

VIKRAMSINH D. ZALA

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NON-ENCUMBRANCE CERTIFICATE

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have investigated the title to the below referred property, belonging to; M/S. Sakar Corporation a partnership firm, situate, lying and being at Mouje of Moje Ishanpur, Taluka Maninagar, in the registration District Ahmedabad –Sub District Ahmedabad-5 (Narol), which is more particularly described in the Schedule hereunder written, and have found the same to be free of encumbrances, injunction, litigation and reasonable doubts,subject to; Applicable Provisions of the (1) The Gujarat Town Planning and Urban Development Act,1976, and (1) Real Estate (Regulation and Development) Act, 2016.

THE SCHEDULE ABOVE REFERRED TO

N.A. Land admeasuring 4052 sq. mtrs. Bearing Final Plot No. 3, of T.P. Scheme No. 55 (Ishanpur South) allotted in lieu of Survey No. 277 of Moje Ishanpur, Taluka Maninagar, in the registration District Ahmedabad–Sub District Ahmedabad-5(Narol).

Dated this 26th day of April, 2018, at Ahmedabad.




(VIKRAMSINH D. ZALA)
Advocate

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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, We have investigated the titles to the N.A. Land admeasuring 4052 sq. mtrs. Bearing Final Plot No. 3, of T.P. Scheme No. 55 (Ishanpur South) allotted in lieu of Survey No. 277 of Moje Ishanpur, Taluka Maninagar, in the registration District Ahmedabad-Sub District Ahmedabad-5(Narol); and belonging to, Sakar Corporation a partnership firm. and have found same to be clear, marketable and free from any encumbrances **Subject to :-** Applicable Provisions of the Town Planning Act and The Revenue Laws.

Dated this 8 th day of May, 2018.




Vikramsinh D. Zala
Advocate

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TITLE REPORT

To,

M/S. Sakar Corporation a partnership firm,

Address at- 277, Kacharajiwala compound,

B/h. Swastik Complex, Narol, Ahmedabad.

Ref.: Investigation of the title to the N.A. Land admeasuring 4052 sq. mtrs. Bearing Final Plot No. 3, of T.P. Scheme No. 55 (Ishanpur South) allotted in lieu of Survey No. 277 of Moje Ishanpur, Taluka Maninagar, in the registration District Ahmedabad-Sub District Ahmedabad-5(Narol) belonging to, Sakar Corporation a partnership firm.



As per the your instructions, I have investigated the title to the above referred ~~Non~~ agricultural land and have taken the available searches for the last 21 years at the office of the Sub-Registrar and at the office of the Talati and Mamlatdar office, and also perused relevant documents, deeds and declaration produced by you. I now report as under:-

1. That, (1) Natvarlal Shankarlal, (2) Jayantilal Shankarlal, (3) Ishvarlal Shankarlal, (4) Lilaben Shankarlal and (5) Kalavatiben Shankarlal declared smallest holders and possessors of Survey No.277 of Moje Isanpur, as per section-6(B) of Devsthan Inam Abolition Act. Necessary entry to that effect was entered into the mutation register. Vide Entry No. 87.

2. Thereafter, as per Taluka Circular Order No.T.N.C dated 27-11-1947 Dhanaji Lalluji and Becharji Dhanaji declared as protected tenants of Survey No.277 of Moje Isanpur, as per section-3(A) of Tenancy Act. Necessary entry to that effect was entered into the mutation register on 28-7-1948, Vide Entry No. 175.
3. Thereafter, Becharji Dhanaji did not cultivated land of Survey No.277 continuously two years, so name of Becharji Dhanaji deleted from revenue record as per Taluka Circular Order No.T.N.C. Necessary entry to that effect was entered into the mutation register on 2-7-1955, Vide Entry No. 212.
4. Thereafter, said (1) Natvarlal Shankarlal, (2) Jayantilal Shankarlal, (3) Ishvarlal Shankarlal, (4) Lilaben Shankarlal and (5) Kalavatiben Shankarlal jointly sold and conveyed land bearing survey No.277 along with construction up to plinth level, to Dhanaji Lalluji. For which a deed of sale registered before the Sub-Registrar of Ahmedabad on 29-6-1967, vide Registration No.6863. Necessary entry to that effect was entered into the mutation register on 27-11-1977, Vide Entry No. 388.
5. Thereafter, said Dhanaji Lalluji sold and conveyed land bearing survey No.277 along with construction up to plinth level, to Honesty Calico Printers. For which a deed of sale registered before the Sub-Registrar of Ahmedabad on 14-7-1967, vide Registration No.7309. Necessary entry to that effect was entered into the mutation register on 3-12-1977, Vide Entry No. 389.
6. As per circular No.CDC/Court of City Deputy Collector. dated 17-6-77 land bearing Survey No.277 declared as fragment land as per section-6B of The

