

AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

SEARCH REPORT ON TITLE

Sub.: In the matter of investigation of title to the Freehold Non-Agriculture Residential Use Land bearing Final Plot No.108 admeasuring 6010 sq.mts. of Draft Town Planning Scheme No.1 (Shela) Draft approved dated 04/02/2016) allotted in lieu of Revenue Block No.383 admeasuring 10016 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand and more particularly described in the Schedule hereunder written and belongs to **FINIZA INDUSTRIAL PARK LLP**, a Limited Liability Partnership firm duly incorporated under section 12 (1) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 12/12/2019 under LLP Identity Number AAR-2917 having its Registered Office at 704, Pinnacle Business Park, Prahladnagar Corporate Road, Ahmedabad.

I have done the necessary search and title investigation with the available records of the Sub-Registrar Office, Sanand and revenue records for the last 30 years and certain documents, deeds, papers, permission for issuing title certificate, and report of the Non-Agriculture Residential Use Land bearing Final Plot No.108 admeasuring 6010 sq.mts. of



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

Draft Town Planning Scheme No.1 (Shela) Draft approved dated 04/02/2016) allotted in lieu of Revenue Block No.383 admeasuring 10016 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand (hereinafter referred to as the "said land") and I opine on the title to the said land more particularly described in the schedule hereunder written as under:

01. That from the searches of the available records by the Mamlatdar Office, Sanand Taluka, Talati, Mouje Sanand and Sub-Registrar Office, Sanand for the last 30 years and as per the scrutiny of certain documents, paper, plans, etc. submitted by the owner(s), I have found that prior to the year 1975 the old tenure agricultural land bearing Revenue Survey No.283 admeasuring A 2 =19 G originally belonged to one Shri Nabibhai Jivanbhai as owner and possessor of the said land thereof as recorded in the Revenue Records viz. Village Form No 7 & 12.
02. That thereafter as per Order No.L.R.7 of the Settlement Commissioner, Ahmedabad, a Scheme of Amalgamation all the Agricultural Lands situated within the Village Limits of Mouje Shela was implemented, which was approved by the Revenue Department, Government of Gujarat and accordingly vide Order No. KJP/S.R-09-76-76 dated 27/12/1976 of the District Inspector, Land Records, Ahmedabad, the said land bearing Revenue Survey No.283 admeasuring 10016 sq.mts. was given Block No.383 and area thereof was fixed to the extent of 10016 sq.mts. on old tenure land with charge of the Society/Mandali and the same was continued to be mutated in the name of said Shri Nabibhai Jivanbhai. The Mutation Entry in respect whereof was entered in the revenue records of



AIYUB H. MIR

Advocate

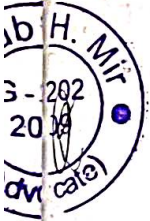
106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267

E-Mail: aiyubmirahm@gmail.com

mutation entry book under serial No.715/96 on 11/04/1977 which was certified by the revenue authority concerned.

03. That the said Shri Nabibhai Jivanbhai died in the year of 1981 or thereabout and as such the said land bearing Block No.383 admeasuring 10016 sq.mts. came to be owned and possessed by his only legal heirs and next of kins according to the Mohammedan Law under which he was governed, his heirs (1) Shri Mahmedbhai Nabibhai (2) Shri Noorbhai Nabibhai (3) Shri Valibhai Nabibhai (4) Shri Haiderbhai Karimadbhai (5) Merajben Karimadbhai (6) Rasulaben Karimadbhai and (7) Jubedaben Karimadbhai as such their names as co.owners of the said land were in the revenue records concerned. The Mutation Entry in respect whereof was entered in the revenue records of mutation entry book under serial No.2395 on 02/06/2001 which was certified by the revenue authority concerned.
04. That thereafter the said owners had repaid Loan which was previously raised on security of the said land from Shela Seva Sahakari Mandali Limited and in turn the said Mandali vide its Certificate dated 18/02/2007 released its charge on the said land and the said charge was deleted from the revenue records concerned. The Mutation Entry in respect whereof was entered in the revenue records of mutation entry book under serial No.2880 on 20/02/2007 which was certified by the revenue authority.
05. That thereafter the said (1) Shri Mahamdbhai Nabibhai (2) Merajben Karimadbhai Nabibhai (3) Jubedaben Karimadbhai Nabibhai (serial No.2 and 3 through their Power of Attorney holder Shri Sandeepbhai Chhaganbhai



