



Date : 1-9-2017

TITLE CLEARENCE CERTIFICATE

Reg: Investigation of the titles of the non-agriculture land bearing Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, Taluka Vatva, Dist. Ahmedabad

Owner: Mahadev Infracon, a partnership firm

In pursuance to the request of Niketan Kishorbhai Patel, one of the partners of Mahadev Infracon, owner of the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, I have investigated the titles of the above piece of land. Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable.

Place: Ahmedabad

Date : 1-9-2017



Irfan I. Bengali

B.Sc., LL.B., Advocate

(2)

DESCRIPTION OF THE PROPERTY

All that piece and parcle of non-agriculture land bearing Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

Date : 1-9-2017



Irfan I. Bengali

B.Sc., LL.B., Advocate



Date : 1-9-2017

TITLE SEARCH REPORT

Reg: Investigation of the titles of the non-agriculture land bearing Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, Taluka Vatva, Dist. Ahmedabad

Owner: Mahadev Infracon, a partnership firm

In pursuance to the request of Niketan Kishorbhai Patel, one of the partners of Mahadev Infracon, owner of the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, I have investigated the titles of the said land and my findings to its are as under :



(1) Land of Survey No.830 admeasuring 7790 Sq.Mtrs. is covered in T.P. Scheme No.106 and the said land has been given Final Plot No.2 admeasuring 4674 Sq.Mtrs. Said land is non-agriculture land.

(2) Land of Survey No.830 was under the ownership of Narendra Harilal. He sold and conveyed the said land to Jivaji Khodaji on dtd.23-8-63. Therefore name of Jivaji Khodaji was entered in revenue record by Mutation Entry No.705 dtd.20-10-66.

(3) Jivaji Khodaji died on dtd.19-12-85 and therefore by Mutation Entry No.5233 dtd.6-11-09, names of

(2)

Dahiben Jivaji and Champaben Jivaji were entered in revenue record as successors of deceased and said entry was certified on dtd.4-1-10.

(4) Jivaji Khodaji has executed registered Will on dtd.18-5-84, Reg. No.7421. As per said registered Will said land was given to Gangaram Shivilal and Mutation Entry No.1968 dtd.1-8-86 was made in revenue record to that effect.

(5) Against the order of certification entry no.1968 of Mamlatdar, successors of Jivaji Khodaji have filed an Appeal No.99/94 before Prant Officer, Viramgam, Ahmedabad. Said appeal was ordered to allow and cancelled Mutation Entry No.1968 which was mutated in revenue record on the basis of "Will". Against the said order, Gangaram Shivilal has preferred a Revision No.76/95 before District Collector, Ahmedabad. Said revision was ordered to dismiss and confirm order of Prant Officer, Viramgam.

(6) Thereafter, Gangaram Shivilal has filed a Revision Application No.HKP/AMD/2/96 before Special Secretary Revenue (Appeal), Gujarat State against the order of District Collector. Said revision application was ordered to dismiss. By way of above all proceedings, Entry No.1968 was cancelled.

(7) On the basis of the said will, said land is transferred to Gangaram Shivilal as he was non-agricultrist. So Mamlatdar and ALT has issued a notice under section

(3)

87(c) for the breach of section 63 of Tenancy Act and registered Ganot Case No. 173/95. Gangaram Shivilal has executed cancellation deed in respect to "Will" on dtd.27-4-06. Said fact is also mentioned in the order of Mamlatdar and ALT. Accordingly, Mamlatdar and ALT has passed an order and withdraw notice, issued under Section 84(C) of the Act.

(8) Deputy Collector Viramgam prant, Ahmedabad has converted the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. from restrictive tenure to old tenure for non-agriculture purpose as per his order No.POVP/Jamin/Binkheti/Premium/S.R.No.67/10 dtd.31-3-11. Mutation Entry No.5971 dtd.21-5-11 was made in revenue record on the basis of the said order.

(9) Dahiben Jivaji and Champaben Jivaji sold and transferred the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. to Nimish Manmohandas Sanghvi, Divyang Anantray Sanghvi, Hemang Manmohandas Sanghvi and Ketan Bhavanidas Sanghvi on dtd.13-4-11 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-7 (Odhav) at Sr. No.5657. Names of said purchasers Nimish Manmohandas Sanghvi, Divyang Anantray Sanghvi, Hemang Manmohandas Sanghvi and Ketan Bhavanidas Sanghvi were entered in revenue record by Mutation Entry No.6628 dtd.3-8-12. Said entry was certified by revenue authority on dtd.22-12-12.



