



Shiv DEVELOPERS

Opp. Torrent Power Substation,
Nr. Nikol Police Chowki,
S.P Ring Road, Nikol, Ahmedabad.
Ph. 079-65108900

Date:

DATE : 30/12/2017

TO WHOM SO EVER IT MAY CONCERN

This is to notify and declare that there is no encumbrance of any type including title, rights or finance on the said land of the project **SHIV BUSINESS HUB**.

REVENUE SURVEY NO : 515 & 516/1
MOUJE : NIKOL
FINAL PLOT NO : 137
TPS.NO : 111 [NIKOL-KATHWADA]

FOR, SHIV DEVELOPERS
Hingumud 514/1/1/2
212/741
PROPRIETOR


Dinesh B. Patel
Advocate.
30/12/17.


TITLE CERTIFICATE
REPORT

MOUJE : NIKOL

Revenue Survey No. : 515 & 516/1

T. P. Scheme No. : 111, F. P. No. : 137

DINESH B. PATEL, ADVOCATE

Mobile : 98790 57290

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ADVOCATE

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T I T L E C E R T I F I C A T E

To,

SHIV DEVELOPERS

A Proprietorship Firm

Thorough its Proprietor

Mansukhbhai Dahyabhai Radadiya

Having its Address at :

A-1, Shivganga Residency,

Near Jivan Twin Bungalows,

Nikol, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION
of title to the Non Agricultural
Land for Commercial Purpose
situate laying and being at
Mouje - Nikol, Taluka - Asarwa
in the Registration District of
Ahmedabad, and Sub District of
Ahmedabad - 12 (Nikol) bearing
Survey/Block No.515 admeasuring
8600 sq.mtrs., and Survey No.
516/1 admeasuring 1012 sq.mtrs.,
total admeasuring 9612 sq.mtrs.,
Town Planning Scheme No. 111
(Nikol - Kathwada) and allotted
a Final Plot No. 137 Land
admeasuring 5767 Square Meters.



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As per your instructions to verify and investigation your title to the above subject referred land, I have arranged to take searches with the Sub Registrar Office Ahmedabad, with the available revenue records and sub registry records in respect of all that piece of parcel of the land above referred bearing Survey/ Block No. 515 admeasuring 8600 sq.mtrs., and Survey No. 516/1 admeasuring 1012 sq.mtrs., total admeasuring 9612 sq.mtrs., which is included in the Town Planning Scheme No.111 (Nikol-Kathwada) and allotted Final Plot No.137 land admeasuring 5767 sq.mtrs., situate lying and being at Mouje : Nikol, Taluka : Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol) (herein after referred as said land) is belonging to SHIV DEVELOPERS, A PROPRIETORSHIP FIRM, through it's Proprietor of Mansukhbhai Dahyabhai Radadiya and my Opinion on Title Clearance Report as under :



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I have caused necessary search to be taken of the subject land with the available revenue records with the revenue authority and the office of the Sub-Registrar Ahmedabad.

I have found that, some of the record is not maintained properly or damaged or not otherwise available or missing some particulars and all the entries are not up-to-date maintain in the revenue authority and in the office of Sub-Registrar. So I rely on documents submitted to me and the available land revenue records i.e. village form No.7 & 12 and mutation entries i.e. village form No. 6 recorded periodically under the provision of the Bombay Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These entries covering transfer, inheritance, and other diverse, interest created on the land.

I come to the conclusion that over the said land there is no charge, encumbrances of anybody and not taken any kind of loan, advances, from any other financial institutions, Mortgage with Bank/s. For the details facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.



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1. From the available revenue records, I found that Naranbhai Asmalbhai had paid said land revenue, which detail is shown in the Possession Raw Form therefore name of Naranbhai Asmalbhai had enter in revenue record as a "Possessor" and the said entry was duly entered in to revenue record vide mutation entry no.110 on 26/05/1959 and which was duly certified by the concern authority.
2. From the available revenue records, I found that there is a Note in revenue record i.e. village form No. 6 the Government has decided to acquire entire land of all the survey number of the village Nikol for "Industrial Zone-A" and for that purpose the same is published in Gazettes, thus entered the said NOTE into revenue record. thereafter according to the circular no. AM.2170M.J.AM/1061-56099/LA.1 dated 14/06/2066 revenue department of the Government and the section 6 of the land acquisition Act, Government has not published any notification or circular for that purpose. And therefore the aforesaid notification i.e. "land acquire for the purpose of Industrial Zone-A" was deleted and according to circular LND dated 26/12/1966



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of the city Mamltidar, deleted the aforesaid notification entry from the revenue record i.e. village form no-6, and the said entry was duly entered into the revenue records vide mutation entry no. 851 dated 05/01/1967 and the said entry was duly certified by the concern authority.

3. From the available revenue records, I found thereafter Nathabhai Asmalbhai was died on 09/12/1968 and the names of his legal heir namely (1) Hajibhai Nathabhai (2) Gafurbhai Nathabhai (3) Abdulbhai Nathabhai (4) Yusufbhai Nathabhai (5) Fuliben Nathabhai (6) Maluben Nathabhai (7) Menaben widow wife of Nathabhai Asmalbhai (8) Umarbhai Mohammedbhai was entered in the revenue record and the said entry was duly entered in to revenue record vide mutation entry no. 964 on 14/09/1969 and the said entry was duly certified by the concern authority.

