

# Deepak K. Dalwadi

[ADVOCATE]

## Office :

312, Third Floor, Akshar Arcade,  
Opp. Memnagar Fire-Station,  
Near Vijay Char Rasta, Navrangpura,  
Ahmedabad -380 009.  
(O) : 65 12 21 55 Fax : 079 - 2646 0414  
Mob : 97129 67642, 92274 67642

Ref. No. :

Date :

### TITLE REPORT WITH CERTIFICATE

Re. :-

Investigation of title to the N.A. land (Residential and Commercial Use) bearing Final Plot No.14 admeasuring about 4978 Sq. mtrs (allotted in line of Revenue Survey No.31 admeasuring about He. Are.Sq. Mtrs. 0-82-96) of Town Planning Scheme No.56 (Sola-Gota-Ognaj), situated lying and being at Moje- Sola, Taluka- Ghatlodia in the Registration District -Sub District Ahmedabad-8 (Sola) and belonging to **SUDARSHAN GREEN CORPORATION A PARTNERSHIP FIRM.**



As per instructions I have got necessary searches made for more than last 30 years through our search clerk from the available Records of Talati, Mamlatdar and Sub-Registrar of Ahmedabad and from that and believing the same to be true, correct and trustworthy and also believing relevant documents/papers etc. furnished in the case file shown to be true and genuine and investigated the title to the land in question and report as under :-

- 1... Land bearing Revenue Survey No.31 being the Agriculture one was held by Bai Sur Bahechar Ranchhod as owner-occupier & self-cultivator as per Revenue Records.
- 2... Thereafter the land owner Bai Sur Bahechar Ranchhod sale the said land to Shantilal Madhavdas by oral understanding. Entry to that effect was entered in the mutation Register by Entry No.1573 on Dated 29/04/1946.
- 3... Thereafter the land owner Shantilal Madhavdas Mortgaged the said land to Patel Kunvarbhai Galabdas. Entry to that effect was entered in the mutation Register by Entry No.1574 on Dated 29/04/1946.
- 4... Thereafter the land owner Shantilal Madhavdas paid outstanding amount towards the loan availed from Patel Kunvarbhai Galabdas, accordingly Patel Kunvarbhai Galabdas released the said land from mortgage. Entry to that effect was entered in the mutation Register by Entry No.1601 on Dated 01/02/1947.



...2...

- 5... Thereafter by an order concerned authority, name of Somabhai Madhabhai was entered in the record of rights as a Protected Tenant. Entry to that effect was entered in the mutation Register by Entry No.1680 on Dated 18/05/1948.
- 6... Thereafter name of the aforesaid tenants was deleted from the record of rights by an order of concerned authority. Entry to that effect was entered in the mutation Register by Entry No.2260.
- 7... Thereafter by an order concerned authority, name of Kanti Bababhai was entered in the record of rights as Ordinary Tenant. Entry to that effect was entered in the mutation Register by Entry No.2262.
- 8... Thereafter by an order of concerned authority, name of Sanka Fatabhai was entered in the record of rights as a Ordinary Tenant and Kanti Bababhai was deleted from the record of rights by an order of concerned authority. Entry to that effect was entered in the mutation Register by Entry No.2312.
- 9... Thereafter name of the aforesaid tenant Sanka Fatabhai was deleted from the record of rights by an order of concerned authority. Entry to that effect was entered in the mutation Register by Entry No.2583/A on Dated 22/05/1963.
- 10... Thereafter the land owners availed loan from The Sola Vividh Karyakari Seva Sahkari Mandali Ltd. accordingly the Society created charge/lien on the said land. Entry to that effect was entered in the mutation Register by Entry No.2770 on Dated 05/08/1964.





