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Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Ref. No.

Date : **10 JUL 2019**

To,

M/s. Sapath Corporation,

A Partnership Firm,

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land of Industrial Purpose bearing **Survey/ Block No. 933 (Before Re-Survey Block/Survey No. 271)** containing by admeasurments **3685 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 117 , Final Plot No. 186** admeasurments **2212 Sq. Mtrs** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to ***M/s Sapath Corporation,*** A Partnership Firm.

As per the instructions given by acting partner of ***M/s. Sapath Corporation*** to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 30 years viz. 1988 to 2019 (the registration record of some year of Sub-Registrar's



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Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available, while computerized search is not well maintained / prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... That amalgamation scheme became applicable to the land of village Muthiya under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey no. 550/1 was amalgamated and given Block No. 271 and area was determined at Hectare Are Sq. Mtrs 0-36-86 and (1) Manguben widow of Ramdas (2) Sarojben daughter of Ramdas Motibhai and wife of Ramanbhai Somabhai Patel was held to be the occupier of the said land and entry to that effect was mutated in the mutation register vide entry No. 3045, dated 03/10/1975.

2.... Thereafter the name of (1) Pulkit Ramanbhai (2) Prakash Ramanbhai both are son of Ramanbhai Somabhai Patel have been entered in the revenue record of subject land as they have right, interest in the subject land and entry to that effect was mutated in the mutation register vide entry No. 5159, dated 27/10/2004.

3.... Thereafter, Said land lords i.e. (1) Bai Manguben Widow of Ramdas Motibhai (2) Sarojben daughter of Ramdas Motibhai (3) Pulkit Ramanbhai (4) Prakash Ramanbhai has sold out the land bearing Survey No. 271 admeasuring



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3686 Sq.Mtrs. to (1) Pragneshbhai Punjabhai Patel (2) Nimeshbhai Ishwarbhai Patel by executing a Reg. Sale deed No. 12994, Dtd. 08/01/2011 and entry to that effects was mutated in the mutation register vide entry No.7507,Dtd.18/01/2013.

4.... Thereafter the re-survey done in this village Kathwada and new Block/survey no.933 given to old Block/Survey no.271 and entry to that effects was mutated in the mutation register vide entry No.8864, dated 08/09/2016.

5.... Thereafter, the loan of the The Kathwada Seva Sahkari Mandli has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 9020 , dated 04/10/2016.

6.... Thereafter said land loards i.e. (1) Pragneshbhai Punjabhai Patel (2) Nimeshbhai Ishwarbhai Patel has soldout the land bearing Survey No. 933 ad-measuring 3685 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 117 , Final Plot No. 186** admeasurments **2212 Sq. Mtrs.** to (1) Saileshkumar Savjibhai Patel (35% Share) (2) Jigneshbhai Ramanbhai Patel (15% Share) (3) Dilip Ramanbhai Patel (15% Share) (4) Jaymin Manubhai Patel (15% Share) (5) Kalpesh Kanubhai Talaviya (10% Share) (6) Dharmil Dineshbhai Patel (10% Share) by executing a Reg. Sale deed No. 786, Dtd. 27/04/2017 and entry to that effects was mutated in the mutation register vide entry No. 9393, Dtd. 27/04/2017.



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7... Thereafter, Said land loards i.e. **Dilip Ramanbhai Patel and orthers** had applied befor the Collector Ahmedabad, to convert the agricultural land of Block No.933, As per T.P.S. No. 117, Final Plot No.186 admeasuring 2212 Sq.Mtrs. into Industrial Purpose. The Collector had allowed the application vide its order No.CB/CTS-1./N.A./S.R.328/2017, Dtd. 14/08/2017 and entry to that effect was mutated in the mutation register vide entry No. 9552, dated 29/08/2017.

8... I have examined the titles of Non Agriculture Land of Indstrial purpose and have caused to be taken searches of available revenue and registra-tion record for last 30 years to the non agricultural land forIndustrial purpose bearing **Survey/Block No. 933 (Before Re-Survey Block/Survey No. 271)** containing by admeasurments **3685 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 117, Final Plot No. 186** admeasurments **2212 Sq. Mtrs** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.

I hereby opine that the same is clear and marketable and free from reasonable douts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation



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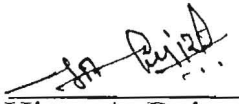
and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.

- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land of Industrial Purpose bearing **Survey/Block No. 933 (Before Re-Survey Block/Survey No. 271)** containing by admeasurments **3685 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 117** , **Final Plot No. 186** admeasurments **2212 Sq. Mtrs** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol)

Date : 10 JUL 2019


Hiren A. Rajput

Advocate



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Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritance property owner.
- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my client.

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Ref. No.

Date : 19 JUL 2019

To,

M/s. Sapath Corporation,

A Partnership Firm,

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land of Industrial Purpose bearing Survey/
Block No. 934 (Before Re-Survey Block/Survey No. 270)
containing by admeasuments **2005 Sq.Mtrs.** or thereabouts,
As per **T.P.S.No. 117 , Final Plot No. 185** admeasuments
1213 Sq. Mtrs Situate, lying and being at Mouje Kathwada,
Taluka : Dascroi in the Registration District Ahmedabad and
Sub District of Ahmedabad-12 (Nikol) is belonging to *M/s.*
Sapath Corporation, A Partnership Firm.

