



Mrs Bharati D Chauhan
Bcom. LLB.
ADVOCATE & NOTARY



TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT IN RESPECT OF A RESIDENTIAL BUILDING
NAMELY "SHIV CO. OP. HSG. SOC. LTD." CONSTRUCTED ON
PLOT NO. 52 TO 57, ADMEASURING ABOUT 4783.00 SQ.MTRS.
PRESENTLY STANDS ON THE NAME OF SHIV CO. OP. HSG. SOC.,
LOCATED AND SITUATED AT : VAPI NOTIFIED INDUSTRIAL
ESTATE, G.I.D.C. VAPI, TALUKA VAPI, DIST. VALSAD.

Sir,

With reference to an oral request made to me by the President of Shiv Co. Op. Hsg. Soc. Ltd., G.I.D.C. VAPI, Tal. Vapi for investigating the title of the above mentioned property, I have carried out necessary search in respect of the above mentioned property in the registrar Pardi and Vapi I am submitting the necessary report as under.

- (1) At present the said plot of land with a construction of building thereon is standing in the name of Shiv Co. Op. Hsg. Soc. Ltd., of G.I.D.C. VAPI, Tal. VAPI, as a lessee and occupant of the same as per the records of Gujarat Industrial Development Corporation.
- (2) The Gujarat Industrial Development Corporation is a corporation constituted under the Gujarat Industrial Development Act - 1962 (Guj. XXIII of 1962) and having its Head office at Udyog Bhavan, Block No. 3,4,5, "GH" Road, Sector No. 11, Gandhinagar. (hereinafter called as Corporation)
- (3) Originally an agricultural land occupied by various agriculturists as an owner of the same, the government of Gujarat had acquired the land from the land owners for the purpose of setting up an Industrial units on the said land through Gujarat Industrial Development Corporation. That after making acquisition of the land by Gujarat Government the possession of the same was handed over to Gujarat Industrial Development Corporation. The said Corporation after making provisions of internal roads, common plots, and various plots for its Industrial Commercial and Residential use on the said land had invited applications from public for its allotments.

WHEREAS



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- (4) Themis Chemicals Ltd. has applied to GIDC for allotment of Residential Plot in VAPI Industrial Notified Estate and considering the request GIDC has allotted Plot No. 52 To 57 to Themis Chemicals Ltd. vide allotment letter No. 5343 on 26/07/1977.
- (5) The necessary Licence Agreement was also executed between GIDC and Themis Chemicals Ltd. for the said Plot No. 52 To 57. Thereafter the physical possession of the said plot was handed over by GIDC to Themis Chemicals Ltd. and the necessary Possession Receipt dtd. 16/11/1977 was issued by Deputy Engineer (I) GIDC, Vapi.
- (6) Thenafter Themis Chemicals Ltd. Passed the necessary resolution in terms of section 21/31/44 of companies Act 1956, on 10/11/2000 and approval of the Central Government signifies in writing having been accorded thereto by the Registrsr of Companies, Gujarat, vide his letter dated 06/02/2001 in terms of Government of India, Ministry of Law, Justice, & Company Affairs, Notification No. GSR 507 (E) dated 24/06/1985 the name of the said Company is changed to Themis Medicare Limited. And Certificate issued by component authority Registrar Of Companies dated 06/02/2001.
- (7) **SHIV CO OPERATIVE HOUSING SOCIETY LTD.,** is a registered Co-Operative Society registered under the provisions of Gujarat Co-Operative Housing Societies Act 1962 and having its registration **No. GH-25152 dated 26/07/2016.**
- (8) Thenafter Themis Chemicals Ltd. (Themis Medicare) had applied to the Corporation for transfer of the said Plot No. 52 To 57 in favour of M/s. Shiv Co. Op. Hsg. Soc. And Said application was granted by GIDC Vide Provisional Transfer Order No. 1574 on 10/06/2016.
- (9) Then after the Necessary Supplementary Agreement was executed between GIDC and M/s. Shiv Co. Op. Hsg. Soc. Ltd. and Themis Medicare dated 30/06/2016. And GIDC issued Final Transfer Order No. 2039 on 02/07/2016.
- (10) Then after the necessary Lease Deed was executed on 17/02/2021 between Gujarat Industrial Development Corporation hereinafter referred to as G.I.D.C., (hereinafter called as "THE LESSOR") of one part and M/s. Shiv Co. Op. Hsg. Soc. Ltd. (therein called as "LESSEE") of the other part and the said lease deed



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was registered with the sub – registrar of Vapi on 17/02/2021 vide serial No. 2079 and Duplicate vide Sr. No. 2080 for a period of 99 years for a housing purpose subject to the observance and performance of the covenants and conditions contained in the said indenture of lease dated 17/02/2021.