- 11... Thereafter the said Shantilal Madhavilal died on Dated 16/04/1986 leaving behind him, his heirs namely : (1) Kantaben Shantilal (2) Parsottambhai Shantilal. (3) Dasrathbhai Shantilal. (4) Prahladbhai Shantilal and (5) Poonambhai Shantilal. Entry to that effect was entered in the mutation Register by Entry No.4907 on Dated 06/02/1990.
- 12... Thereafter the land owner repaid the entire outstanding towards aforesaid loan and accordingly The Sola Vividh Karyakari Seva Sahkari Mandli Ltd. released the charge/lien earlier kept on the said land. Entry to that effect was entered in the mutation Register by Entry No.5399 on Dated 08/10/1992.
- 13... Thereafter the said (1) Parsottambhai Shantilal, (2) Dasrathbhai Shantilal, (3) Poonambhai Shantilal H.U.F. through its Karta Prahladbhai Shantilal and (4) Kantaben Shantilal sold and conveyed the said land bearing Survey No.31 admeasuring He.Are.Sq.Mtrs. 0-82-96 to Gandabhai Maganbhai by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad vide sr. no.23075 dtd. 16/10/1992. Entry to that effect was entered in the mutation Register by Entry No.5417 on Dated 21/10/1992.
- 14... Thereafter the said Gandabhai Maganbhai sold and conveyed the said land to Shantaben Khodidas Patel by way of executing Sale Deed Registered in the office of Sub Registrar of Ahmedabad vide Sr. No.1440 Dated 04/08/1995. Entry to that effect was entered in the mutation Register by Entry No.6081 on Dated 08/11/1995.





- 15... Thereafter the names of (1) Karshanbhai K. Patel, (2) Himanshu Karshanbhai Patel, (3) Mittal Karshanbhai and (4) Shantaben Khodidas entered in revenue records as Co.Partners. Entry to that effect was entered in the mutation Register by Entry No.6576 on Dated 16/05/1998.
- 16... Thereafter the said Shantaben Karshanbhai Patel died on Dtd. 25/09/2000 leaving behind him, her heirs namely : (1) Karshanbhai K. Patel, (2) Himanshu Karshanbhai Patel, (3) Mittal Karshanbhai and (4) Shilpa Karshanbhai Patel. Entry to that effect was entered in the mutation Register by Entry No.7081 on Dated 08/01/2001.
- 17... Thereafter as Out of the aforesaid landowners Shilpa Karshanbhai Patel waived her rights in favour of (1) Karshanbhai K. Patel, (2) Himanshu Karshanbhai Patel, (3) Mittal Karshanbhai and her name was deleted from the revenue record. Entry to that effect was entered in the mutation Register by Entry No.7082 on Dated 08/01/2001.
- 18... Thereafter the Daskroi and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Sola Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. 562/10211/275/L/1, dated 17/03/2012. Entry to that effect was entered in the mutation Register by Entry No.12588 on Dated 03/05/2012.
- 19... The land bearing Survey No.31 admeasuring about He.Are.Sq.Mtrs. 0-82-96, included in Town Planning Scheme





No.56 (Sola-Gota-Ognaj) and allotted Final Plot No.14 admeasuring about 4978 Sq. Mtrs.

**20...** Thereafter above referred owner-occupiers applied to convert the said land from Agriculture land into Non Agriculture land and Hon'ble District Collector, Ahmedabad converted the said land from Agriculture land into Non Agriculture land for Residential use by his/her order no. CB/Land-2/NA/S.R.419/2013, Dtd.14/10/2014. Entry to that effect was entered in the mutation Register by Entry No.14328 on Dated 21/10/2014.

**21...** There after the Deputy Collector A'bad Granted N.A. Permission for Commercial purpose for land admeasuring 395 Sq. Mtrs. out of 4978 Sq. Mtrs. of Final Plot No.14 Paiki by his Order No. N.A./U-1/Sec.-65/ Sola/Case No.269/2016 on Dated 09/08/2016.

**22...** The said (1) Karshanbhai K. Patel, (2) Himanshu Karshanbhai Patel, (3) Mittal Karshanbhai by Sale Deed dated 22/09/2016 sold and conveyed the said land SUDARSHAN GREEN CORPORATION which was registered with the Sub Registrar of Ahmedabad under Sr. No. 12112 dated 22/09/2016. Entry to that effect was entered in the mutation registered by Entry No.15833 on Dated 23/09/2016

**23...** I have issued a public notice in "GUJARAT SAMACHAR" News Paper on **Dated 24/09/2016** inviting any claim, interest, objection if in the said land but till today I have not received any claim or objection in response thereof.





24...

In view of what is hereinabove stated I am of the opinion that the title to the N.A. land (Residential and Commercial Use) bearing Final Plot No.14 admeasuring about 4978 Sq. mtrs (allotted in liue of Revenue Survey No.31 admeasuring about He. Are.Sq. Mtrs. 0-82-96) of Town Planning Scheme No.56 (Sola-Gota-Ognaj), situated, lying and being at Mouje- Sola, Taluka- Ghatlodia in the Registration District -Sub District Ahmedabad-8 (Sola) and belonging to **SUDARSHAN GREEN CORPORATION A PARTNERSHIP FIRM** are clear and marketable and free from reasonable doubts and encumbrances Subject to :-



- (1). Full fill the condition of N.A. Order

DATED THIS 18<sup>TH</sup> DAY OF OCTOBER- 2016.



