



Court : Near Sub Registrar Office, Collector Compound,
Gheekanta, Ahmedabad - 380 001.

Residence : 3, Shah Colony, Bhairavnath Road,
Maninagar, Ahmedabad - 380 028.

PH : (R) 25430239

M. : 9824025322

VIRAL N. SHAH
Advocate

TITLE CERTIFICATE

Subject:-

In the matter to the immovable property - The Non-Agriculture Land admeasuring 7041 sq.mtrs for commercial use bearing Final Plot no. 164 of T.P. Scheme no. 131 of Survey no. 1183 paiki (total land as per survey number 11736 sq.mtrs) situated at Moujè Village Vastral of Ta. Vatva in the Registration District Ahmedabad Sub-District of Ahmedabad-12 (Nikol) belonging to Harshil Infrastructure Pvt Ltd, having its office at Ahmedabad.

After taken necessary search of the last 30 years of Sub-Registrar offices records and revenue records regarding to above subject Non-Agriculture Land admeasuring 5770.87 sq.mtrs for residential use and 1270.13 for commercial use total admeasuring 7041 sq.mtrs bearing Final Plot no. 164 of T.P. Scheme no. 131 of Survey no. 1183 paiki (total land as per survey number 11736 sq.mtrs) situated at Mouje Village Vastral of Ta. Vatva in the Registration District Ahmedabad Sub-District of Ahmedabad-12 (Nikol). I give the Search Report and Title Certificate as Under:-



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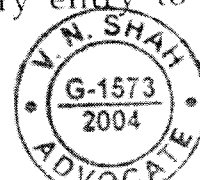
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SEARCH REPORT

1. Much Prior to the year 1972 and ago, it appears that the agricultural land bearing Survey no. 1183 was running as land of New Tenure and was belonging to Vajaji alias Vajesang Ghemaji and Gajuji Ghemaji as it appears from entry no. 1326, dt: 12-02-1972.
2. Thereafter among the co-owners Gajuji Ghemaji expired in the year 1978 leaving behind his legal heirs being 1. Bhagwanji Gajuji, 2. Dasrathbhai Gajuji, 3. Arjunbhai Gajuji, 4. Shankarbhai Gajuji and 5. Manguben wd/o Gajuji Ghemaji and thus the share of the deceased in whole land bearing Survey no. 1183 was received by the legal heirs of the deceased and the necessary entry to the said effect in the revenue records was mutated vide entry no. 1726 dated 23-06-1980, which was certified on dt: 24-07-1980.
3. Thereafter among the co-owners Vajaji alias Vajesang Ghemaji expired on dt: 10-05-1980 leaving behind his only legal heir Kantaben d/o Vajaji alias Vajesang Ghemaji and thus the share of the deceased in whole land bearing Survey no. 1183 was received by the legal heirs of the deceased and the necessary entry to the said effect in



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//3//

the revenue records was mutated vide entry no. 1804 dated 23-04-1982.

4. Thereafter it appears that the whole agricultural land bearing Survey no. 1183 was running as Land of New Tenure which was converted into land of Old Tenure under order no. RTS/Appeal/Case No. 79/97 dt: 02-06-1997 issued by Hon'ble Deputy Collector, Viramgam Prant, Ahmedabad and the necessary entry to the said effect in the revenue records was mutated vide entry no. 2520 dated 07-06-1997, which was certified on dt: 30-08-1997.
5. Thereafter among the co-owners Shankarbhai Gajuji expired on dt: 30-12-1995 leaving behind his legal heirs 1. Shantaben wd/o Shankarbhai Gajuji, 2. Minor Jitendra Shankarbhai, 3. Minor Nanduben Shankarbhai, 4. Minor Soniben Shankarbhai, 5. Minor Mamtaben Shankarbhai and thus the share of the deceased in whole land bearing Survey no. 1183 was received by the legal heirs of the deceased and the necessary entry to the said effect in the revenue records was mutated vide entry no. 2774 dated 25-02-2000, which was certified on dt: 11-04-2000.