(4)

(10) The Collector Ahmedabad has granted N.A. permission for residential use to the said land as per his order No. EST/N.A./T.Bi.Khe./Tatkal/K-65/SR-6/2013 of dtd.25-3-13. Mutation Entry No.6977 dtd.16-4-13 was made in revenue record on the basis of the said order.

(11) Nimish Manmohandas Sanghvi, Divyang Anantray Sanghvi, Hemang Manmohandas Sanghvi and Ketan Bhavanidas Sanghvi sold and transferred the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. to Mukesh Vasantlal Ghiya on dtd.16-5-14 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-12 (Nikol) at Sr. No.5946. Name of said purchaser Mukesh Vasantlal Ghiya was entered in revenue record by Mutation Entry No.7492 dtd.21-5-14. Said entry was certified by revenue authority on dtd.11-7-14. In view of the registered sale deed and certified mutation entry, said purchaser Mukesh Vasantlal Ghiya became the owner and occupier of the said land.

(12) Mukesh Vasantlal Ghiya sold and conveyed the land of Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. to Mahadev Infracon on dtd.19-4-16 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-12 (Nikol) at Sr. No.5756. Name of said purchaser Mahadev Infracon was entered in revenue record by Mutation Entry No.8307 dtd.25-4-16. Said entry was certified by revenue authority on

(5)

dtd.18-7-16. In view of the registered sale deed and certified mutation entry, said purchaser Mahadev Infracon became the owner and occupier of the said land.

(13) On verification of sub-registry record, I have found that Ravindra Somabai Thakor has filed Special Civil Suit No.177/16 before Principal Senior Civil Judge, Ahmedabad. Lispendance of the said suit was also registered in the Office of Sub-Registrar at Sr.No.5949 on dtd.22-4-16. Said Special Civil Suit No.177/16 has been withdrawn by Ravindra Somabhai Thakor by filing pursis. Accordingly Hon'ble Court has passed an order Lispendance of suit was cancelled by cancellation deed which was registrered with Sub-Registrar at Sr. No.6273 on dtd.6-5-17.



(14) As part of investigation, I have investigated sub-registry records. I have found that Dahiben Jivaji and Champaben Jivaji have executed registered agreement for sale in favour of Ramesh Ambalal and others on dtd.20-7-05 duly registered at Sr. No.3212. Thereafter, Ramesh Ambalal and others have executed registered cancellation agreement on dtd.1-9-16, which was registered at Sr. No.1981. Regular Civil Suit No.1297/15 (Old Civil Suit No.353/11) has been filed by Ramesh Ambalal Patel and same has been withdrawn by him by filing pursis before Principal Senior Civil Judge and withdraw order has been passed by Hon'ble Court..

(15) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.9-6-16 and I have not received any objection and/or claim in response thereto.

(6)

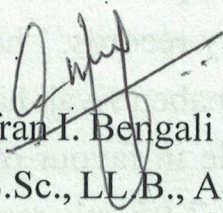
(16) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(17) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad

Date : 1-9-2017




Irfan I. Bengali
B.Sc., LL.B., Advocate

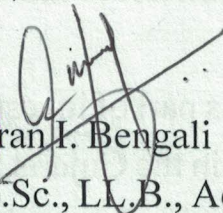
DESCRIPTION OF THE PROPERTY

All that piece and parcle of non-agriculture land bearing Survey No.830 admeasuring 7790 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.2 admeasuring 4674 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

Date : 1-9-2017




Irfan I. Bengali
B.Sc., LL.B., Advocate



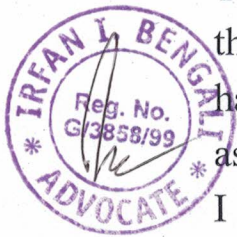
Date : 11-7-17

TITLE CLEARANCE CERTIFICATE

Reg: Investigation of the titles of the non-agriculture land bearing Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, Dist. : Ahmedabad

Owner: Mahadev Infracon, a partnership firm

In pursuance to the request of Anil Dilipsinh Solanki, partner of Mahadev Infracon and owner of the land of Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No. 23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad, I have investigated the titles of the above piece of land. Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable.



