

સુપ્રિમ ઇન્ડસ્ટ્રીયલ એસ્ટેટ

કલ્પાડા

ટાઇટલ રીપોર્ટ

NIRAV K. HIRPARA (ADVOCATE)

412/2305, Gujarat Housing Board, Bapunagar, Ahmedabad.

Office: 150, Maruti Plaza, Nr. Prakash High School, Krushnanagar, Ahmedabad.

Mo.:- 9824052919

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To,

Ref.:

Shree Hari Buildcon - A Partnership Firm,
Ahmedabad

Reg: In the matter of investigation to the title of Non-agricultural land for Industrial purpose bearing Final Plot No. 24 (as per Ahmedabad Urban Development Authority Given Final Plot No. 24/2) admeasuring 7002 sq. Mtrs. of Town Planning Scheme No. 131 comprised of Block No. 1275 (Old Block No. 162-B) admeasuring 11670.00 sq. Mtrs., situate, lying and being at Mouje Village Kathvada, Sub-district Ahmedabad-12 (Nikol) of Taluka Daskroi in the Registration District of Ahmedabad belonging to Shree Hari Buildcon - A Partnership Firm.

In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property/land and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. The land bearing Survey No. 162 was originally occupied and possessed by Shantaben Pannalal Jhaveri prior to the year 1990 meaning thereby he was the



occupier and holder of the said land as defined in Sub section-16 of Section-3 of Land Revenue Code.

2. Thereafter, the owner and holder of the said land namely Shantaben Pannalal Jhaveri had died intestate on 26.01.1997. leaving behind him his lineal descendents as (1) Dhirenbbhai Pannalal Jhaveri and (2) Meeraben Pannala Jhaveri and hence their names were brought in the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 4526, dated: 07.06.1997. which was certified by the competent authority.
3. Thereafter owner of the said land had Shantaben Pannalal Jhaveri had died intestate on 26.01.1997. and before she died executed will in favour of her son namely Abhijit Dhirenbbhai Jhaveri on 28.10.1996. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 4529, dated: 05.07.1997. which was certified by the competent authority.
4. Thereafter owner of the said land had Abhijit Dhirenbbhai Jhaveri had sold and conveyed the said land to Mehulbbhai Chandrakantbbhai Patel by Sale Deed registered in the office of Sub-registrar of Assurances at Ahmedabad-7 (Odhav) under serial No. 2995, dated: 12.04.2007. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 5595, dated: 12.04.2007. which was certified by the competent authority.
5. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land Block/Survey No. 162 vide order bearing No. CB/JAMIN/NA/SR-527/2008, dated: 11.06.2009. in



accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 6256, dated: 15.06.2009., which was duly certified by the competent authority.

6. Thereafter, the District Inspector Land Record, Ahmedabad issued correction index i.e. Durasti Patrak No. 141 vide their Order bearing No. 6616/13-14, dated: 02.12.2014. and according to said Durasti Patrak, the land bearing Block No. 162 was divided into two parts (A) Block No. 162/B admeasuring 11670.00 sq. mtrs. which is standing in the name of Mehulbhai Chandrakantbhai Patel and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 8340, dated: 09.12.2014., which was duly certified by the competent authority on 12.01.2015.
7. Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Kathvada and accordingly land of Revenue Block/Survey No. 162/B admeasuring 11670.00 sq. Mtrs. was merged into Draft Town Planning scheme No. 131 (Kathvada-Singarva-Bhuvaldi) and allotted Final Plot No. 24/2 and the area of the said Final Plot was fixed to extent of 7002 sq. Mtrs. and "Form-F" was issued in accordance with the provision of Rules -21 and 35 made under the provisions of the Gujarat Town Planning and Urban Development Act. 1976.
8. Thereafter, the District Inspector Land Record, Ahmedabad issued correction index i.e. Puravni Patrak No. 141 vide their Order bearing No. B.A.100D.R.K./BINKHETI/ BLOCK VIBHAJAN DURASTI/K.J.P. S.R. 686/13-14, dated: 02.12.2014. and according to said Puravani Patrak, the land bearing Block No. 162/B admeasuring 11670.00 sq. mtrs. was given New Block No.



1275 and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 9260, dated: 24.03.2017., which was duly certified by the competent authority.

9. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuant to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land Block/Survey No. 1275 for Industrial Purpose vide order bearing No. CB/C.T.S.-1/NA/SR-693/2017, dated: 12.03.2018. in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order.
10. Thereafter owner of the said land had Mehulbhai Chandrakantbhai Patel had sold and conveyed the said Non-agricultural land for industrial purpose bearing Final Plot No. 24 (as per Ahmedabad Urban Development Authority Given Final Plot No. 24/2) admeasuring 7002 sq. Mtrs. of Town Planning Scheme No. 131 comprised of Block No. 1275 (Old Block No. 162-B) admeasuring 11670.00 sq. Mtrs. to Shree Hari Buildcon- A Partnership Firm by Sale Deed registered in the office of Sub-registrar of Assurances at Ahmedabad-12 (Nikol) under serial No. 6282, dated: 02.04.2019.
11. As a part of investigation of title, we have published a public notice appeared in the daily news paper "Darya Bhaskar" Dated: 11.4.19..... for inviting any claim, objection, Obligation, Charges or lien in, on or upon the said land, Pursuant to which, we have not received any claim/objection in response thereto.

In view of what is stated above from that and from the information given to us except that what is stated herein above, the said land has not been given in



security nor created any charge or encumbrance of any pending proceedings, nor any order, decree, attachment or any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies /orders/documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **Shree Hari Buildcon - A Partnership Firm** is clear and marketable, Salable and free from encumbrances and reasonable doubts Subject to:-

- (1) Affidavit on title being made by **Shree Hari Buildcon - A Partnership Firm**.
- (2) Fulfillment of the Provisions of relevant laws for the time being in force.
- (3) Fulfillment the terms and condition laid down in N.A. order.
- (4) Mutation entry will be enter in the revenue record of the said land by virtue of Registered Sale Deed bearing No. 6282, dated: 02.04.2019.

Caution:- Search of complete registration record is not available due to tearing of pages of books available for inspection.

Ahmedabad

Date: 14.04.2019.

Yours faithfully,

Nirav K. Hirpara Advocate

Nirav K. Hirpara

Advocate



