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Dated 14-4-2016

TITLE CERTIFICATE

This is to certify that the title of non agricultural land of old survey no. 26,27, 27 paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/1 Admeasuring 2898 Square Meters and New City Survey no. 925/3 Admeasuring 2898 Square Meters situated at Village Odhav, taluka city, Dist, Ahmedabad (Gujarat State, India) is belonging to SOLITAIR BUILD CONE Partnership Firm of its administrative partner Mr. Harshdeep Keshavji Sardava, its Register office 5, Devashya Avenue, Behind Shyam Farm, Nikol-Naroda Road, Nava Nikol, Ahmedabad is cleared, marketable, free from all reasonable doubts and without encumbrances.

Place - Ahmedabad

Dated- 14-4-2016




B.G.KAKADIA
Advocate and Notary

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TITLE REPORT

City Survey no. 925/3 Odhav,
Taluka city,
Ahmedabad

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Industries Ltd. [2] Odhav Steel Industries Unit of M/s Malhotra Steel Industries Ltd. [3] M/s Malhotra Steel Rolling Pvt. Ltd. in capacity of Managing Directors of their company's over this land of old survey no. 26,27 and 28 admeasuring 16693 squire meters of land which was included in Town Planning Scheme no. 1 allotted Final Plot no 220, Odhav, Ahmedabad.

Thereafter, the Odhav Steel Industries Division of M/s Malhotra Steel Industries Ltd's Managing Director Mr. G. R. Malhotra had been executed Register Sale deed no. 11334 dated 1-5-1991 from the owner Mr. Jayeshbhai Himatlal shah, admeasuring land of 5855 squire yards. And M/s Malhotra Steel Rolling Pvt. Ltd's Managing Director Mr. G. R. Malhotra had been executed Register Sale deed no. 11335 dated 1-5-1991 from the owner Mr. Jayeshbhai Himatlal shah, admeasuring land of 14110 squire yards.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. Ltd. had been transferred non agriculture piece of land 4180 squire smts covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1158 dated 3-11-1998 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. had been transferred non agriculture piece of land 4180 squire smts forming part-2 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1354 dated 5-5-1999 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd td. had been transferred non agriculture piece of land 4180 squire smts forming part-3 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no.1387 dated 10-5-1999 in favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter, the lease holder M/s Malhotra Steel Industries Ltd. had been transferred non agriculture piece of land 4180 squire smts forming part-4 covered under Town Planning Scheme no. 1 bearing Final Plot no 220, Odhav, Ahmedabad by executing register conveyance deed no. 1472 dated 15-5-1999 in

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favour of M/s Malhotra Steel Rolling Pvt. Ltd. along with all super structure standing thereon.

Thereafter Mr. Jayeshbhai Himatlal Shah had entertained the Civil Suit no. 1850-2006 Before the Ho'ble City Civil Court, Ahmedabad praying for declaring null and void and cancellation of register Sale deed no. 11334 and 11335 executed dated 1-5-1991 in that compromise has been taken place between the parties vide passing compromise pursis exhibit 47 dated 1/11/2007. In lieu of the that pursis The Ho'ble City Civil Court, Ahmedabad has passed and draw the decree. Because of the decree of court the register Sale deed no. 11334 and 11335 executed dated 1-5-1991 by the Mr. Jayeshbhai Himatlal Shah in favour of M/s Malhotra Steel Industries Ltd become null and void and tenancy was also ended. The effect of this mutation had been given in city survey property card by entry No.144 dated 3/12/2007.

According to the Compromise decree Passed vide exhibit 47 in civil Suit No.1850-2006 In the city civil Court, Ahmedabad. The entry Burden of Loan of The General co-op Bank Limited had been entered in the city survey property card. The effect of this mutation had been given in city survey property card by entry No.147 dated 11/1/2008.

Thereafter the loan amount of The General co-op bank limited had been paid by the party. So the burden of loan had been deleted from the city survey record. The effect of this mutation had been given in city survey property card by entry No.158 dated 7/10/2008.

There after the owner and occupier of the land of the city survey no. 925 (1) Jayeshbhai Himatlal (2) Kamleshbhai Himatlal (3) Savitaben Himatlal's power holder Mr Jayeshbhai Himatlal and the heirs of Ratilal Ambalal (1) Indumati Ratilal (2) Shankarbhai alias Shaileshbhai Ratilal administrator and manager of Hindu undivided families power holder Mr Jayeshbhai Himatlal had sold this land by executing sale deed No.9261 dated 7/11/2007 in favour of (1) Dhad Vadibhai Pritamdas (2) Kamleshbhai Vadilal (3) Babubhai Keshavlal (4) Narandrabhai Babaldash . The effect of this mutation had been given in city survey property card by entry No.146 dated 16/12/2007.

Thereafter, the Lease holder [1] M/s Malhotra Steel Industries Ltd. [2] Odhav Steel Industries Unit of M/s Malhotra Steel Industries Ltd. [3] M/s Malhotra Steel Rolling Pvt. Ltd had executed register Acceptance deed no.12559 dated 20-10-2008. for accepting the fact of register sale deed no. 9261

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dated 7-11-2007 executed between the Purchasers [1] Vadibhai Pritamberdas and others, heirs of the Venders Mr. Himatlal Ambalal [1] Savitaben widow of Himatlal Ambalal and others, and Heirs of Ratilal Ambalal [1] Indumatiben widow of Ratilal Ambalal and others and the confirming parties Sarlaben daughter of Himatlal and others of them.