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267
E-Mail: aiyubmirahm@gmail.com

Ambaliya) (4) Shri Noorbhai Nabibhai (5) Valibhai Nabibhai (6) Shri Haiderbhai Karimadbhai Nabibhai and (7) Rasulaben Wd/o. Karimadbhai Nabibhai (serial No.4 to 7 through their Power of Attorney holder Shri Maganbhai Harjibhai Patel) had sold and conveyed the said land to Shri Chhaganbhai Nathubhai Ambaliya. A Deed of Conveyance in respect whereof was executed on 18/01/2007 and duly registered with the Sub-Registrar, Sanand on the same day under registration serial No.334. The Mutation Entry in respect whereof was entered in the revenue records of mutation entry book under serial No.2881 on 20/02/2007 which was certified by the revenue authority concerned.

06. That thereafter the (1) Shri Noorbhai Nabibhai (2) Valibhai Nabibhai (3) Shri Haiderbhai Karimadbhai Nabibhai and (4) Rasulaben Wd/o. Karimadbhai Nabibhai had confirmed sale of the said land by virtue of the Registered Deed of Conveyance bearing No.334 dated 18/01/2007 by their Power of Attorney Holder Shri Maganbhai Harjibhai Patel in favour of said Chhaganbhai Nathubhai Ambaliya by a Deed of confirmation, which was executed on 17/02/2007, which was duly attested by Shrimati Rita D. Gandhi, a Notary Public of Ahmedabad under register serial No.49/2007.

07. That thereafter the said (1) Merajben Karimadbhai Nabibhai and (2) Jubedaben Karimadbhai Nabibhai had confirmed sale of the said land by virtue of the Registered Deed of Conveyance bearing No.334 dated 18/01/2007 by their Power of Attorney Holder Shri Sandeepbhai Chhaganbhai in favour of said Chhaganbhai Nathubhai Ambaliya by a Deed of confirmation, which was



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267

E-Mail: aiyubmirahm@gmail.com

executed on 17/02/2007, which was duly attested by Shrimati Rita D. Gandhi, a Notary Public of Ahmedabad under register serial No.50/2007.

08. That thereafter the names of (1) Shri Sandeepbhai Chhaganbhai Ambaliya and (2) Shri Hiteshbhai Chhaganbhai Ambaliya, being sons of said Shri Chhaganbhai Nathubhai Ambaliya were entered as co-owners and possessors of the said land along with the name of their father Shri Chhaganbhai Nathubhai Ambaliya in the revenue records concerned. The Mutation Entry in respect thereof was entered in the revenue records of mutation entry book under serial No.3064 on 15/11/2007 which was certified by the revenue authority concerned.
09. That thereafter the names of (1) Lalitaben Chhaganbhai (2) Daxaben Sandeepbhai and (3) Jimmi Hiteshbhai were entered as co-owners and possessors of the said land along with the name of Shri Chhaganbhai Nathubhai Ambaliya in the concerned revenue records. The Mutation Entry in respect thereof was entered in the revenue records of mutation entry book under serial No.3521 on 25/02/2010 which was certified by the revenue authority concerned.
10. That thereafter the said land bearing Block No.383 admeasuring 10016 sq.mts. was covered under the Town Planning Scheme No.1 (Shela) and allotted with a Final Plot No.108 and the area thereof was fixed to the extent of 6010 sq.mts. in lieu of the said Block number as it is seen from Form F (Rule 21 & 35) of the Gujarat Town Planning and Urban Development Act, 1976.
11. That thereafter the said land bearing Block No.383 admeasuring 10016 sq.mts. and corresponding Final Plot No.108 admeasuring 6010 sq.mts. of Town Planning Scheme No.1 (Shela) was converted into Non Agriculture Residential



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267

E-Mail: aiyubmirahm@gmail.com

Use as per order No. No.CB/C.T.S-1/N.A/Shela/ Block.383/ S.R.1996/ 2015 dated 29/01/2016 of the District Collector, Ahmedabad. The Mutation Entry in respect whereof was entered in the revenue records of mutation entry book under serial No.4914 on 21/03/2016 which was certified by the revenue authority concerned.