As per the instructions given by acting partner of *M/s. Sapath Corporation* to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 30 years viz.1988 to 2019 (the registration record of some year of Sub-Registrar's



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1... That amalgamation scheme became applicable to the land of village Muthiya under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey No. 550/2 was amalgamated and given Block No. 270 and Shanabhai Becharbhai, Ghanshyambhai @ Lalo Shanabhai and Kamleshbhai Shanabhai was held to be the occupier of the said land and entry to that effect was mutated in the mutation register vide entry No. 3045, dated 03/10/1975.

2..... Thereafter, the loan of the Gujarat State Co.op Land Development Bank Ltd has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 3184, dated 01/06/1979.

3..... Thereafter, Said land lords i.e. (1) Shanabhai Becharbhai (2) Ghanshyambhai @ Lalo Shanabhai (3) Kamleshbhai Shanabhai has sold out the land bearing Survey/Block No. 270 to (1) Mafatlal Manilal (2) Dhirubhai Manilal



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by executing a Reg. Sale deed on Dtd. 02/05/1991 and entry to that effects was mutated in the mutation register vide entry No. 4072, Dtd.28/12/1992.

This entry has been cancelled by competent authority.

4..... Thereafter, the restriction of TUKDA has been removed and entry of tukda has been deteted from the other rights column of 7/12 extract of said land and entry to that effect was mutated in the mutation register vide entry No. 4130, dated 27/12/1993.

5..... Thereafter, the loan of the The Kathwada Seva Sahkari Mandli has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 4149, dated 19/02/1994.

6.... Thereafter, Said land loards i.e. (1) Shanabhai Becharbhai (2) Ghanshyambhai @ Lalo Shanabhai (3) Kamleshbhai Shanabhai has soldout the land bearing Survey/Block No. 270 to (1) Mafatlal Manilal (2) Dhirubhai Manilal by executing a Reg. Sale deed and entry to that effects was mutated in the mutation register vide entry No. 4150, Dtd. 15/02/1994.

7..... Therafter, owners and occupiers of said land has been Taken Loan From Kathwada Seva Sahkari Mandli ,So the charge of Mandli has been entered



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in Other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 6831 , dated 24/03/2011.

8.... Thereafter said land loards i.e. (1) Mafatlal Manilal Patel (2) Dhirubhai Manilal Patel has soldout the land bearing Survey / Block No. 270 admeasurments **2022 Sq. Mtrs.** to Pragneshbhai Punjabhai Patel by executing a Reg. Sale deed No. 3897, Dtd. 11/03/2011 and entry to that effects was mutated in the mutation register vide entry No. 6930, Dtd. 11/05/2011.

9.... Thereafter the re-survey done in this village Kathwada and new Block/survey no.934 given to old Block/Survey no.270 and entry to that effects was mutated in the mutation register vide entry No.8864, dated 08/09/2016.

10..... Thereafter, the loan of the The Kathwada Seva Sahkari Mandli has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 9020 , dated 04/10/2016.

11.... Thereafter said land loards i.e. Pragneshbhai Punjabhai Patel has soldout the land bearing Survey / Block No. 934 admeasuring 2005 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 117, Final Plot No. 185** admeasurments **1213 Sq. Mtrs.** to (1) Saileshkumar Savjibhai Patel (35% Share) (2) Jigneshbhai Ramanbhai



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Patel (15% Share) (3) Dilip Ramanbhai Patel (15% Share) (4) Jaymin Manubhai Patel (15% Share) (5) Kalpesh Kanubhai Talaviya (10% Share) (6) Dharmil Dineshbhai Patel (10% Share) by executing a Reg. Sale deed No. 785, Dtd. 27/04/2017 and entry to that effects was mutated in the mutation register vide entry No. 9392, Dtd. 27/04/2017.

12.... Thereafter, Said land loards i.e. Jignesh Ramanbhai Patel and others had applied befor the Collector Ahmedabad, to convert the agricultural land of Block No.934, As per T.P.S. No. 117, Final Plot No.185 admeasuring 1213 Sq.Mtrs. into Industrial Purpose. The Collector had allowed the application vide its order No.CB/CTS-1./N.A./S.R.329/2017, Dtd. 14/08/2017 and entry to that effect was mutated in the mutation register vide entry No. 9551, dated 29/08/2017.

13... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years to the non agricultural land for Industrial Purpose bearing **Survey/Block No. 934 (Before Re-Survey Block/Survey No. 270)** containing by admeasurments **2005 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 117** , **Final Plot No. 185** admeasurments **1213 Sq. Mtrs** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad -12 (Nikol) and from that and also believing the documents/papers/copies etc, furnished in the case file shown to me be true and genuine.



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I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.
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Date : 19 0 JUL 2019


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Advocate



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