

MANISH M.PATEL

(Advocate)

(Mo.) 99799 37077

**Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall., Nr. Shukan Char,
Rasta, Nikol, Ahmedabad.**

TITLE REPORT

**To,
M/S. HARIKRUPA INDUSTRIAL PARK
VILLAGE - KATHWADA, TALUKA - DASKROI,
AHMEDABAD.**

Reg: Non Agricultural land bearing Final Plot no.249 admeasuring 3853 Sq.Mtrs of Draft T.P.Scheme no.117 (Given in lieu of Block/Survey no.841 old Block/Survey no.369 admeasuring 6448 Sq.Mtrs) or there about situate, lying and being at Mouje-Kathwada, Taluka-Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

As per instructions I have examined the titles of the above refereed property and have conveyed to be taken searches of available revenue record last 30 years and from that and from the information given to me and believing the same to be true, correct and trustworthily also believing the documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the owners that no transfer/agreement was made in respect of the land during the period for which the record is not available would make the title defective I hereby given my report on title as under :-

- (1) That the land bearing Survey no.761/1 admeasuring acre 1.23 G.S was belonging to Dahyaji Chhagaji to the year 1953 as per mutation entry no.128 dated 01-08-1953.
- (2) That thereafter the name of the Revabhai Saraji entered as secured tenant as he was farming the said land mutation entry to the said effect was made in the revenue record by entry no.777 dated 30/04/1955.
- (3) That thereafter the name of The Secured Tenant Revabhai Saraji cancelled from the other Rights of the Revenue record of the said land of Survey No. as he had left the Possession from last 2 years, as per Taluka order No. T.N.C.



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Mutation entry to that effect has been made in the other rights of Revenue record vide Mutation entry No.968 dated 15/06/1957.

- (4) That Thereafter the Hon'ble Additional Mamlatdar of Daskroi passed order bearing no.TNC10/32 dated 20-12-1983 the tenant Shree Khengarbhai Khodabhai released his right of the said land and assign to the said land owner Dahyaji Chhaganji for the purpose of kheti mutation entry has been made in the revenue record vide its no.2313 dated 06-05-1965.
- (5) That Thereafter on account of application of a scheme of Amalgamation came in force at Village-Kathwada the Block No.761/1 was given to lieu of Revenue Survey no.369 that to that effect mutation entry has been made in the revenue record vide its no.3045 dated 03-10-1975.
- (6) That the Dahyaji Chhaganji died on or around two years ago hence name of his heirs Bai Shantaben Wd/o Dahyaji Chhaganji were entered in the revenue record Mutation entry to that effect has been made in the revenue records vide entry no.3085 dated 06-09-1976.
- (7) Thereafter the said Bai Shantaben Wd/o Dahyaji Chhaganji sold and conveyed said land bearing Block/Survey no.369 admesuring about 3853 Sq.Mtrs to Maheshbhai Shakalchand and Dineshbhai Shakalchand by sale deed dated 07-07-1995 registered before the sub Registrar office Mutation entry to the said effect is made in the revenue record of the said land by entry no.4302 dated 09/01/1996.
- (8) I found from the record that the Charge/lien of the said land of Block/Survey no.369 and other land of the Kathwada Seva Sahakari Mandali Ltd. mutation entry to that effect has been made in the revenue record vide mutation entry no.4709 dated 11-01-1999.
- (9) That as per notification of Revenue department state government, Gandhinagar date 19-12-2008, and GIDC Ahmedabad Letter No.Kh.FA/J.S/1/Kathwada/



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A'bad/K-4/15 dated 16-01-2009 note of said land acquired in GIDC A'bad in revenue records mutation entry has been made in the revenue record vide of said land by entry no.6214 dated 30-03-2009.

- (10) That as per GIDC U-1 A'bad letter no.Kh.FA/JS/1/Taxtail/Park A'bad-105/1012 dated 05-08-2010 note of acquired land in GIDC was deleted from the second right column of revenue record of said land The said land was not to be acquired under sec-6 of land Acquisition Act as per notification issued by revenue department in Gazette of state Government bearing no.AM/13/2008/2488/GH dated 15-06-2010 mutation entry has been made in the revenue record vide of said land by entry no.6606 dated 20-08-2010.
- (11) I found from the record that the Charge/lien of the said land of The Kathwada Sewa Sahkari Mandali which was fully paid up and free from Charge/lien, of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.8387 dated 06-01-2015.
- (12) Thereafter Resurvey Record has been prepared SLR Office Ahmedabad As per Promulgation the Block No.841 was given to lieu of old Block no.369 that to that effect mutation entry has been made in the revenue record vide of said land by entry no.8864 dated 08-09-2016.
- (12) On implementation of Draft Town Planning Scheme no.117 Land of Block no.841 was given final Plot no.249 and its area was Fixed at 3853 Sq.Mtrs.
- (13) That District Collector Ahmedabad by order bearing No.CB/CTS-1/NA/Kathwada/S.R no.1086/2015 dated 20-09-2017 granted N.A use Permission for industrial purpose for the said land of Final Plot no.249 (Block no.841 old Block no.369) admeasuring 3853 Sq.Mtrs Mutation entry to the said effect is made in the revenue record of the said land by entry no.9621 dated 13-11-2017.



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- (14) That thereafter the Development Agreement was duly executed by and between (1) Prajapati Maheshbhai Shalkalchand (3) Prajapati Dinesh bhai Shalkalchand and M/s.Harikrupa Infra a Partnership Firm, on dated 09/05/2019 Registered before the sub registrar of Ahmedabad-12(Nikol) at Serial no.8627 and the said developers is entitled to develop and construct industrial unit on the said land as per plan and development construction permission approved and granted by Ahmedabad Urban Development Authority Which Please note.
- (15) Further Ahmedabad Urban Development Authority (AUDA) Ahmedabad has sanctioned Plan for the construction and granted the Permission for the development/construction on land of final plot no.249 by order bearing no.PRM/52/1/2019/210 dated 29/04/2019 which please note.
- (16) The undersigned have issued Public Notice in the daily newspaper "Sandesh" Dated- 02/06/2011 inviting objection for issuance of such Title Certificate and Report. However till date nothing has been received by the undersigned in response to the said Public notice.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing Final Plot no.249 admeasuring 3853 Sq.Mtrs of Draft T.P.Scheme no.117 (Given in lieu of Block/Survey no.841 old Block/Survey no.369 admeasuring 6448 Sq.Mtrs) or there about situate, lying and being at Mouje-Kathwada, Taluka-Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol). bounded as follows.

On or towards the East	:-	Block/srv no.371
On or towards the West	:-	18 Mtr. Road
On or towards the North	:-	Block/srv no.361 paiki
On or towards the South	:-	Block/srv no.367 & 368



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That the believing the Xerox copies of documents/papers etc. furnished in the case File shown to me to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual search report obtained through office of Sub-registrar and on that basis and as per the below mentioned note we hereby opinion that the titles of the said land shall be CLEAR AND MARKETABLE and free from reasonable doubts and without encumbrances subject to:-

1. Fulfillment of Conditions laid down in N.A. order and B.U. Permission being obtained.
2. Provisions of Town Planning and Urban Development Act being Sanctioned by AUDA and Plans of construction being Sanctioned by AUDA and Provisions of Town Planning Scheme.
3. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

Date :- 17/06/2019
Ahmedabad.



M.M. Patel
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M.M. PATEL
(ADVOCATE)