12. That thereafter the said (1) Chhaganbhai Nathubhai Ambaliya, for self also as Karta/ Manager of his HUF (2) Sandeepbhai Chhaganbhai Ambaliya for self also as Karta/ Manager of his HUF (3) Hiteshbhai Chhaganbhai Ambaliya for self also as Karta/ Manager of his HUF (4) Lalitaben Chhaganbhai Ambalia (5) Daxaben Sandeepbhai Ambaliya and (6) Jimmi Hiteshbhai Ambalia sold and conveyed the said Non-Agriculture Land bearing Block No.383 admeasuring 10016 sq.mts. and corresponding Final Plot No.108 admeasuring 6010 sq.mts. of Town Planning Scheme No.1 (Shela) to Finiza Industrial Park, LLP, a Limited Liability Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and having its Registered Office at 704, Pinnacle Business Park, Prahladnagar Corporate Road, Ahmedabad. A Deed of Conveyance in respect whereof was executed on 09/05/2023 and duly registered with the Sub-Registrar, Sanand on same day under registration serial No.11156. The Mutation Entry in respect whereof was entered in the revenue records of mutation entry book under serial No.7310 on 19/05/2023 which is yet to be certified by the revenue authority concerned.
13. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspapers "Gujarat Samachar",



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: +91 98255 06267

E-Mail: aiyubmirahm@gmail.com

dated 19/05/2023 inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title, or interest of whatsoever nature directly or indirectly in the said land.

14. That by Notarised Declaration-Cum-Indemnity dated 05/06/2023 made on oath by the partners of FINIZA INDUSTRIAL PARK LLP being (1) Ashwika Ventures LLP, through its Authorised Partner - Shri Dharam Navinkumar Agrawal, (2) PNR Projects Pvt. Ltd., through its Authorised Director - Shri Pranav Sukhdevbhai Patel, and Draxtip Trading Pvt. Ltd, through its Authorised Director – Shri Jasbir Singh, it has been inter alia declared that the said land is absolute property of the said partnership firm and except the partners, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever nature and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.
15. At present the land in question belongs to and stands in the name of said FINIZA INDUSTRIAL PARK, LLP in the revenue records viz. Village Form No.7 and from the search of the records concerned it appears that there is no charge or encumbrances of whatsoever nature thereon.



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

Thus after taking into consideration the available revenue and registration records for the last 30 years of Sub-Registrar Office, Sanand, and from the information rendered to me by the owner(s) of the said land, and from the notarised declaration cum indemnity bond filed by the owner(s) of the said land, and believing the same to be true, authentic, and trustworthy, and also believing the documents, copies, papers, etc. furnished in the files rendered by the owner(s) to be true, authentic, and genuine, and also based upon the information given by the owner(s) that no transfer or agreement to transfer the said land was done in respect of the said land during the period for which the record is not available, which would otherwise make the title defective, I hereby opine that the title of the said land, is clear, marketable, free from any kind of charge or encumbrance, and free from all the reasonable doubts, subject to:

01. Fulfillment of conditions laid down in the order of N.A. permission;
02. The prevailing laws in force.

Note of caution and disclaimer:

This is to inform that the search of complete registration records is not available due to the destruction of records and tearing of pages of books available for inspection at the Sub-Registrar Office hence it cannot be inspected and its search is not available and on that condition, the above Title Report is issued.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Freehold Non-Agriculture Residential Use Land bearing Final Plot No.108 admeasuring 6010 sq.mts. of Draft Town Planning Scheme No.1 (Shela) Draft approved dated 04/02/2016) allotted in lieu of Revenue Block No.383 admeasuring 10016 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand and the said land is bounded as follows:



AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.
Mobile No.: +91 98255 06267 E-Mail: aiyubmirahm@gmail.com

Re: Revenue Block No.383

On or towards the North : By Block No.373

On or towards the South : By Block No.382

On or towards the East : By Block No.381

On or towards the West : By Block No.384

Re: Final Plot No.108

On or towards the North : By Final Plot No.94/1 and 94/2

On or towards the South : By Final Plot No.67/2/1 & 76/2/2

On or towards the East : By 18 Mts. Wide T.P. Road

On or towards the West : By Final Plot No.89

DATED THIS 05th DAY OF JUNE, 2023.



Aiyub H. Mir


(Advocate)