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//4//

6. Thereafter among the co-owners Kantaben d/o Vajesangh Ghemaji expired on dt: 21-10-1995 and among her legal heirs Kanuji Jivaji Thakor had also expired on dt: 13-05-1994, leaving behind their only legal heir being Babuji Jivaji Thakor and thus the share of the deceased in whole land bearing Survey no. 1183 was received by the legal heir of the deceased and the necessary entry to the said effect in the revenue records was mutated vide entry no. 3271 dated 15-11-2003, which was certified on dt: 14-12-2003.
7. Thereafter Babuji Jivaji Thakor waived his succession right share and interest in whole land bearing Survey no. 1183 in favour of other co-owners being 1. Bhawanji Gajuji and others with his free WILL and Consent and thus name of Babuji Jivaji Thakor was deleted from the revenue records and the necessary entry to the said effect in the revenue records was mutated vide entry no. 3272 dated 15-11-2003, which was certified on dt: 14-12-2003.
8. Thereafter 1. Bhagwanji Gajuji, 2. Dasrathbhai Gajuji, 3. Arjunbhai Gajuji, 4. Manguben wd/o Gajuji Ghemaji, 5. Shantaben alias Shobha wd/o Shankarbhai Gajuji self as legal Guardian of Minor Jitendra Shankarbhai, Minor Nanduben Shankarbhai, Minor Som...

V.N. SHAH
ADVOCATE



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Advocate

//5//

Shankarbhai, Minor Mamtaben Shankarbhai sold and conveyed the whole agricultural land bearing Survey no. 1183 to 1. Pravinbhai Valjibhai Thakkar and 2. Kalubhai Arjanbhai Patel vide two registered sale deed nos. 3349 and 3350, dt: 13-10-2003 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 3273 dated 15-11-2003, which was certified on dt: 14-12-2003.

9. Thereafter 1. Pravinbhai Valjibhai Thakkar and 2. Kalubhai Arjanbhai Patel sold and conveyed the whole agricultural land bearing Survey no. 1183 to 1. Vipulkumar Manubhai Sheldiya and 2. Bharatbhai Babubhai Kotadiya vide registered sale deed no. 6642, dt: 21-08-2006, but a correction deed in lieu with sale deed no. 6642 was executed and registered with serial no. 7577, dt: 29-09-2006, correcting the wrongly mentioned survey no. 1184 to true and correct survey no. 1183 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 4083 dated 09-10-2006.

10. Thereafter 1. Vipulkumar Manubhai Sheldiya and 2. Bharatbhai Babubhai Kotadiya sold and conveyed the whole agricultural land

N.N. G.
2004
ADVOCATE



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Advocate

//6//

bearing Survey no. 1183 to Kantibhai Tapubhai Savliya vide registered sale deed no. 808, dt: 09-02-2007 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 4251 dated 16-02-2007, which was certified on dt: 26-03-2007.

11. hereafter Town Planning Scheme came into effect for village Vastral and the agricultural land bearing Survey no. 1183 admeasuring 11736 sq.mtrs was taken under T.P.Scheme no. 131 and were allotted final Plot nos. 164 admeasuring 7041 sq.mtrs.
12. Necessary N.A. permission of Residential Use & Commercial Use was granted by Deputy Collectorate, Viramgam Prant, Ahmedabad under its order no. Jamin/N.A./C-1223/07/SR-40/2006, dt: 09-02-2007 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 4248, dated 16-02-2007, which was certified on dt: 26-03-2007.
13. Necessary Plans of construction for residential use and commercial use were approved by Hon'ble Senior Town Planner under its order no. PRM/108/10/07/3691 dt: 27-02-2007.