*Deepak K. Dalwadi*

(Deepak K. Dalwadi)  
Advocate

- Note :-
- (1). This is to inform that sometime the search of complete registration record is not available due to tearing of book No.2 of Registration Record.
- (2). Please note that the Entire registration Year 1986 tp 1996 record was torned Hence it can not be inspected. Year-1994 to 2011 and 2011 to 2014 Computer Search Record Check List- Hence it can not be inspected and its search was not available.



## ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૩૧

સત્તા પ્રકાર : જુની શરત (જ.શ.)

ખેતરનું નામ :

અન્ય વિગતો : ડી.પી.પડ કા.પ્લોટ નં.૧૪ ની ૪૯૭૮ ચો.મી.રહેણાંક હેતુમાટે બિનખેતી

પાનું : 1 of 1

મોજે : સોલા

તાલુકો : ઘાટલોડીયા

જીલ્લો : અમદાવાદ

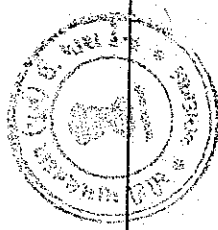
| લાયક જમીન            | ક્ષેત્રફળ<br>હે. ચારે. ચોમી. | ખાતા નંબર/ક્ષેત્રફળ/આકાર<br>હે. ચારે. ચોમી.                                                                                                                   | નોંધ નંબરો અને કબજેદારો ના નામ                                    |
|----------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| જરાયત                | ૦-૮૨-૯૬                      |                                                                                                                                                               | ૯૯૮,૧૫૭૨,૧૫૭૪,૧૫૦૧,૪૯૦૭,૫૪૧૭,૫૦૯૧,૫૫૭૬,<br>૭૦૮૧,૭૦૮૨,૧૨૫૮૮,૧૪૩૨૮, |
| કુલ ક્ષેત્રફળ        | ૦-૮૨-૯૬                      |                                                                                                                                                               |                                                                   |
| આકાર ૩:              | ૬.૫૬                         | ૧૩   ૦-૮૨-૯૬   ૧૨૪૪.૦૦                                                                                                                                        | કરશનભાઈ કે પટેલ(૭૦૮૧)                                             |
| જુડી તથા વિશેષધારો ૩ | ૦.૦૦                         |                                                                                                                                                               | હીમાંશુ કરશનભાઈ(૭૦૮૧)                                             |
| પાણીભાગ ૩:           | ૦.૦૦                         |                                                                                                                                                               | મિતલ કરશનભાઈ(૭૦૮૧)                                                |
| કચી નોંધ:૧૫૭૫૩       |                              |                                                                                                                                                               |                                                                   |
| ગણતિયાની વિગતો       |                              | બીજા હકો અને બોજાની વિગતો<br>૧૫૭૪,૧૫૦૧,૧૬૮૦,૨૨૬૦,૨૨૬૨,૨૩૧૨,૨૫૮૩,૨૭૭૦,<br>૫૩૯૯,૧૨૫૮૮,<br>ડી.પી.પડ કા.પ્લોટ નં.૧૪ ની ૪૯૭૮ ચો.મી.રહેણાંક હેતુમાટે બિનખેતી<૧૪૩૨૮> |                                                                   |

#-નામંજુર ૬-તકરારી \*-૨૯

17/07/2015 01:12 am ની સ્થિતિએ

વેચાણની નકલ/ Chargeable Copy ખંકે કે કા/ (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રીટ તા. 19/09/2016 13:13:47

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી: મામલતદાર કચેરી સાબરમતી



## ગામ નમુનો નંબર ૧૨

|                                          |                    |
|------------------------------------------|--------------------|
| બ્લોક/સરવે નંબર : ૩૧                     | પાનું : 1 of 1     |
| કુલ ક્ષેત્રફળ (હે. આરે ચો.મી.) : ૦-૮૨-૯૬ | મોજે : સોલા        |
|                                          | તાલુકો : ઘાઠલોડીયા |
|                                          | જિલ્લો : અમદાવાદ   |

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

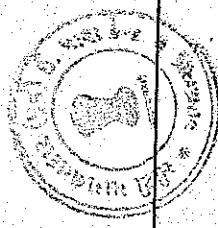
કરજનભાઈ કે પટેલ (૧૩)