Place: Ahmedabad

Date : 11-7-17



Irfan I. Bengali

B.Sc., LL.B., Advocate

(2)

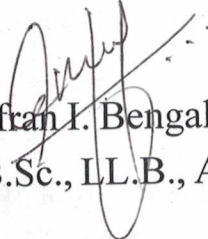
DESCRIPTION OF THE PROPERTY

All that piece and parcle of non-agriculture land bearing Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

Date : 11-7-17




Irfan I. Bengali
B.Sc., LL.B., Advocate



Date : 11-7-17

TITLE SEARCH REPORT

Reg: Investigation of the titles of the non-agriculture land bearing Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, Dist. : Ahmedabad

Owner: Mahadev Infracon, a partnership firm

In pursuance to the request of Anil Dilipsinh Solanki, partner of Mahadev Infracon and owner of the land of Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No. 23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad, I have investigated the titles of the said land and my findings to its are as under :



(1) Land of Survey No.885 admeasuring 8094 Sq.Mtrs. is covered in T.P. Scheme No.106 and the said land is given Final Plot No.23/1 and 23/2.

(2) As per order of Mamlatdar and ALT Ahmedabad in Ganot Case No.1757/75 dtd.17-4-73, said land was given to Bhalaji Nathaji, Somaji Nathaji, Suraji Nathaji and Jivaji Khodaji on a condition to pay Rs.2133.05 in four weeks and Mutation Entry No.1551 dtd.10-6-76 was made in revenue record on the basis of said order.

(2)

(3) Bhalaji Nathaji, Somaji Nathaji, Suraji Nathaji and Jivaji Khodaji have paid the purchase price Rs.2133.05 to the land owner. Hence, Mamlatdar and ALT has issued Sale Certificate in Form No.9 on dtd.30-4-84. Said land was given to Bhalaji Nathaji, Somaji Nathaji, Suraji Nathaji and Jivaji Khodaji as new tenure land. By way of sale certificate, Bhalaji Nathaji, Somaji Nathaji, Suraji Nathaji and Jivaji Khodaji became the owners and occupiers of the said land.

(4) Thereafter, Somaji Nathaji died on dtd.10-7-91 and therefore by Mutation Entry No.2210 dtd.1-6-94, names of Amraji Somaji, Khodaji Somaji, Madhiben Somaji and Shantaben Somaji were entered in revenue record as successors of deceased.

(5) Thereafter, Jivaji Khodaji died on dtd.19-12-85 and therefore by Mutation Entry No.2303 dtd.19-12-85, names of Dahiben Jivaji and Champaben Jivaji were entered in revenue record as successors of deceased.

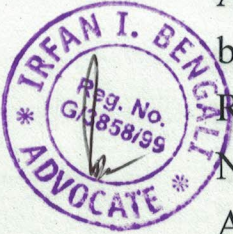
(6) Thereafter, Amraji Somaji died on dtd.27-6-01. Therefore by Mutation Entry No.3526 dtd.30-3-05, names of Rameshbhai Amraji, Manubhai Amraji, Shardaben Amraji, Bhanuben Amraji and Hiraben widow of Amraji Somaji were entered in revenue record as successors of deceased.

(7) Hiraben widow of Amraji Somaji died on dtd.2-5-07 and therefore her name was deleted from revenue record by Mutation Entry No.5234 dtd.16-11-09.

(3)

(8) The said land was acquired by Khodaji Somaji & others as ganotiya and therefore it was restrictive tenure land. Hence, premium was paid and Deputy Collector, Viramgam Prant, Ahmedabad has passed Order No.Jamin/prasapra/vastral/SR No.374/09 on dtd.22-7-10 and converted the said land into old tenure land for non-agriculture purpose. Mutation Entry No.5538 dtd. 23-8-10 was made in revenue record on the basis of said order.

(9) Thereafter, Bhalaji Nathaji, Suraji Nathaji, Khodaji Somaji, Madhiben Somaji, Shantaben Somaji, Dahiben Jivaji, Champaben Jivaji, Rameshbhai Amraji, Manubhai Amraji, Shardaben Amraji and Bhanuben Amraji sold and transferred the said land of Survey No.885 paiki admeasuring 8094 Sq.Mtrs., T.P.S. No.106, F.P. No.23 paiki 4856 Sq.Mtrs. to Rameshbhai Ambalal and Himmatbhai Karshanbhai on dtd. 7-9-10 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-7 (Odhav) on dtd.15-9-10, at Sr. No.12083. Names of said purchasers Rameshbhai Ambalal and Himmatbhai Karshanbhai were entered in the revenue record by Mutation Entry No.5924 dtd. 9-5-11. Said entry was certified by revenue authority on dtd. 14-7-11. In view of the registered sale deed and certified mutation entry, said purchasers Rameshbhai Ambalal and Himmatbhai Karshanbhai became the owners and occupiers of the land of Survey No.885 paiki 4845 Sq.Mtrs.