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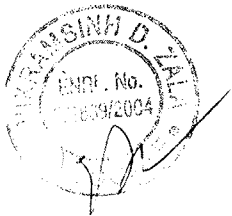
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Prevention of Fragmentation and Consolidation of Holdings Act, 1947. Necessary Entry to that effect was entered into the mutation register on 10-3-1981, Vide Certified Entry No.679.

7. Thereafter, Bachubai widow of Shankarlal Durgadas died on 3-1-1967 living behind her heirs, (1) Natvarlal Shankarlal, (2) Jayantilal Shankarlal, (3) Ishvarlal Shankarlal, (4) Lilaben Shankarlal and (5) Kalavatiben Shankarlal. Necessary Entry to that effect was entered into the mutation register on 27-7-1968, Vide Certified Entry No.759.

8. Deputy Collector (Devsthan Inam) Ahmedabad, vide its order No. Case No. 125/79 dated 23-3-1981 order to reject applicant Shahalam Roza Trust's objection application and held that opponent No. 2 Natwarlal Shankarlal and others were the smallest holders. So they could be possessor of section 4 (1) (C) of Devsthan Inam Abolition Act and opponent No. 2 was the protected tenant and procedure to be followed for sale of land. Necessary Entry to that effect was entered into the mutation register on 29-6-1981, Vide Certified Entry No. 963.



9. Earlier, said (1) Natvarlal Shankarlal, (2) Jayantilal Shankarlal, (3) Ishvarlal Shankarlal, (4) Lilaben Shankarlal and (5) Kalavatiben Shankarlal jointly sold and conveyed land bearing survey No.277 along with construction up to plinth level, to Dhanaji Lalluji. For which a deed of sale registered before the Sub-Registrar of Ahmedabad on 29-6-1967, vide Registration No.6863. Necessary entry to that effect was entered into the mutation register on 27-11-1977, Vide Entry No. 1293.

Said Entry was certified as per the order of Krushi Punch and Mamlatdar dated 5-11-1977 vide order no. 172/77.

10. Thereafter, said Dhanaji Lalluji sold and conveyed land bearing survey No.277 along with construction up to plinth level, to Honesty Calico Printers. For which a deed of sale registered before the Sub-Registrar of Ahmedabad on 14-7-1967, vide Registration No.7309. Krushipanch and Mamlatdar in case No. 172/77 declare that the said land was not agricultural land and drop the proceedings as per section 84 (C). Necessary entry to that effect was entered into the mutation register on 27-11-1977. Vide Entry No. 1294.
11. Mamlatdar and Krushipanch, City Taluka, Ahmedabad-2 vide its order in ganot case No. 32 (G) – 46/85 dated 2-1-1986, declared that tenant Becharji Dhanaji was not possessed a land of Survey No. 277 on 15-11-1969, so he was not dimmed purchaser and dropped the proceedings of as per section 88 (E) and 32 (G) of Tenancy Act and ordered to inquiry of Sale in favour of Honesty Calico Printers of land of Survey No. 277 which is agricultural land, though it was violation section 63 of Tenancy Act. Necessary entry to that effect was entered into the mutation register on 30-4-2015. Vide Entry No. 7664.
12. Thereafter, The Malatdar and Krushipanch, Ahmedabad City-2. vide his order in Ganot Case No. 78/85 dated 16-6-1987 held that as per the village form 7-12 of survey No. 277 shown as N.A and order of Mamlatdar and Krushipanch, Ahmedabad in case No. 172/77 dropped the proceeding of 84 (C) of Tenancy Act in Mutation Entry No. 1294 dated 14-1-1978. The Mamlatdar and Krushipanch of Ahmedabad vide his order in case no. 46/85 dated 2-1-1986 dropped the proceeding as per

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section 32 (G) of Tenancy Act the land of survey No. 277 was not cultivated there for as per section 2 (8) of Tenancy Act the land is not agricultural land. The further proceeding of section 84 (C) of Tenancy Act hit with principal of "RESJUDICATA". And order to closed inquiry. Necessary entry to that effect was entered into the mutation register on 13-4-2016, Vide Entry No. 7864.

