



**Hiren Raval & Associates  
Advocates**

506, Venus Benecia, Nr. Pakvan Dining Hall - II,  
Bodakdev, S. G. Highway, Ahmedabad - 380 054.  
Phone : 079 - 2687 3881 M : + 91 98246 44543  
Email : haraval70@yahoo.in

**REPORT ON TITLE**

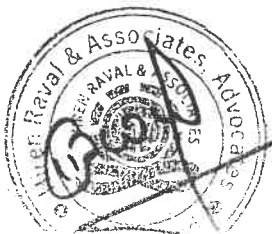
Date : 03/10/2019

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 158 (Old Block/Survey No. 60) and Final Plot No. 35 admeasuring 14444 sq. mtrs. of Town Planning Scheme No.116 of Mouje Geratnagar of Taluka Dascroi in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) belonging to Sadbhav Infrastructure, a Partnership Firm having its Office at "Pushp Heights", Nr. Pushp Vihar, Opp. Adani Circle, Nr. Ramol Lake, Sardar Patel Ring Road, Ramol - New Maninagar, Ahmedabad.

=====

That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of more than last Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That, the New Tenure Agricultural land bearing Revenue Block/Survey No. 60 of Mouje Geratnagar belonged to Mohammadmiyan Asatmiyan.
2. That thereafter, as per Order No. Jamin / Vashi / 2739, dated- 09/11/1981 issued by Prant Officer the said land was exempted from the 'New Tenure Land' and converted into 'Old Tenure Land'. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 850, dated- 16/11/1981, which was duly certified by the revenue authority concerned.
3. That thereafter, said Mohammadmiyan Asatmiyan sold and conveyed the said land bearing Block/Survey No. 60 to Mepa Bhagwan Bharwad by Sale Deed, which was duly registered with the Sub-Registrar, Ahmedabad under Sr. No. 2345, dated- 07/02/1986. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1030, dated- 01/02/1998, which was duly certified by the revenue authority concerned.





**Hiren Raval & Associates  
Advocates**

506, Venus Benecia, Nr. Pakvan Dining Hall - II,  
Bodakdev, S. G. Highway, Ahmedabad - 380 054.  
Phone : 079 - 2687 3881 M : + 91 98246 44543  
Email : haraval70@yahoo.in

4. That thereafter, on demise of Mepabhai Bhagwanbhai on dated- 01/01/2008 and hence according to Hindu Law, name of his legal heirs namely (i) Laxmiben Wd/o. Mepabhai Bhagwanbhai (ii) Gitaben Mepabhai (iii) Jamnaben Mepabhai (iv) Jabuben Mepabhai (v) Tejalben Mepabhai (vi) Minor Nitaben Mepabhai (vii) Minor Rekhaben Mepabhai and (viii) Minor Suresh Mepabhai had entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1310, dated- 03/09/2009, which was duly certified by the revenue authority concerned.
5. That thereafter, as per resurvey of the land situated at Mouje Geratnagar according to Order No. Jamin / Promulgation / Jahernama / Prasiddh / 2015, dated- 07/10/2015 issued by S.L.R. Superintendent of Land Records, Patan, said land bearing Block/Survey No. 60 was given new Block/Survey No. 158 admeasuring 24162 sq. mtrs. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1616, dated- 18/10/2016, which was duly certified by the revenue authority concerned.
6. That thereafter, (i) Minor Nitaben Mepabhai (ii) Minor Rekhaben Mepabhai and (iii) Minor Suresh Mepabhai became major. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1655, dated- 03/07/2017, which was duly certified by the revenue authority concerned.
7. That thereafter, said land bearing Block/Survey No. 158 admeasuring 24162 sq. mtrs. covered under Town Planning Scheme No. 116 and Final Plot No. 35 admeasuring 14444 sq. mtrs. was allotted in lieu of said Survey No. 158.
8. That thereafter, said (i) Laxmiben Wd/o. Mepabhai Bhagwanbhai (ii) Gitaben D/o. Mepabhai and W/o. Ganeshbhai Bharwad (iii) Jamnaben D/o. Mepabhai and W/o. Anadabhai Bharwad (iv) Jabuben Mepabhai (v) Tejalben D/o. Mepabhai and W/o. Dharmendrabhai Sindhav (vi) Nitaben D/o. Mepabhai and W/o. Dineshbhai Bharwad (vii) Rekhaben D/o. Mepabhai and W/o. Jayantibhai Bharwad and (viii) Suresh Mepabhai sold and conveyed the