મિતલ કરજનભાઈ (૧૩)

હીમાંશુ કરજનભાઈ (૧૩)

પાકની વિગતો :

| વર્ષ      | મોસમ | પાકનું નામ | પાકનો વિસ્તાર<br>હે. આરે. ચો.મી. | સિંચાઈનો સ્ત્રોત અને<br>સિંચાઈનું સાધન | વૃક્ષો પોતાના<br>અને સરકારી | શેરો |
|-----------|------|------------|----------------------------------|----------------------------------------|-----------------------------|------|
| ૨૦૧૫-૨૦૧૬ | ખરીફ | ખે.પડતર    | ૦-૮૨-૯૬                          | સાંધન નથી/અન્ય રીત                     |                             |      |
| ૨૦૧૬-૨૦૧૭ | ---  | ---        | માહિતી નથી.                      | ---                                    | ---                         |      |
| ૨૦૧૭-૨૦૧૮ | ---  | ---        | માહિતી નથી.                      | ---                                    | ---                         |      |



ગામ નમૂનો નંબર ૮-અ (જમીનની ખાતાવહી)

ગામપોષે: સોલા  
ખાતા નંબર: ૧૩  
કબજેદારોનાં નામ:

પાનું : 1 of 1

જીલ્લો: અમદાવાદ  
તાલુકો: ધારલોડીયા

કરશનભાઈ કે પટેલ<૭૦૮૧>

હીમાંશુ કરશનભાઈ<૭૦૮૧>

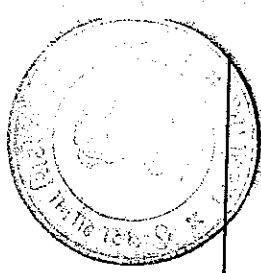
મિતલ કરશનભાઈ<૭૦૮૧>

| નમૂના કનો<br>નોંધ નંબર | બ્લોક/સર્વે નંબર<br>તથા હિસ્સો | કોટરફળ<br>હે. આરે. ચોખા. | આકાર જુડી લોકલ<br>બી. પ્રે. વિ. સેસ | શિક્ષણ<br>ઉપ-કર | અન્ય<br>કર | અન્ય વિગત     |
|------------------------|--------------------------------|--------------------------|-------------------------------------|-----------------|------------|---------------|
| ૧૪૩૨૮                  | ૩૧                             | ૦-૮૨-૯૬                  | ૧૨૪૪.૦૦                             |                 |            | પૈકી બીન ખેતી |
| કુલ:                   | ૧                              | ૦-૮૨-૯૬                  | ૧,૨૪૪.૦૦                            |                 |            |               |

02/04/2015 01:10 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. ૬/- (ફીપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિન્ટ તા. 19/09/2016 13:13:43

સૌજન્ય : રાષ્ટ્રીય સંયના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી ધારલોડીયા



## INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)  
5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,  
Near Deep Bungalow Chowk, Pune - 411 016.

સુદર્શન ગ્રીન કોર્પોરેશન  
INCOME TAX DEPARTMENT  
SUDARSHAN GREEN CORPORATION  
GOVT. OF INDIA

25/02/2016  
Permanent Account Number

ADBFS7303J

ADBFS7303J

The income Tax Department takes

pleasure in informing that the

Permanent Account Number (PAN)

allotted to you is :

and the PAN card is enclosed  
herewith. For filing the return of  
income, please contact :

WARD (11)(1), AHMEDABAD

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A of the Income Tax Act, 1961.

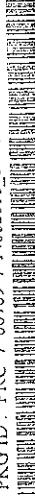
In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) and Aayakar Sampark Kendra (Phone - 1800 - 120 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

PKGID : PRC / 00709 / 14062016.01 / TFL



GUJ/ 101/ 24149700132596111/ 14061633476

SUDARSHAN GREEN CORPORATION

SUDARSHAN GREEN CORPORATION,  
24, PANCHAMRUT VASTUVILLA,  
BUNGALOW SCIENCE CITY, ROAD SOLA,  
AHMEDABAD,  
GUJARAT - 380060  
TEL NO.: 91 - 8238038977

This being a computer-generated letter, no signature is required)

પરી નકલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

સાલ-૨૦૨૨-૨૩ના કાર્યકાલ

|     |                        |                        |                        |                        |                        |                        |
|-----|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| રજી | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ |
|     | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ |
|     | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ | સાલ-૨૦૨૨-૨૩ના કાર્યકાલ |