13. The Deputy Collector (LA.Reform) of Ahmedabad vide his order No. Ganot/ Revision/Case No. 356/86 dated 21-3-1988 confirm of the order of krushipanch for dropping the proceeding as per section 84 (C) and order to withdraw notice. Necessary entry to that effect was entered into the mutation register on 13-4-2016, Vide Entry No. 7865.

14. Thereafter, The Malatdar and Krushipanch, Ahmedabad City-2, vide his order in Ganot Case No. 37/88 dated 28-11-1988 held that as per the order No. Ganot Case No. 78/85 dated 16-6-1987 dropped the proceeding of 84 (C) of Tenancy Act of land bearing survey No. 277 of Moje Ishanpur and order to closed to proceedings and remove the entry from the case register. Necessary entry to that effect was entered into the mutation register on 13-4-2016, Vide Entry No. 7866.

15. Thereafter, City Mamlatdar Ahmedabad vide his order No. RTS/correction order /promulgation/ SR No. 1027/2008 dated 22-9-2008 order to make correction in revenue record. Necessary entry to that effect was entered into the mutation register on 23-9-2008. Vide Entry No. 5344.

16. Thenafter Jamalbhai Kadarji Chunawala died on 9-10-1995 and Shakinibibi Jamalbhai Chunawala died before many years living behind them Nurmohmad Jamalbhai Chunawala. Necessary entry to that effect was entered into the mutation register on 25-10-2010, Vide Entry No. 6120. The said Entry was cancelled due to not according to record on 30-11-2010.
17. Thereafter, as per circular of revenue department Government of Gujarat dated 17-2-2012 vide No. PFR/102011/275/L/1 amalgamated City and Dascroi Taluka of Ahmedabad District and formed new two talukas namely Ahmedabad (East) and Ahmedabad (West). As per village Ishanpur of Ahmedabad (West) Taluka Now entered in Ahmedabad City East Taluka. Necessary entry to that effect was entered into the mutation register on 3-5-2012, Vide Entry No. 6641.
18. Thereafter, Jamalbhai (Jamalji) Haji Kadarbhai Chunawala's wife Shakinibibi Jamalbhai Chunawala died on 20-6-1988 and Jamalbhai (Jamalji) Haji Kadarbhai Chunawala died on 9-10-1995 living behind them Nurmohmadbhai Jamalbhai (Jamalji) Chunawala) and he is the only proprietor of Honesty Calico Printers. For which declaration was executed and registered before the sub registrar Ahmedabad-5 (Narol) on 19-12-2014, Vide registration 7561.
19. Thereafter Tenant Becharji Dhanaji died on 2-4-1987 and his wife Chanchalbeh Becharji died on 28-1-2006 living behind them Revaben Becharji and Dalpatji Becharji. Necessary entry to that effect was entered into the mutation register on 18-12-2014, Vide Entry No. 7603. The said entry was challenged and the

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Mamlatdar of Maninagar rejected the entry on 15-4-2015 vide its order No. RTS/Takrari/Ishanpur/Case No. 08/2015.

20. Thereafter, City Mamlatdar Narol vide its order No. City/Narol/Jamin/ Ishanpur/ Cor. Order/SR03/2015, dated 12-1-2015 order to record the name Honesty Calico Printers thoughts its partners (1) Jamalbhai Haji Kadarbhai Chunawala and (2) Alabax Haji Kadarbhai Chunawala in the revenue record of survey No. 277. Necessary entry to that effect was entered into the mutation register on 16-1-2015, Vide Entry No. 7619.
21. Thereafter, Honesty Calico Printers thoughts partner Jamalbhai Haji Kadarbhai Chunawala died on 9-10-1995 and his wife Shakinabibi Jamalbhai Chunawala died on 20-10-1988 and Alabax Haji Kadarbhai died on 5-4-1969 and his wife Hanifabibi Alabax died on 30-7-1995 living behind them only heir Nurmohmadbhai Jamalbhai Chunawala. Necessary entry to that effect was entered into the mutation register on 1-7-2015, Vide Entry No. 7721.
22. Thereafter, City Deputy Collector Ahmedabad (East) vide its order no. RTS/ Appeal/Case No. 221/2015 dated 22-1-2016 rejected the application of the appellants. Necessary entry to that effect was entered into the mutation register on 11-2-2016, Vide Entry No. 7822.