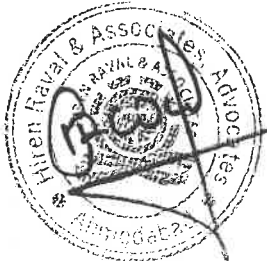


**Hiren Raval & Associates  
Advocates**

506, Venus Benecia, Nr. Pakvan Dining Hall - II,  
Bodakdev, S. G. Highway, Ahmedabad - 380 054.  
Phone : 079 - 2687 3881 M : + 91 98246 44543  
Email : haraval70@yahoo.in

said land bearing Block/Survey No. 158 (Old Block/Survey No. 60) admeasuring 24162 of sq. mtrs. and Final Plot No. 35 admeasuring 14444 sq. mtrs. of Town Planning Scheme No.116 of Mouje Geratnagar to (i) Chaturbhai Ramjibhai Patel (Chodvadiya) (ii) Vipulbhai Manubhai Sheladia (iii) Gandabhai Dalabhai Patel and (iv) Bhartiben D/o. Nagjibhai Bhadani and W/o. Niravbhai Devchandbhai Patel by Sale Deed, which was duly registered with the Sub-Registrar, Ahmedabad-14 (Dascroi) under Sr. No. 1818, dated- 24/08/2017. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1664, dated- 31/08/2017, which was duly certified by the revenue authority concerned.

9. That thereafter, on payment of premium paid to the Government the said land was converted into Old Tenure Land for the Non-Agricultural Industrial Purpose as per order of the District Collector, Ahmedabad being Order No. CB / CTS-1 / N.Sh. / Binkheti Premium / Geratnagar / Block No. 158 / S.R.274 / 17, dated- 11/06/2018. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1708, dated- 12/06/2018, which was duly certified by the revenue authority concerned.
10. That thereafter, said land bearing Block/Survey No. 158 (Old Block/Survey No. 60) and Final Plot No. 35 admeasuring 14444 sq. mtrs. of Town Planning Scheme No.116 was converted into non-agricultural land as per Order No. CB / N.Sh. / Tatkal / N.A. / S.R. 983 / 18, dated- 21/02/2018 issued by District Collector, Ahmedabad and N.A. Use Permission for industrial purpose was granted therein. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1743, dated- 08/01/2019, which was duly certified by the revenue authority concerned.
11. That thereafter, said (i) Chaturbhai Ramjibhai Patel (Chodvadiya) (ii) Vipulbhai Manubhai Sheladia (iii) Gandabhai Dalabhai Patel and (iv) Bhartiben D/o. Nagjibhai Bhadani and W/o. Niravbhai Devchandbhai Patel came with the said land in the Partnership Firm namely M/s. Sadbhav Infrastructure, as a stock in trade. The Partnership Deed in respect where of Registered with the Sub-Registrar Ahmedabad-11 (Aslali) under serial no. 3835 dated- 01/04/2019, followed by Deed of Rectification bearing





**Hiren Raval & Associates  
Advocates**

506, Venus Benecia, Nr. Pakvan Dining Hall - II,  
Bodakdev, S. G. Highway, Ahmedabad - 380 054.  
Phone : 079 - 2687 3881 M : + 91 98246 44543  
Email : haraval70@yahoo.in

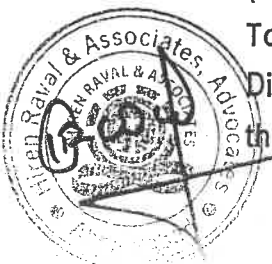
Registration No. 9026, dated- 18/07/2019. The entry to that effect was also entered in the revenue records vide Mutation Entry No.1781, dated- 26/07/2019, which was duly certified by the revenue authority concerned.

12. In the Meantime, we have published a Public Notice in respect of said Non-Agricultural Land bearing Block/Survey No. 158 (Old Block/Survey No. 60) and Final Plot No. 35 admeasuring 14444 sq. mtrs. of Town Planning Scheme No.116 of Mouje Geratnagar for clearance of title to the said land in the daily Gujarati Newspaper, "Gujarat Samachar" on dated- 15/06/2019 for inviting claims or objections from the public in general and in response thereto we have not received any objection in respect thereof till date.
13. That, Sadbhav Infrastructure, a Partnership Firm through its Partner has executed Declaration before Notary Public Ahmedabad on 03/10/2019 declaring inter alia therein that the said land is free from all encumbrances and the said firm has not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner and on the basis of said declaration, we agreed to issue fresh Title Clearance Certificate Cum Report on Title on the said land.

That we have taken search from the Talati and Sub-Registrar's records for period of more than last 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby certified that the said land more particularly described in the schedule hereunder written is belonging to Sadbhav Infrastructure, a Partnership Firm is clear and marketable and free from all encumbrances.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 158 (Old Block/Survey No. 60) and Final Plot No. 35 admeasuring 14444 sq. mtrs. of Town Planning Scheme No.116 of Mouje Geratnagar of Taluka Dascroi in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) and the same is bounded as follows;





**Hiren Raval & Associates  
Advocates**

506, Venus Benecia, Nr. Pakvan Dining Hall - II,  
Bodakdev, S. G. Highway, Ahmedabad - 380 054.  
Phone : 079 - 2687 3881 M : + 91 98246 44543  
Email : haraval70@yahoo.in -

On or towards the East : Open Land  
On or towards the West : Final Plot No. 36  
On or towards the North : Final Plot No. 37/A and 37/A/2  
On or towards the South : Open Land

NOTE :-This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition as well as technical system of the Government.

HIREN RAVAL & ASSOCIATES  
ADVOCATES