(10) Land of Survey No.885 paiki T.P.S No.106, F.P. No.23 paiki 849.86 Sq.Mtrs. sold and conveyed by

(4)

Champaben D/o Jivaji Khodaji by executing registered sale deed on dtd.1-3-11 bearing Reg. No.3240 in favour of Ravindra Somabhai Thakor. Thereafter, Ravindra Somabhai Thakor has transferred Land of Survey No.885 paiki T.P.S No.106, F.P. No.23 paiki 849.86 Sq.Mtrs. to Sarvang Mukesh Ghiya by executing registered sale deed on dtd.9-3-11 bearing Reg. No.3751. Subsiquently, Sarvang Mukesh Ghiya has cancelled sale deed Reg. No.3751 by executing Deed of Cancellation on dtd.31-10-11 bearing Reg. No.14949 and Ravindra Somabhai Thakor has cancelled sale deed Reg. No.3240 by executing Deed of Cancellation on dtd.31-3-12 bearing Reg. No.750.

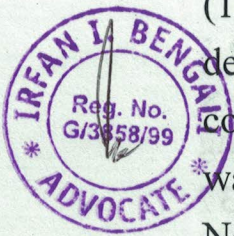
(11) Thereafter, Champaben Jivaji has executed confirmation deed in favour of Rameshbhai Ambalal and Himmatbhai Karshanbhai on dtd.9-9-10 and same was registered with Sub-Registrar Ahmedabad-7 (Odhav) at Sr. No.12212. She has confirmed the sale deed bearing Reg. No.12083 dtd.15-9-10 which was executed in favour of Rameshbhai Ambalal and Himmatbhai Karshanbhai.

(12) The District Collector, Ahmedabad has granted N.A. permission to the land of Survey No.885, T.P.S. No.106, Final Plot No.23/1 and 23/2 as per order No.ACB/TNC-2/N.A./Tatkal/K-65/S.R.14/2016 on dtd.31-8-16. On the basis of said order land of F.P. No.23/1 admeasuring 3682 Sq.Mtrs. paiki 1982 Sq.Mtrs. land was converted for residential purpose and 1700 Sq.Mtrs. land was converted for commercial purpose and land of F.P. No.23/2 admeasuring 1174 Sq.Mtrs.

(5)

land was converted for residential purpose.

(13) Rameshbhai Ambalal and Himmatbhai Karshanbhai sold and conveyed the land of Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.23/1 admeasuring 3682 Sq.Mtrs. to Mahadev Infracon, a partnership firm on dtd.14-9-16 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-12 (Nikol) at Sr. No.13724. Name of said purchaser Mahadev Infracon, a partnership firm was entered in revenue record by Mutation Entry No.8452 dtd.20-9-16 and said entry is yet to be certified. In view of the registered sale deed said purchaser Mahadev Infracon, a partnership firm became the owner and occupier of the said land.



(14) Jalpaben D/o Himmatlal Karsanbhai has executed deed of confirmation in favour of Mahadev Infracon and confirm sale deed dtd.14-9-16. Said confirmation deed was registered with Sub-Registrar, Ahmedabad at Sr. No.11598 dtd.10-7-17.

(15) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.17-5-16 and I have not received any objection and/or claim in response thereto.

(16) Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party.

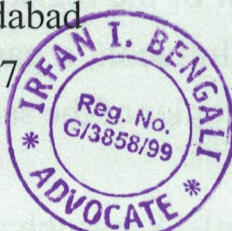
(6)

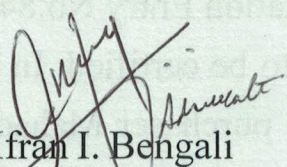
On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(17) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad

Date : 11-7-17



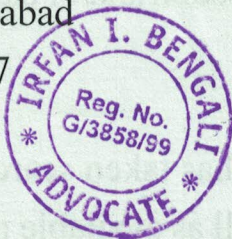

Irfan I. Bengali
B.Sc., LL.B., Advocate

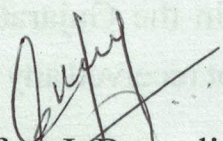
DESCRIPTION OF THE PROPERTY

All that piece and parcle of non-agriculture land bearing Survey No.885 admeasuring 8094 Sq.Mtrs. paiki 6137 Sq.Mtrs., T.P. Scheme No.106, Final Plot No.23/1 admeasuring 3682 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

Date : 11-7-17




Irfan I. Bengali
B.Sc., LL.B., Advocate