23. Thereafter, City Deputy Collector Ahmedabad (East) vide its order no. RTS/Appeal/ Case No. 213/2015 dated 19-5-2016 rejected the application of the appellants. Necessary entry to that effect was entered into the mutation register on 29-9-2016, Vide Entry No. 7939. The said order was challenged before the District Collector of Ahmedabad by filing case No. LB/Revision Application No. 748/2016. The said Revision Application withdrawn by the appellants and District Collector of Ahmedabad granted permission to withdraw the said revision application without going in to the merits on 22-2-2018. Necessary entry to that effect was entered into the mutation register on 23-2-2018, Vide Entry No. 8167.
24. Thereafter T.P> Scheme No. 55 (Ishanpur South) implemented and survey No. 277 admeasuring 5160 sq. Mtrs. allotted final plot No. 3 admeasuring 4052 sq. Mtrs.
25. Ahmedabad Municipal Corporation granted development permission on 5-5-2015 vide case no. BLNTI/SZ/281114/GDR/A3265/RO/M1 and approved construction plan for Block No. A vide case No. 03725/281114/A3265/ RO/M1 and Block No. B vide case No. 03726/281114/A3266/ RO/M1.
26. District Collector of Ahmedabad vide its order No. NA/U.2/Ishanpur/Section 67/ case No. 463/2017 dated 3-3-2018, granted N.A Permission and regularised construction standing on the land bearing final plot No. 3 of T,P. 55 allotted in liu of survey No. 277 of Moje Ishanpur. Necessary entry to that effect was entered into the mutation register on 7-3-2018. Vide Entry No. 8168. The said order was recorded in village form No. 2 vide entry No. 97.
27. Thereafter the said Honesty Calico Printers represented thorught its partner Nurmohmadbhai Jamalbhai (Jamalji) Chunawala sold and conveyed the said land



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bearing final plot No. 3 admeasuring 4052 sq. Mtrs. of T.P. scheme No. 55 (Ishanpur South), allotted liu of survey No. 277 admeasuring 5160 of moje Ishanpur, to Sakar Corporation a partnership firm represented through its partner Nileshbhai Vallabhbhai Dhanani on 12-5-2016. For which a deed of sale was executed before the sub registrar of Ahmedabad-5 (Narol) vide registration No. 3332. Necessary entry to that effect was entered into the mutation register on 12-3-2018, Vide Entry No. 8170.

By this way, Sakar Corporation a partnership firm represented through its partner Nileshbhai Vallabhbhai Dhanani became the absolute owner of N.A. land bearing Final Plot No. 3 admeasuring 4052 sq. Mtrs. of T.P. scheme No. 55 (Ishanpur South), allotted liu of survey No. 277 admeasuring 5160 of moje Ishanpur.

28. The said Land Owner, Sakar Corporation a partnership firm represented through its partner Nileshbhai Vallabhbhai Dhanani, executed a declaration declaring rights and titles of the Said N.A. land bearing Final Plot No. 3 admeasuring 4052 sq. Mtrs. of T.P. scheme No. 55 (Ishanpur South), allotted lieu of survey No. 277 admeasuring 5160 of moje Ishanpur. is clear, marketable, and without any encumbrances, before the Notary Public Advocate on 8-5-2018.



29. No encumbrances or charges have been found by the available search taken by my Searcher on the Said N.A. land bearing Final Plot No. 3 admeasuring 4052 sq. Mtrs. of T.P. scheme No. 55 (Ishanpur South), allotted liu of survey No. 277 admeasuring 5160 situate. lying, and being at Moje Ishanpur, Taluka - Maninagar in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol).

In view of the facts, particulars and documents furnished to me, as well as of the available searches taken by me, I am of the opinion that the rights and titles of Sakar Corporation a partnership firm represented through its partner Nileshbhai Vallabhbbhai Dhanani pertaining to the Said N.A. land bearing Final Plot No. 3 admeasuring 4052 sq. Mtrs. of T.P. scheme No. 55 (Ishanpur South), allotted lieu of survey No. 277 admeasuring 5160 situate, lying, and being at Moje Ishanpur, Taluka - Maninagar in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) is clear, marketable and without any encumbrances; Subject to :- Applicable Provisions of the Town Planning Act and The Revenue Laws.

Dated this 8 th day of May, 2018




Vikramsinh D. Zala
Advocate