4. From the available revenue records, I found thereafter Fuliben Nathabhai & Maluben Nathabhai had waived their rights in favour of their brother therefore their name were deleted from the revenue record and the said entry was duly entered into the revenue records vide mutation



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entry no. 965 on 14/09/1969 and the said entry was duly certified by the concern authority.

5. From the available revenue records, I found thereafter previous land owner namely Nathabhai Asmalbhai had made a Registered WILL in his presence dated 15/01/1965, therefore on basis of the said WILL to made out partition of the said lands between their legal heirs and said lands were in the share of Hajibhai Nathabhai and therefore his name entered in the revenue record and the said entry was duly entered in to revenue record vide mutation entry no. 966 on 14/09/1969 and the said entry was duly certified by the concern authority.

6. From the available revenue records, I found thereafter Hajibhai Nathabhai was died on 05/12/1989 and the names of his legal heir namely (1) Bhikhabhai Hajibhai (2) Ishakbhai Hajibhai (3) Inushbhai Hajibhai (4) Nuriben widow wife of Hajibhai Nathabhai were entered in the revenue record of said land and the said entry was duly entered into the revenue records vide mutation entry no. 2266 on 05/07/1991 and the said entry was duly certified by the concern authority.



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7. From the available revenue records, I found that the name of Umarbhai Mahammedbhai Mansuri was enter in the revenue record of the said land as a co-partner and the said entry was duly entered into the revenue records vide mutation entry no. 2569 on 01/07/1996 and the said entry was duly certified by the concern authority.
8. From the available revenue records, I found thereafter (1) Bhikhabhai Hajibhai (2) Ishakbhai Hajibhai (3) Inusbhai Hajibhai (4) Nuriben widow wife of Hajibhai Nathabhai (5) Umarbhai Mahammedbhai had sold and conveyed the said land to (1) Umeshbhai Vinubhai & Vinodbhai Patel (2) Dineshbhai Kanjibhai Patel by registered sale deed dated 12.01.2016 and entry to that effect was entered in the revenue record by mutation entry no. 3942 dated 26.01.2006 and said entry was cancelled by concern authority.
9. From the available revenue records, I found thereafter owner and possessor of said land namely (1) Bhikhabhai Hajibhai (2) Ishakbhai Hajibhai (3) Inusbhai Hajibhai (4) Nuriben widow wife of Hajibhai Nathabhai (5) Umarbhai Mahammedbhai were sold the said land to



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(1) Umeshbhai Vinubhai @ Vinodbhai Patel (2) Dineshbhai Kanjibhai Patel by way of registered sale deed which was registered before the Sub Registrar Ahmedabad bearing registration serial No. 299 dated 12/01/2016 and entry to that effect was entered in the revenue record by mutation entry no. 4280 on 04/11/2006 and said entry was certified by concern authority dated 26/12/2006.

10. From the available revenue records, I found thereafter co-owner of the said land namely Umeshbhai Vinubhai @ Vinodbhai Patel has applied to entered his legal heirs namely (1) Nilimaben Umeshbhai (2) Monila Umeshbhai (3) Dhruv Umeshbhai in the revenue record of said land and entry to that effect was entered in the revenue record by mutation entry no. 7809 dated 05/11/2011 and the said entry was duly certified by the concern authority dated 02/01/2012.

11. From the available revenue records, I found thereafter co-owner of the said land namely Dineshbhai Kanjibhai, has applied to entered his legal heirs namely (1) Rasilaben Dineshbhai (2) Hardik Dineshbhai as his co-parcener in the revenue record of said land and entry to that



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effect was entered in the revenue record by mutation entry no. 7810 dated 05/11/2011 and said entry was cancelled by concern authority.

12. From the available revenue records, I found that, as per the order of Competent Authority by the government resolution dated 17/03/2012 bearing G. R. No. PAFAR/102011/275/L/1 as the Ahmedabad District City and Dascroi Tauka was reconstructed and the Ahmedabad Taluka was accorded with Two New Taluka Ahmedabad (East) and Ahmedabad (West) and hence the village Nikol was fall within the territory of the Ahmedabad City (East) hence accordingly the entry was duly entered into revenue records vide mutation entry no. 8261 on 03/05/2012 and the said entry was duly certified by the concern authority dated 05/05/2012.

13. From the available revenue records, I found thereafter co-owner of the said land namely Dineshbhai Kanjibhai, has applied to entered his legal heirs namely (1) Rasilaben Dineshbhai (2) Hardik Dineshbhai as his co-parcener in the revenue record of said land and entry to that effect was entered in the revenue record by



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mutation entry no. 8271 dated 29/05/2012 and the said entry was duly certified by the concern authority dated 21/08/2012.

