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Advocate & Notary

Off. 211-212,213 Radhe Chamber, Opp.
Madhav Park-4, Narant char Rasta,
Vastral Road, Ahmedabad-382418

Ankit B. Kakadia
Advocate

Resi. 14,Silver 34 Bungalow, Nr. Bharat
Petrol Pump, S.P. Ring Road, Vastra
, Road, Vastral,Ahmedabad-382418

Mobile 94261 81785, 98981 24428

Ref.. File No. 568

Dated 20 -5 -2018

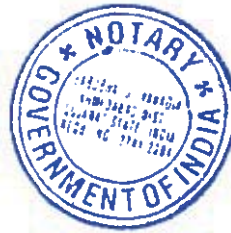
NON ENCUMBRANCES CERTIFICATE

This is to notify that there is no encumbrance of any type including title, right or financial on the said land of the project.

SHIV DEVELOPERS

Sr. no	Village, Taluka District.	City Survey No. Property card	T.P. Scheme No and F.P. no	Admeasure H. Are. Smts.	Tenure	Farmer ledger Account no.
1	Odhav City . , [now Vatva] Ahmedabad	925-4	1 220 paiki sub plot no.220/2/1/2	2576	Non Agricultural land	354

Place –Ahmedabad
Dated- 20-5-2018



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TITLE CERTIFICATE

This is to certify that the title of non agricultural land of old survey no. 26,27, 28 Paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/2 Admeasuring 2576 Square Meters and New City Survey no. 925/4 Admeasuring 2576 Square Meters **which** is situated at Village Odhav, taluka city, [now Vatva] Dist. Ahmedabad (Gujarat State, India) is belonging to **Shiv Developers** Partnership Firm, Mr. Pravinbhai Joitaram Patel administrative partner of its Register office 8, New Sharita society, Shastri Road, Bapunagar, Ahmedabad is cleared, marketable, free from all reasonable doubts and encumbrances.

Place –Ahmedabad

Dated- 20-5-2018



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TITLE REPORT

Under the instruction of client Mr. Pravinbhai Joitaram Patel administrative partner of **Shiv Developers Partnership** Firm its Register office 8, New Sharita society, Shastri Road, Bapunagar, Ahmedabad. I have prepared the title report of above mentioned land. And I have also investigated the title of above mentioned non agricultural land of old survey no. 26,27, 28 paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/2 Admeasuring 2576 Square Meters and New City Survey no. 925/4 Admeasuring 2576 Square Meters situated at Village Odhav, taluka city, Dist. Ahmedabad (Gujarat State, India) and have caused necessary search of 30 years from revenue records of mamlatdar office, city Survey Superintendent office city Taluka, District Ahmedabad and office of Sub register -7 [Odhav] by my clerk Mr. Khalidbhai Shaikh has checked the record of years 1976 to 2017.

As per the City Survey property card record, the non agriculture land of old revenue survey No. 26+27+28 Paiki admeasuring 16615 Sq mtrs of village odhav, taluka city District Ahmedabad was existed and it was including in the city survey record, new city survey No.925 had been give of this land. Which was holding by Shah Himatlal Ambalal, Indumati Widow of Ratilal Ambalal herself and as a guardian of minor holder Nayanaben.

There after the owner and occupier of the land of the city survey no. 925 admeasuring 16615 sq.mts had been given in and annually tenancy for the period of 999 years by executing Register document No. 12611 dated 7/12/1967 in favour of lessee Ramlubhayaji Ramdutamal Malhotra. The effect of this mutation had been given in city survey property card dated 29/10/1982.

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Thereafter, the Leaseholder Mr. Ramlubhayaji Ramdutamal Malhotra's Heirs Mr. G. R. Malhotra had formed the company Named [1] M/s Malhotra Steel Industries Ltd. [2] Odhav Steel Industries Unit of M/s Malhotra Steel Industries Ltd. [3] M/s Malhotra Steel Rolling Pvt. Ltd. in capacity of Managing Directors of their company's over this land of old survey no. 26,27 and 28 admeasuring 16693 squire meters of land which was included in Town Planning Scheme no. 1 allotted Final Plot no 220, Odhav, Ahmedabad.

