વ), તા. જી. નવસારી.

મો. ૯૩૭૭૬૦૦૦૮૧

Date: 28.05.2018

TO WHOMSOEVER IT MAY CONCERN

LEGAL SCRUNITY REPORT IN RESPECT OF NON AGRICULTURAL LAND
TIKA No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No.
16 C. S. No. 8 paiki ADMEASURING ABOUT 26414.33 Sq. MTRS. SITUATED
AT Navsari Taluka & Dist. Navsari

AND WHERE AS The Owner of the land GUJARAT STATE ROAD
TRANSPORT CORPORATION approached, apprised and requested me to
scrutinize the title in respect of Non agricultural land of TIKa No. 88, C. S.
No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No. 16 C. S. No. 8
paiki ADMEASURING ABOUT 26414.33 Sq. MTRS. SITUATED AT Navsari,
Taluka & Dist. Navsari.

AND WHERE AS I, acceded to its request i have gon through the
Documents submitted by the GUJARAT STATE ROAD TRANSPORT
CORPORATION.

AND WHERE AS after extensive, elaborate study of of the contents of
the Documents and after Scrutinization in depth thereof documents
submitted by the owner of the land.

AND WHERE AS I under signed tender the title report to the above-
said owner GUJARAT STATE ROAD TRANSPORT CORPORATION of non
agricultural land of TIKa No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final
plot No. 37, Tika No. 16 C. S. No. 8 paiki ADMEASURING ABOUT 26414.33
Sq. MTRS. SITUATED AT Navsari, Taluka & Dist. Navsari.

That title report is based on the contents of the documents produced
by GUJARAT STATE ROAD TRANSPORT CORPORATION before me.

PART A

**Schedule of Enumeration of documents perused for arriving at the
title**

Sr. No.	Particulars.	whether original / extract certified/ true copies
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1.	Extract certified copy of the property card bearing Tika No. 16 city survey No. 8/5 dated 21.05.2018	Extract certified copy
2.	Extract certified copy of the property card bearing Tika No. 16 city survey No. 8/6 dated 21.05.2018	Extract certified copy
3.	Extract certified copy of the property card bearing Tika No. 6/1 city survey No. 48/A dated 21.05.2018	Extract certified copy
4.	Extract certified copy of the property card bearing Tika No. 88 city survey No. 3781 dated 21.05.2018	Extract certified copy
5.	Extract certified copy of the property card bearing Tika No. 91 city survey No. 3800 dated 21.05.2018	Extract certified copy
6.	True copy of hand written Extract certified copy of the property card bearing Tika No. 88 city survey No. 3781 dated 21.05.2018	True copy of hand written Extract certified copy
7.	True copy of revenue tax payment receipt No. 90 dated: 20.10.2015 for the payment of revenue tax	True copy
8.	True copy of education cess payment receipt No. 18 dated: 20.10.2015 for the payment of education cess	True copy
9.	True copy of revenue tax payment receipt No. 03 dated: 21.01.2016 for the payment of revenue tax	True copy
10.	True copy of education cess payment receipt No. 08 dated: 21.01.2016 for the payment of education cess	True copy
11.	Xerox copy of CONCESSION AGREEMENT Executed by and between GUJARAT STATE ROAD TRANSPORT CORPORATION and M/S DRA SHIVDHARA BUSPORT PRIVATE LIMITED on dated: 15.01.2018 duly notarized.	Xerox copy

12.	Duplicate copy of construction permission with approved plan-map obtained by GUJARAT STATE ROAD TRANSPORT CORPORATION from from Navsari Urban development authority (NUDA) bearing permission No. 162 Mukadma No. 231 on dated: 16.05.2018	Duplicate copy
13.	True copy of the schedule showing measurement of the subject property	True copy



PART B

TITLE TRANSFER INVESTIGATION

WHEN, WHY AND HOW Title of non agricultural land of **TIKA No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No. 16 C. S. No. 8** paiki ADMEASURING ABOUT 26414.33 Sq. MTRS. SITUATED AT Navsari, Taluka & Dist. Navsari has reached to present owner i. e. **GUJARAT STATE ROAD TRANSPORT CORPORATION** Chain thereof after culling collecting and juxtaposing the links from the contents of the Documents produced before me by the owner is completed as under:-