14. From the available revenue records, I found thereafter in the revenue record of said land the name of Monila Umeshbhai running as a co-owner, but his true and correct that name is Maunil Umeshbhai instead of Monila Umeshbhai according to the order of the City Mamlatdar East and the said order no. RTS/V/S.R.42/12 dated 31/08/2012, And entry to that effect was entered in the revenue record by mutation entry no.8562 dated 01/09/2012, and the said entry was duly certified by the concern authority dated 29/10/2012.

15. From the available revenue records, I found thereafter, said land bearing Survey No. 503/1 admeasuring 1416 sq.mtrs., and Survey No. 503/2 admeasuring 8498 sq.mtrs., total admeasuring 9914 sq.mtrs., which is included in Town Planning Scheme No. 111(Nikol-Kathwada)and allotted Final Plot No.127 total land admeasuring 5946 sq.mtrs.

16. From the available revenue records, I found thereafter, City Deputy Collector had been granted a Non Agriculture Permission for



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Commercial Purpose to the said land bearing Survey No. 515 admeasuring 8600 sq.mtrs., and Survey No. 516/1 admeasuring 1012 sq.mtrs., total admeasuring 9612 sq.mtrs., which is included in Town Planning Scheme No. 111 (Nikol-Kathwada) and allotted Final Plot No. 137 land admeasuring 5767 sq.mtrs., vide his letter no. CB /Land - 1/ N.A./S.R.-1434/2015 dated 04/03/2006.

17. From the available revenue records, I found that thereafter the owner and possessor of said land (1) Dineshbhai Kanjibhai Patel (2) Nilimaben Umeshbhai Patel (3) Dhruv Umeshbhai Patel (4) Rasilaben Dineshbhai Patel through their Power of Attorney Holder Dineshbhai Kanjibhai Patel (5) Hardik Dineshbhai Patel through his power of attorney holder Dineshbhai Kanjibhai Patel (6) Maunil Umeshbhai Patel (7) Umeshbhai Vinubhai Patel had sold the said land to SHIV DEVELOPERS, A PROPRIETORSHIP FIRM, through it's Proprietor Mansukhbhai Dahyabhai Radadiya by way of Registered Sale Deed which was registered before the Sub Registrar Ahmedabad - 12 (Nikol) bearing registration No. 19032 dated 18/11/2017.



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18. From the available revenue records, I found that Mansukhbhai Dahyabhai Radadiya Proprietor of SHIV DEVELOPERS, A Proprietorship Firm became an owners, occupiers and possession holder of Non Agricultural Land for Commercial Purpose admeasuring 5767 sq.mtrs., of Final Plot No. 127 of T. P. Scheme No. 111 (Nikol-Kathwada) bearing Survey No. 515 admeasuring 8600 sq.mtrs., and Survey No. 516/1 admeasuring 1012 sq.mtrs., total admeasuring 9612 sq.mtrs., situate lying and being at Mouje : Nikol, Taluka : Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol).

The said opinion of Title Clearance Certificate Report is prepared on the basis of available revenue records and with sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also I rely on documents produced before me and believing same are true and correct and from the information given to me by the said land owner and also relying on Declaration-Cum-Indemnity made by the said land owner.



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SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the papers, documents, evidence and statement given by the owner as well as declaration maid by owner of the said land, in my opinion that the title of said subject land more particularly described in schedule herein under belongs to SHIV DEVELOPERS, A PROPRIETORSHIP FIRM, through it's Proprietor of Mansukhbhai Dahyabhai Radadiya and the said subject land is clear, marketable and free from all reasonable doubt, without any encumbrances subject to following :

1. Usual Declaration-cum-Indemnity on Title being made by the above referred subject land owner.
2. Laws applicable and in force to affect legally and properly sale, transfer or other transaction with respect to the above referred subject land.
3. Provision of The Gujarat Land Revenue Rules - 1972 and The Bombay Land Revenue Code - 1879.



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4. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
5. Provision of The Bombay Tenancy and Agricultural Land Act, 1948.
6. Compliance of conditions laid down in Non Agriculture Use Permission.
7. Laws applicable and in force to affect legally and properly sale, transfer or other transaction with respect to the above referred subject land.
8. Any other Laws, Act, Rules and Regulation as may be applicable at time being in force.
9. Mutation of revenue entry of order of the City Deputy Collector dated 04/03/206 in the revenue records.
10. Mutation of the name of SHIV DEVELOPERS, A PROPRIETORSHIP FIRM, through it's Proprietor of Mansukhbhai Dahyabhai Radadiya in the revenue records.



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" THE SCHEDULE ABOVE REFERRED TO "

SCHEDULE

All that piece and parcel of Non Agricultural Land for Commercial Purpose bearing Revenue Survey No. 515 admeasuring 8600 sq.mtrs., and Survey No. 516/1 admeasuring 1012 sq.mtrs., total admeasuring 9612 sq.mtrs., which is included in Town Planning Scheme No. 111 (Nikol - Kathwada) and allotted Final Plot No. 137 land admeasuring 5767 sq.mtrs., situate lying and being at Mouje : Nikol, Taluka : Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol) and bounded as per the Revenue Record.

DATED THIS 27th DECEMBER OF 2017, AHMEDABAD.




DINESH B. PATEL
ADVOCATE