Thereafter, the Odhav Steel Industries Division of M/s Malhotra Steel Industries Ltd's Managing Director Mr. G. R. Malhotra had been executed Register Sale deed no. 11334 dated 1-5-1991 from the owner Mr. Jayeshbhai Himatlal shah, admeasuring land of 5855 squire yards. And M/s Malhotra Steel Rolling Pvt. Ltd's Managing Director Mr. G. R. Malhotra had been executed Register Sale deed no. 11335 dated 1-5-1991 from the owner Mr. Jayeshbhai Himatlal shah, admeasuring land of 14110 squire yards.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. Ltd. had been transferred non agriculture piece of land 4180 squire smts covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1158 dated 3-11-1998 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. had been transferred non agriculture piece of land 4180 squire smts forming part-2 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1354 dated 5-5-1999 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd td. had been transferred non agriculture piece of land 4180 squire smts forming part-3 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1387 dated 10-5-1999 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. had been transferred non agriculture piece of land 4180 squire smts forming part-4 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no. 1472 dated 15-5-1999 in



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favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter Mr. Jayeshbhai Himatlal Shah had entertained the Civil Suit no. 1850-2006 Before the Ho'ble City Civil Court, Ahmedabad praying for declaring null and void and cancellation of register Sale deed no. 11334 and 11335 executed dated 1-5-1991 in that compromise has been taken place between the parties vide passing compromise pursis exhibit 47 dated 1/11/2007. In lieu of the that pursis The Ho'ble City Civil Court, Ahmedabad has passed and draw the decree. Because of the decree of court the register Sale deed no. 11334 and 11335 executed dated 1-5-1991 by the Mr. Jayeshbhai Himatlal Shah in favour of M/s Malhotra Steel Industries Ltd become null and void and tenancy was also ended. The effect of this mutation had been given in city survey property card by entry No.144 dated 3/12/2007.

According to the Compromise decree Passed vide exhibit 47 in civil Suit No.1850-2006 In the city civil Court, Ahmedabad. The entry Burden of Loan of The General co-op Bank Limited had been entered in the city survey property card. The effect of this mutation had been given in city survey property card by entry No.147 dated 11/1/2008.

Thereafter the loan amount of The General co-op bank limited had been paid by the party. So the burden of loan had been deleted from the city survey record. The effect of this mutation had been given in city survey property card by entry No.158 dated 7/10/2008.

There after the owner and occupier of the land of the city survey no. 925 (1) Jayeshbhai Himatlal (2) Kamleshbhai Himatlal (3) Savitaben Himatlal's power holder Mr Jayeshbhai Himatlal and the heirs of Ratilal Ambalal (1) Indumati Ratilal (2) Shankarbhai alias Shaileshbhai Ratilal administrator and manager of Hindu undivided families power holder Mr Jayeshbhai Himatlal had sold this land by executing sale deed No.9261 dated 7/11/2007 in favour of (1) Dhad Vadibhai Pritamdas (2) Kamleshbhai Vadilal (3) Babubhai Keshavlal (4) Narendrabhai Babaldash . The effect of this mutation had been given in city survey property card by entry No.146 dated 16/12/2007.

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Thereafter, the Lease holder [1] M/s Malhotra Steel Industries Ltd. [2] Odhav Steel Industries Unit of M/s Malhotra Steel Industries Ltd. [3] M/s Malhotra Steel Rolling Pvt. Ltd had executed register Acceptance deed no.12559 dated 20-10-2008. for accepting the fact of register sale deed no. 9261

dated 7-11-2007 executed between the Purchasers [1] Vadibhai Pritamberdas and others, heirs of the Venders Mr. Himatlal Ambalal [1] Savitaben widow of Himatlal Ambalal and others, and Heirs of Ratilal Ambalal [1] Indumatiben widow of Ratilal Ambalal and others and the confirming parties Sarlaben daughter of Himatlal and others of them.

Thereafter, the power holder Mr. Rajeshbhai Prahladbhai Patel had been executed register Acceptance deed 12580 dated 20-10-2008 for accepting the register sale deed no. 9261 dated 7-11-2007 accepting the deed and cancelling power delegating them for doing work for this land between Vadibhai Pritamberdas and others.

There after the owner and occupier of the land of the city survey no. 925 (1) Vadibhai Pritamdash (2) Kamleshbhai Vadibhai (3) Babubhai Keshavlal (4) Nareshbhai Babaldash and Confirming partnership firm named Shital Corporation had sold this land by executing register sale deed No. 10108 dated 25/9/2009 in favor of Mansha Buildcon Partnership Firm its Administrative Partner Mr. Rameshbhai Ravjibhai Dobariya. The effect of this mutation had been given in city survey property card by entry No.181 dated 15/9/2009.

