



Navinchandra N. Maratha
B.Com. LL.B., ADVOCATE

"KANCHANKASHI"
D/9, Deluxe Apartments,
Opp. Dr. Suman Shah's Hospital,
Nr. Jalaram Mandir Rly. Crossing,
Old Sharda Mandir, Ellisbridge,
AHMEDABAD - 380 006.
Phone : 079-26460279.

Ref: TCR/1581-7/2006

Date: 12-10-2006

TITLE CERTIFICATE

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REPORT ON TITLE

Re: Old Tenure Agriculture land bearing Block No.162 (formed from old tenure Agricultural land of Survey No.393/1, 395 and 396) (Account No.219) containing by admeasurements Hactre-Are-Sq.mtrs. 2-40-20 (sq.mtrs. 24020 i.e. about 28727 sq.yards or thereabouts situate, lying & being at Moje Kathwada, Taluka Dascroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-7 (Odhav) and belonging to Abhijit Dhirenbbhai Zaveri, residing at "Balaram Bungalow", Nr.Mithakhali Cross Road, Ellisbridge, Ahmedabad— 380 006.



As per instructions, I have investigated the Titles of said Abhijit Dhirenbbhai Zaveri to the abovereferred Old Tenure Agriculture land bearing Block No.162 (Account No.219) containing by admeasurements Hactre-Are-Sq.mtrs. 2-40-20 (sq.mtrs. 24020 i.e. about 28727 sq.yards or thereabouts situate, lying & being at Moje Kathwada, Taluka Dascroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-7 (Odhav) and I have caused necessary searches to be

taken of the Registration & Revenue record for the period of more than last 30 years and my Report on Title is as under;

Said Block No.162 is formed from old tenure Agricultural land of Survey No.393/1, Survey No.395 and Survey No.396.

Prior to year 1976, land in question i.e. land of said Block No.162 was registered in the names of Shantaben Pannalal Zaveri and Miraben Pannalal Zaveri jointly.

Whereas said Miraben Pannalal Zaveri released her rights and interest in the said land in favour of her mother said Shantaben Pannalal Zaveri (her mother). Hence her name was removed/deleted from the revenue record of said land. Entry to this effect is entered in the revenue record of said land by Entry No.3616 on 1-4-1986, which is certified by Mamlatdar, Dascroi - The Competent Revenue Authority on 20-9-1986.

Thereafter name of Dhirenbbhai Pannalal Zaveri son of Shantaben Pannalal Zaveri got entered as the co-owner of said Ashokkumar Kasturbhai Zaveri's share in said land. Entry to this effect is entered in the revenue record of said land by Entry No.4135 on 7-1-1994, which is certified by Circle Officer, Dascroi - The Competent Revenue Authority on 11-2-1994.

Whereas said Shantaben Pannalal Zaveri died on 26-1-1997, leaving behind her, 1.Dhirenbbhai Pannalal Zaveri (son) and 2.Miraben Pannalal Zaveri (daughter) as her legal heirs. Hence replacing her name their names were entered in the revenue record of said land. Entry to this effect is entered in the revenue record of said land by Entry No.4526 on 7-6-1997, which is certified by





NAVINCHANDRA MARATHA & CO.

ADVOCATES

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-: 3 :-

Circle Officer, Dascroi - The Competent Revenue Authority on 30-8-1987. But before her death, she had executed her WILL, dtd.28-10-1996 and as per said WILL, she had given land of said Block No.162 to said Abhijeet Dhirenbbhai Zaveri (s/o. her son said Dhirenbbhai Pannalal Zaveri). Entry to this effect is entered in the revenue record of said land on 5-7-1997 by Entry No.4529, which are certified by Circle Officer, Dascroi - The Competent Revenue Authority on 10-9-1999.

Since then said land is registered in the name of said Abhijit Dhirenbbhai Zaveri became absolute owner and occupier of said Block No.162.

Abovereffered land is agricultural land. It is not declared excess surplus land under The Urban land (Ceiling & Regulations) Act, 1976. Said The Urban Land (Ceiling & Regulations) Act, 1976 is repealed/cancelled by The Government of India with effect from the dtd.13-3-1999 and by The State of Gujarat with effect from 30-3-1999.

In view of what is stated hereinabove, I am of the opinion and hereby certify that the Titles of said Abhijit Dhirenbbhai Zaveri to the abovereffered land, which is more particularly described in the Schedule Written Hereunder are clear, marketable and free from reasonable doubts and without encumbrances, subject to ;

1. Usual Declaration being made at the time of transfer/mortgage.
2. Purchaser being Agriculturist or land being converted into N.A..

3. Provision being made to safeguard interest of minor family members of HUF and major members confirming the sale Transaction and sale being made as KARTA of HUF for the benefit of Estate and/or legal necessity.
4. Said Entry No. 4529, dtd. 5-7-1997 being certified, if not.

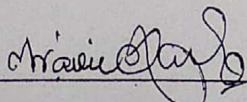
SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL of Old Tenure Agriculture land bearing Block No.162 (Account No.219) containing by admeasurements Hactre-Are-Sq.mtrs. 2-40-20 (sq.mtrs. 24020 i.e. about 28727 sq.yards or thereabouts situate, lying & being at Moje Kathwada, Taluka Dascroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-7 (Odhav), which is bounded as under i.e. to say;

Towards East :- Block No.161
Towards West :- Block No.163 and 164
Towards North :- Block No.163 and 171
Towards South :- Block No.159 and 160

DATED THIS 12th DAY OF THE MONTH OCTOBER, 2006.




Navinchandra N. Maratha
Advocate



RAJESH N BAROT.

Non-Encumbrance Certificate

To,
MS SHREEJI BUILDCON
SAFAL INDUSTRIAL ESTATE-1, NEAR SAFAL ESTATE,
KATHWADA-SINGARVA ROAD, KATHWADA, AHMEDABAD

Sub: Non-Encumbrance / Encumbrance Certificate

This is to certify **MS SHREEJI BUILDCON**, having its Office/Residence at **SAFAL INDUSTRIAL ESTATE-1, NEAR SAFAL ESTATE, KATHWADA-SINGARVA ROAD, KATHWADA, AHMEDABAD** is the Owner, Possessor and developer of the below said land which is hereinafter called as "Said Land".

Revenue Survey No's	1050	Final Plot No	24/1
Village	Kathwada	Taluka	Dascroi
District	Ahmedabad	Division	D.T.S.P- 131

Further said that the **MS SHREEJI BUILDCON** has/have proposed/started construction of residential/commercial/mix project in NAME of "**SAFAL INDUSTRIAL ESTATE-1** " hereinafter called as said project.

We have examined the title of the said form the search report attached herewith from the (date) to (date)

We hereby state that the said land is free from all encumbrances

Also we have studied the book of accounts and other agreements and hereby conclude that the project with its construction work is free from all financial encumbrance or loans

RAJESH N BAROT Advocate
Bar Council of Gujarat



Place : Ahmedabad
Date: 05/03/2018