(A) That Matrix of this title report Are entries Nos. (Notes Nos.) In the property cards 31 in Tika No. 16 C. S. No. 8/5, 32 in Tika No. 16 C. S. No. 8/6 in Tika No. 6/1 C. S. No. 48/A mutated in all three property cards on dated: 22.05.1971 duly certified in all three cards on dated: 22.06.1971 all these entries reveal that an award was passed by Departmental Director Areste Surat and Band mokwa in Gujarati it is mentioned as (વિભાગીય નિયામક એરસ્ટીસુરત તથા બેન્ડ મોકવા એવોર્ડ) Award No. L. J. Q. R. B. 36/38 dated: 28.03.1969 on the basis of said award name of **GUJARAT STATE ROAD TRANSPORT CORPORATION** was recorded as owner of these non agricultural lands in the property cards of these city survey Nos. therefore **GUJARAT STATE ROAD TRANSPORT CORPORATION** came into possession, use and enjoyment of these non agricultural lands with full propitorship rights of the lands.



(B) Now title history of tika No. 88 city survey No. 3781. That the very first name in the hand Written property card issued on dated: 22.02.2008 is recorded as Secretary **GUJARAT STATE ROAD TRANSPORT CORPORATION** (however in computerized property card issued on dated: 21.05.2018 there is no name recorded as possessor/ owner of the property) this is happened at the time of computerization of the property cards. There after entry No. 359 in this property card mutated on dated: 29.10.12983 duly certified on dated: 12.12.1983 says that an order was passed by Honorable Collector Navsari on dated: 24.10.1983 bearing No. C. H./N./VASHI 2416 to pay the special rate per Sq. Mtr. On the basis of 01.09.1976. The reason of mentioning of this entry is that at the time of this order no change was ordered in the name of possessor/owner of the Non agricultural land of tika No. 88 city survey No. 3781. That means name of **GUJARAT STATE ROAD TRANSPORT CORPORATION** was correct and proper as recorded in the hand written property card as mentioned herein above.

(C) Now title history of tika No. 91 city survey No. 3800 the very first Possessor/owner name of Ukabhai Bhanabhai Patel is recorded there after Entry No. 01 in this property card mutated on dated: 28.04.1980 duly certified on dated: 17.06.1980 reveals that an order of Acquisition was passed by Deputy Collector Navsari on dated: 10.05.1989 bearing No, L. A. G. R. No. 6/74 on the basis of this order name of **GUJARAT STATE ROAD TRANSPORT CORPORATION** was recorded in the property card as possessor/owner of this non agricultural land.

Entry No. 02 mutated on dated: 02.01.1982 duly certified on dated: 12.03.1982 mirrors that this entry was recorded for consolidation and amalgamation because this city survey No. is a bundle of 3800, 3801, 3802, 3803/ B & 3804/B city survey Nos. therefore an order for consolidation and amalgamation was passed by City survey superindent bearing No. C. T. S. Vashi 253 dated: 29.12.1981. All the survey Nos. were situated on same place and were of same tenure and ownership of same owner. After consolidation and amalgamation consolidated No. was given 3800 and same was recorded in the property card.

Thus after this order and compliance of all the procedures and process **GUJARAT STATE ROAD TRANSPORT CORPORATION** came into possession, use and enjoyment of this agricultural land of consolidated survey No. 3800 and other lands mentioned and discussed herein above with full ownership rights



Non agricultural land of **TIKA No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No. 16 C. S. No. 8 paiki** ADMEASURING ABOUT 26414.33 Sq. MTRS. SITUATED AT Navsari, Taluka & Dist. Navsari is a bunch of all the survey Nos. mentioned herein above and all the above mentioned non agricultural lands were come extended Town planning area and in pursuance of order of competent authority all survey Nos. discussed herein above were given **TIKA No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No. 16 C. S. No. 8 paiki** as shown in construction permission enumerated and tagged herewith.

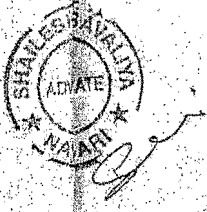
That area of the land is mentioned in this title report is as per property cards and not any other document. The area shown in the schedule enumerated herein above is mentioned as per property cards, as per awards, and city survey plan but I have adopted for discussion only area shown in the property cards.

GUJARAT STATE ROAD TRANSPORT CORPORATION has obtained construction permission for construction with approved plan-map from Navsari Urban development authority (NUDA) bearing permission No. 162 Mukadma No. 231 on dated; 16.05.2018.