(11) Thereafter M/s. Shiv Co. Op. Hsg. Soc. Ltd. has prepared the building plan to construct a residential building upon the said plot and applied for the construction permission from GIDC Vapi and Executive Engineer, GIDC, Vapi has approved the said drawing vide letter No. GIDC/XEN/VAP/00505 dated 02/03/2021 and the necessary building plan was also approved by Executive Engineer, GIDC, Vapi.

(12) Thereafter as per the construction permission and as per the approved building plan M/s. Shiv Co. Op. Hsg. Soc. Ltd. has started the construction of a residential building of Ground Floor + 4 Floor upon the said Plot No. 52 To 57, admeasuring about 4783.00 Sq. Mtr. And the said Building is known as “**SHIV CO. OP. HSG. SOC. LTD.**”.

(13) Hence M/s. SHIV CO. OP. HSG. SOC. LTD. becomes the legally leaseholder of GIDC and holds the clear and marketable title of the said Residential building known as “ SHIV CO. OP. HSG. SOC. LTD.” constructed upon the Plot No. 52 To 57, admeasuring about 4783.00 Sq. Mtrs. in the VAPI Notified Industrial Estate.

(14) I have taken search of the public record from the office of Sub-Registrar Vapi/Pardi, and I have not come across any proceeding pending anywhere with reference to the said property and found the title of the said property is clear and marketable. The search receipt is attached herewith.

(15) In these circumstances and in the lights of documentary records whatsoever available and supplied to me I of the opinion that the title of the above said property is clear and marketable and presently the said property is standing on the name of M/s. SHIV CO. OP. HSG. SOC. LTD. .



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Hope all general requisitions on title are covered.

THIS SEARCH REPORT IS ISSUED UNDER MY SEAL AND
SIGNATURE ON THIS 12th DAY OF MARCH '2021.

DATE : 12/03/2021

PLACE : VAPI

BDC

(BHARATI D. CHAUHAN)
ADVOCATE



અરજી પહોંચ

મિલકત નું વર્ણન : હાઉસીંગ પ્લોટ નં.52-57, જીઆઈડીસી વાપી

Search in : વાપી Vapi

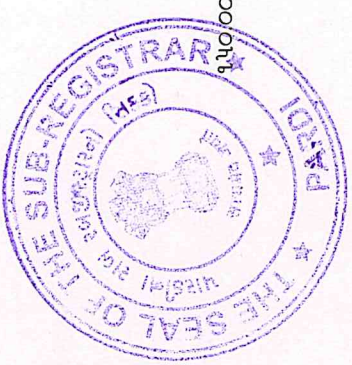
પહોંચ નંબર ૨૦૨૧૧૦૬૦૦૨૭૮૨ અરજી નંબર ૨૧૨૬ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૫ માહે ૨૦૨૧

રજુ કરનારનું નામ B. D. Chauhan - Adv

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
રેગેની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2001 2014
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ. ૧૫૦.૦૦

અંકે રૂપીયા એક સો પચાંસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


Sumitbhai A Gavit
સબ રજીસ્ટ્રાર
વાપી

અંકે રૂ. : 150.00

20210225990485043


સબ રજીસ્ટ્રાર, વાપી

અરજી પહોંચ

મિલકત નું વર્ણન : S No 323/P, 325/P, PLOT NO 52 to 57, Housing Sector 1

Search in : VAPI VAPI

પહોંચ નંબર ૨૦૨૧૪૦૦૦૦૪૩૭૩

અરજી નંબર

૧૬૦૮

અરજી વર્ષ

૨૦૨૧

તારીખ રૂપે

માહે

ફેબ્રુઆરી

સને

૨૦૨૧

રજુ કરનારનું નામ Bharati D Chauhan

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોટીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2015 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોટીયો.....

ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

અંકે રૂપીયા એંશી પુરા

કુલ એકંદરે રૂ.

૮૦.૦૦

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

BHARGAVKUMAR HARILAL PATEL
સબ રજીસ્ટ્રાર
વાપી

અંકે રૂ. : 80.00

20210225703403364

સબ રજીસ્ટ્રાર, વાપી