Thereafter, M/s Mansha Build con Partnership firm as an owner and occupier of land of survey no. 26,27 and 28 of village Odhav, Taluka City-2 Ahmedabad included in town planning Scheme no. 1 allotted final Plot no. 220 admeasuring 16670 sq mts. had applied for the use of residential and commercial purpose for non agriculture use by its partner Mr. Rameshbhai Ravjibhai Dobariya, before the District collector, Ahmedabad dt. 2-2-2010. The same application was granted by the collector by its order CB/CTS/NA/SR/69/2010 dated 1-4-2010. The effects of this mutation had been given in city survey property card record by entry no.211 dated 26-10-2010.

Thereafter, M/s Mansha Build con Partnership firm as an owner and occupier of land of survey no. 26,27 and 28 of village Odhav, Taluka City-2 Ahmedabad included in town planning Scheme no. 1 allotted final Plot no. 220 admeasuring 16670 sq mts. had applied to revise the permission granted by the collector vide its order CB/CTS/NA/SR/69/2010 dated 1-4-2010 that prior permission is



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granted to use the land for non agriculture residential as well as commercial purpose of all land of survey no. 220. Now the owner and occupier of land of survey no. 925-4 admeasuring 2576 sqmts. had applied to use the land for non agriculture residential as well as commercial purpose. The application was granted by the Deputy collector[N.A.] Ahmedabad by its order no.N.A./U-2 Section 65-A/Odhav/ case no. 283-2016 dated 11-4-2017.

Thereafter, M/s Mansha Build con Partnership firm as an owner and occupier of land of survey no. 26, 27 and 28 of village Odhav, Taluka City-2 Ahmedabad included in town planning Scheme no. 1 allotted final Plot no. 220 admeasuring 16670 sq mts. sub plot no. 220-2-1-2 admeasuring 2576 square meters M/s Mansha Build Con Partnership firm through its administrative partner Mr. Rameshbhai Ravjibhai Dobariya had sold this land by executing register sale deed no.5121 dated 2-5-2018 in favour of M/s **Shiv Developers partnership** firm through its partner Pravinbhai Joitaram Patel. The effects of this mutation had been given in city survey property card record by entry no. dated

Thereafter, the owner and occupier M/s Solitaire Build Con partnership firm to its partner Harshdeep Keshavji Sardava had applied before the city survey superintendent, Odhav, Ahmedabad for dividing the city survey no. 925 in four piece as and actual holding possession of admeasuring land of city survey no. 925. The city survey superintendent, Odhav, Ahmedabad has granted the application for division of city survey no. 925 in four parts as follows.

[1] City survey no. 925-1 admeasuring 8544 square meters [2] City survey no. 925-2 admeasuring 2597 square meters [3] City survey no. 925-3 admeasuring 2898 square meters [4] City survey no. 925-4 admeasuring 2576 square meters total admeasuring land 16615 smts. The effects of this mutation had been given in city survey property card record in main city survey no. 925.

I say that I have given public notice to invite objection from public at large in Gujarat Samachar daily news paper page no. 11 column no.3 and 4 dated 14-5-2018. But no any objection is received to me from public or interested person till lapsing of mention time or till that day. But it is not necessary to give public notice again for facts and same cause of action.

I further say that the owner, occupier and holder and partner of the above referred land has made statement before me that no any debt or amount of loan is remained outstanding or unpaid of any co-operative society or Bank or land



[6]

mortgage bank, Land development Bank or any financial institution. So no any burden of loan is existed on the above referred non agriculture land.

SCHEDULE OF CITY SURVEY NO.925/4

The non agricultural land of old survey no. 26,27, 28 paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/2 Admeasuring 2576 Square Meters and New City Survey no. 925/4 Admeasuring 2576 Square Meters of **Shiv Developers** Which is situated at Village Odhav, taluka Vatva, Dist. Ahmedabad (Gujarat State, India)

Boundary of survey no. 925/4

Towards east... Adjoining Town Planning Road survey no.29
Towards west... Adjoining land of Sub Plot no. 925-3
Toward NorthAdjoining land of survey no. 926
Towards south ... Adjoining Present Road [Kans]

In view of, what is stated above I am in opinion and certify that the title of non agricultural land of old survey no. 26,27, 28 Paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/2 Admeasuring 2576 Square Meters and New City Survey no. 925/4 Admeasuring 2576 Square Meters **which** is situated at Village Odhav, taluka city, Dist. Ahmedabad (Gujarat State, India) is belonging to **Shiv Developers** Partnership Firm, Mr. Pravinbhai Joitaram Patel administrative partner of its Register office 8, New Sharita society, Shastri Road, Bapunagar, Ahmedabad is cleared, marketable, free from all reasonable doubts and encumbrances.

Place –Ahmedabad
Dated- 20-5-2018




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