GUJARAT STATE ROAD TRANSPORT CORPORATION has executed CONCESSION AGREEMENT with **M/S DRA SHIVDHARA BUSPORT PRIVATE LIMITED** on dated: 15.01.2018 duly notarized.

I have taken search in the office of Sub-registrar Navsari for last 30 years and nothing was found adverse to the title of present owner of the subject land.

No one came forward to challenge or combat the said above mentioned entries therefore they become final.



All the entries are duly certified and years have passed after their certification therefore they have gotten finality in the eye of Law.

I cite AIR (Sc) 2007 page No. 2414, whereby and where under the decision of the Supreme court clearly with clarity states that, even an illegal transaction, acts, or deeds has to be pronounced and declare illegal by the competent court and unless there is such pronouncement even visible illegal transaction is good in the eye of law.

In the light of above mentioned circumstances most meekly my humble opinion with humility is that title of above owner i. e. **GUJARAT STATE ROAD TRANSPORT CORPORATION** on and over the subject Non Agricultural land bearing **TIKA No. 88, C. S. No. 3781, T. P. Scheme No. 02, Final plot No. 37, Tika No. 16 C. S. No. 8 paiki** is good, clear market able.

Search receipt is enclosed herewith.

Date: 28.05.2018

place: Navsari



DI - 28/05/2018

Shailesh B. Savaliya

Advocate

અરજી પહોંચ

મેલકતનું વર્ણન ટીકા નં.88 સી.સ.નં.3781 ટી.પી.નં.2 અંતિમ ખંડ-37, ટીકા
નં.16 સી.સ.નં.8 પૈકી
Search in નવસારી/NAVSARI

પહોંચ નંબર: ૨૦૧૮૦૭૪૦૦૭૨૩૭

અરજી નંબર:

૩૬૦૭

અરજી વર્ષ:

૨૦૧૮

તા: ૨૭

માહે: મે

સને: ૨૦૧૮

રજી કરનારનું નામ શૈલેષ બી સાવલીયા, એડવોકેટ

નીચે પ્રમાણે કી પ્રહોચી

રજીસ્ટ્રેશન કી

નકલ કરવા ની કી સાઈડ / કોલીયો

શેરોની નકલ કરવા માટે કી

ટપાલ ખર્ચ

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)

શાંખ અગર તપાસણી

Year:

૧૯૮૯

૨૦૧૮

દંડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ કી કોલીયો

ઈન્ડેક્સ-૨ કી

આ સિવાયની બાબતોની કી

રૂ. પૈસા

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૧૦૦

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કુલ એકદરે રૂ.

૪૨૦

અંકે રૂપીયા આરસો વીસ પુરાં.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(J. C. Patel)

સબ રજીસ્ટ્રાર

નવસારી

IGR-NIC

-6180349142044512142

૨૩/૫/૨૦૧૮

૩:૨૦:૦૯ pm

મિલકત પરના બીજા અંગેનું પત્રક

Search in હોલિસ બી સાવલીયા, ચોડ વોડેર

અરજી નંબર : 3503

ગામ નું નામ : NAVSARI

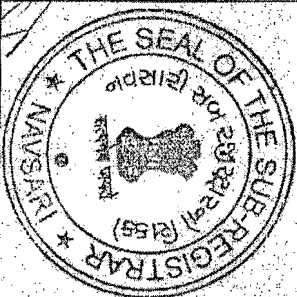
મિલકતનું વર્ણન ટીકા નં.88 સી.સ.નં.3781 ટી.પી.નં.2 અંતિમ ખંડ-37 ટીકા નં.16 સી.સ.નં.8 પેકી

દસ્તાવેજની આ શોધ ચોસ ચોસ આર.ઓ - નવસારી મા. 29 વર્ષના છેડેક્ક-2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમાં તા. સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થશે છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાબણા વિશે બાંધકર્તા આપતા નથી અને ચોખ્ખી શોધપણ માહિતી સંબંધમાં નુસાની માટેનાં શોધપણ ફરદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટના કિસ્સામાં આકાર પડે થાપનાર અથવા પડે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રકળ આકાર અથવા જુડી નંબર અને ઘર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
શ. ૨  THE SEAL OF THE SUB-REGISTRAR નાવસારી (જિલ્લો ભરૂચ) NAVSARI NO DATA AVAILABLE						



તારીખ :

સબરજીસ્ટ્રાર
ચોસ આર.ઓ - નવસારી

Page No. 1/1