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//7//

14. Thereafter Kantibhai Tapubhai Savliya sold and conveyed the subject land to Wax Housing Finance Corporation Limited vide registered sale deed no. 3671, dt: 28-03-2008 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 4716 dated 15-04-2008, which was certified on dt: 19-06-2008.
15. Thereafter Wax Housing Finance Corporation Limited sold and conveyed the subject land to Harshil Infrastructure Pvt Ltd vide registered sale deed no. 12314, dt: 17-10-2008 and the necessary entry to the said effect in the revenue records was mutated vide entry no. 4945 dated 02-12-2008, which was certified on dt: 30-01-2009.
16. Later Harshil Infrastructure Pvt Ltd obtained the revise N.A. permission under order no. NA/U-2/Clause-65-A/Vastral/Case No. 475/2017, dt: 10-04-2017 issued by Hon'ble Collector, Ahmedabad approving complete commercial use of the subject land.
17. Thus as on today the subject Non-Agriculture Land admeasuring 7041 sq.mtrs for commercial use bearing Final Plot no. 164 of T.P. Scheme no. 131 of Survey no. 1183 paiki (total land as per survey number 11736 sq.mtrs) situated at Mouje Village Vastral of Ta. Vatva in the Registration District Ahmedabad Sub-District of Ahmedabad-12 (Nikoli).

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//8//

is owned and possessed by Harshil Infrastructure Pvt Ltd on this date.
Its names have entered as owner of the subject land in all concerned
Govt and Semi Govt. records and revenue records and other records.

17. Further as a part of investigation a public notice was published in Gujarat
Samachar daily News paper on 08-03-2017, inviting claims and objection
regarding the title of the subject land and I have received an objection
from Sameer S. Dave, Advocate acting on behalf of his clients 1. Pasabhai
Dahyabhai and others, but the said objection is raised without any
supporting evidences and hence the said objection is set aside and is
not taken under consideration and other than that I have not received
any objection or claims and thereafter this title is issued.

VIRAL N. SHAH
ADVOCATE
3, Shah Colony,
Bhairavnath Road,
Maninagar, Ahmedabad
(M) 9824025322

Date: 25-07-2017
Place: Ahmedabad


Viral N. Shah
(Advocate.)

Search Receipt No. 4636
Date: 15-03-2017
Sub-Registrar Office,
Ahmedabad-1 (City)



Search Receipt No. 3809
Date: 09-03-2017
Sub-Registrar Office,
Ahmedabad-7 (Odhav)

Search Receipt No. 5269
Date: 13-04-2017
Sub-Registrar Office,
Ahmedabad-12 (Nikol)



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Advocate

//9//

TITLE CERTIFICATE

As a advocate I am of the opinion that the Non-Agriculture Land admeasuring 7041 for commercial use sq.mtrs bearing Final Plot no. 164 of T.P. Scheme no. 131 of Survey no. 1183 paiki (total land as per survey number 11736 sq.mtrs) situated at Mouje Village Vastral of Ta. Vatva in the Registration District Ahmedabad Sub-District of Ahmedabad-12 (Nikol), is free from all reasonable doubts, the property can be sold to any other person/s subject to below mentioned points.

VIRAL N. SHAH
ADVOCATE
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(M) 9824025322

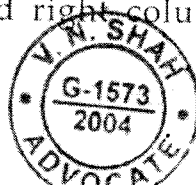
Date: 25-07-2017

Place: Ahmedabad


Viral N. Shah
(Advocate.)

Subject to:

1. All original papers to be obtained & Verified before release of any loan/transaction.
2. Latest revenue records should be obtained and should be checked and verified with the current owners.
3. All the entries of the second right column should be checked and





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//10//

verified and if found of burden, then should be cleared and necessary No-Due certificate should be obtained and the above title is based upon the searches provided by the Respective Sub-Registrar and documents provided by the respective parties.

4. All laws applicable from time to time.
5. The title is subject The Bombay Land Revenue Code and Tenancy Act and Town Planning Act.
6. Prior permission for sale from the competent Govt. authority should be taken. (if any).