Thereafter, the power holder Mr. Rajeshbhai Prahladbhai Patel had been executed register Acceptance deed 12580 dated 20-10-2008 for accepting the register sale deed no. 9261 dated 7-11-2007 accepting the deed and cancelling power delegating them for doing work for this land between Vadibhai Pritamberdas and others.

There after the owner and occupier of the land of the city survey no. 925 (1) Vadibhai Pritamdash (2) Kanleshbhai Vadibhai (3) Babubhai Keshavlal (4) Nareshbhai Babaldash and Confirming partnership firm named Shital Corporation had sold this land by executing register sale deed No. 10108 dated 25/9/2009 in favor of Mansha Buildcon Partnership Firm its Administrative Partner Mr. Rameshbhai Ravjibhai Dobariya. The effect of this mutation had been given in city survey property card by entry No.181 dated 15/9/2009.

Thereafter, M/s Mansha Build con Partnership firm as an owner and occupier of land of survey no. 26,27 and 28 of village Odhav, Taluka City-2 Ahmedabad included in town planning Scheme no. 1 allotted final Plot no. 220 admeasuring 16670 sq mts. had applied for the use of residential and commercial purpose for non agriculture use by its partner Mr. Rameshbhai Ravjibhai Dobariya, before the District collector, Ahmedabad dt. 2-2-2010. The same application was granted by the collector by its order CB/CTS/NA/SR/69/2010 dated 1-4-2010. The effects of this mutation had been given in city survey property card record by entry no.211 dated 26-10-2010.

Thereafter, M/s Mansha Build con Partnership firm as an owner and occupier of land of survey no. 26, 27 and 28 of village Odhav, Taluka City-2 Ahmedabad included in town planning Scheme no. 1 allotted final Plot no. 220 admeasuring 16670 sq mts. sub plot no. 220-2-1-1 admeasuring 2829 squire meters M/s Mansha Build Con Partnership firm through its administrative partner Mr. Rameshbhai Ravjibhai Dobariya had sold this land by executing register sale deed no.5348 dated 8-7-2015 in favour of M/s Solitaire Build Con partnership firm through its partner Harshdeep Keshavji Sardava. The effects of this mutation had been given in city survey property card record by entry no. 341 dated 08-10-2015.

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Thereafter, the owner and occupier M/s Solitaire Build Con partnership firm to its partner Harshdeep Keshavji Sardava had applied before the city survey superintendent, Odhav, Ahmedabad for dividing the city survey no. 925 in four piece as and actual holding possession of admeasuring land of city survey no. 925. The city survey superintendent, Odhav, Ahmedabad has granted the application for division of city survey no. 925 in four parts as follows.

[1] City survey no. 925-1 admeasuring 8544 square meters [2] City survey no. 925-2 admeasuring 2597 square meters [3] City survey no. 925-3 admeasuring 2898 square meters [4] City survey no. 925-4 admeasuring 2576 square meters total admeasuring land 16615 sqmts. The effects of this mutation had been given in city survey property card record in main city survey no. 925.

I say that I have given public notice to invite objection from public at large in Divya Bhaskar daily news paper page no. 13 column no.4 and 5 dated 29-9-2015. But no any objection is received to me from public or interested person, till lapsing of mention time or till today.

I further say that the owner, occupier and holder and partner of the above referred land has made statement before me that no any debt or amount of loan is remained outstanding or unpaid of any co-operative society or Bank or land mortgage bank, Land development Bank or any financial institution. So no any burden of loan is existed on the above referred non agriculture land.

SCHEDULE OF CITY SURVEY NO.925/3

The non agricultural land of old survey no. 26,27, 28 paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/1 Admeasuring 2898 Square Meters and New City Survey no. 925/3 Admeasuring 2898 Square Meters situated at Village Odhav, taluka city, Dist. Ahmedabad (Gujarat State, India)

Boundary of survey no. 925/3

Towards east... Adjoining land of Sub Plot no. 220/2/1/2
Towards west... Adjoining land of Puskar Hill Society-2
Towards south ... Adjoining land of Sub Plot no. 219
Towards north ... Town Planning Road

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In view of, what is stated above I am in opinion and certify that the title of non agricultural land of old survey no. 26,27, 28 Paiki 16693 square meters included T. P. Scheme no. 1 allotted Final Plot no. 220 admeasuring 16670 square meters Which is included in City Survey no. 925 admeasuring 16615 Square Meters Paiki Sub Plot no. 220/2/1/1 Admeasuring 2898 Square Meters and New City Survey no. 925/3 Admeasuring 2898 Square Meters situated at Village Odhav, taluka city, Dist. Ahmedabad (Gujarat State, India) is belonging to **SOLITAIR BUILD CON Partnership Firm**, Mr. Harshdeep Keshavji Sardava administrative partner of its Register office 5, Devashya Avenue, Behind Shyam Farm, Nikol-Naroda Road, Nava Nikol, Ahmedabad is cleared, marketable, free from all reasonable doubts and without encumbrances.

Place - Ahmedabad
Dated- 14-4-2016




B. G. KAKADIA
Advocate and Notary

