



H. Vyas & Co.

Harendra B. Vyas
ADVOCATE

Off.: A/401-402, "Harivilla", Nr. Sarthi Hotel, Vastrapur-Gurudwara Road, Vastrapur, Bodakdev, Ahmedabad-54.
Phone : (O) 26856140, 26840799, Mobile : 98250 32497

Ref. No. :

Date :

TITLE REPORT



Ref. :- Investigation of title to the Non-Agriculture for Commercial Use land bearing Survey No.336 paiki, 337/2, 340 paiki allotted Final Plot No. 103/1, admeasuring 10039 sq.mtrs. and Final Plot No.103/2, admeasuring 2230 sq.mtrs. Total 12269 sq.mtrs. in T.P.Scheme No.99 situated at Mouje village NARODA, Taluka CITY District Ahmedabad and Sub-District Ahmedabad-6(Naroda)is belonging to SHIVANAND COMMERCIAL CO.OP.HOU. SOC.LTD. as a owner and occupier.

As per instructions We have got necessary searches made for more than last 30 years from the records of Talati, Mamlatdar and Sub-Registrar Offices of Ahmedabad and have gone through relevant documents/papers and have investigated the title to the land inquestion and report as under :-

Hitory of Block/Survey No.336 paiki

Its found by Entry No.3471, dated 15/6/1952 that secure tenant Bhalaji Dhanaji and Jivan Ugarchand answered with free consent to cancelled their name hence



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Under order of Tenancy authority City Taluka, Order dated 20/5/1952 their name were cancelled.

The owner Bai Manek Wd/o. Jamanadas Bhagubhai had died on dated 5/12/1952 and she had no child and as per WILL executed by her on dated 25/8/1951 the name of administrator (1). VAKIL CHANDRAKANT CHHOTALAL GANDHI, (2). SHETH BALABHAI VADIBHAI, (3). SHETH BAKULBHAI MANILAL, (4) SHETH TIKABHAI BHAGUBHAI entered in revenue record by Entry No.3558,dtd.3/2/53.

That Tenant Ataji Bechar with free consent waived his right hence his name was cancelled under Tenancy Suit No.132/58, dated 14/3/1958 and also resolved that owner had right to possess this land for N.A. use and tenant handedover possession and entry to this effect entered in revenue record by Entry No.5420, dated 21/3/1958.

Under revenue entry No.5643 dated 17/8/1959 found that the said Survey Number with under Survey Number was going to acquire for Saliyas Products India Limited and non agriculture permission was not require under No.LAQW 1800, dated 8/8/1959.

Its found that Entry No.5787 is not releted to the said Survey Number.

Under Revenue Entry No.5923, dated 1/2/1961 found that the administrator Bakulbhai Manilal had died on dated 25/8/1955 hence name of Chandrakant Lahabhai entered.





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Under Revenue Entry No.5924, dated 1/2/1961 found that the administrator Bababhai Vadilal had died on dated 1/2/1959 hence name of Vimalsa Bababhai Bhai entered.

Under Revenue Entry No.5933, dated 8/5/1961 found that under correction sheet No.35 Survey No.336 Acre 3-20 Guntha Akar 10-4-0 allotted Survey No.336, Acre 2-20 Guntha, Kharabo Acre 0-2 Guntha, Akar Rs.7-31 Ps. and other Survey numbers were corrected under land record, Ahmedabad order No.KJP-SR-139, dated 10/4/1961.

Under revenue entry No.6131 dated 4/3/1962 its found that from the said survey No.336 Acre 1-22 Guntha was acquired by employee state Insurance Corporation, Ministry of Labour and Employment, New Delhi under order of Special Land Acquisition Labour Insurance Scheme Order No.LAQ-S-275, dated 25/1/1962 and under order of City Mamlatdar LAM-W-207, dated 2/3/1962.

Its found that (1). Tikabhai Bhagubhai, (2). Chandrakant Chhotalal Gandhi, (3). Chandrakant Lahabhai, (4). Vimalsa Bababhai sold and conveyed the said property to Electrical Instrument Manufacturing Company Limited by registered sale deed dtd.10/10/1962 and name of purchaser entered in revenue record by Entry No.6216, dated 3/2/1963.

That above said Electrical Instrument Manufacturing Company Limited taken loan from Industrial Credit and Investment Corporation of India Limited and Gujarat State





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Finance Corporation and Mortgage Deed registered on dated 23/8/1964 and entry to this effect entered in revenue record by Entry No.6524, dated 19/10/1965.

That Revenue Entry No.6732 is not related to this property.

Thereafter the said Electrical Instrument Manufacturing Company Limited changed its name as Gujarat machinery Manufactures Limited under order of Gujarat High Court, Ahmedabad under Company Application No.135/1980 order dated 30/4/1981 and effect is entered in revenue record by Entry No.9538, dated 25/9/1985.

From the said Survey No.336, admeasuring 3047 sq.mtrs. declared as "Fajal" i.e. Axxess under U.L.C. ordered on dated 3/8/1992 and effect to this entered in revenue record by Entry No.10516, dated 28/12/1992.

Thereafter the said company applied before Revenue Department of Government under section 20 for Industrial Purpose and entry to this effect entered by Entry No.11607.

The loan of Industrial Credit and Investment Corporation of India Limited and Gujarat State Finance Corporation were paid-up and under Letter dated 9/7/87 and 13/5/1986 the charge was removed and entry to this effect entered in revenue record by Entry No.13159, dated. 1/5/2002.

Thereafter the said land declared free from Fajal i.e. Axxess under U.L.C. ordered dated 14/10/2003 and entry





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to this effect entered in revenue record by Entry No.13422, dated. 14/10/2003.

Thereafter Gujarat Machinery Manufacturing Company Limited changed its name as G.M.M. Foundler Limited and submitted letter of company registrar dated 14/10/1999 and entry to this effect entered in revenue record by Entry No.13473, dated. 6/12/2003.

The said G.M.M.Founder Limited sold and conveyed the said property to Shivanand Commercial Co.Op.Soc.Ltd. by registered sale deed No.18, dated 16/1/2004 and entry to this effect entered in revenue record by Entry No.13604, dated. 23/03/2004.



Revenue Entry No.16538, dated 7/11/2008 is general correction order of City Mamlatdar, Ahmedabad.

That District Collector Ahmedabad issued N.A. Permission under its Order No.CB/LND-1/N.A./S.R.-714/2010, dated 30/8/2010 for Commercial purpose regarding the said survey No.336 part 337/2, 340 paiki allotted Final Plot No.103/1, 103 of T.P.Scheme No.99, admeasurment 12269 sq.mtrs. and entry to this effect entered in revenue record by Entry No.17694, dated. 7/7/2010.

Hitory of Block/Survey No.340 paiki

Entry No.1378 is not found.

Its found that Entry No.3451 dated 28/4/1952 that the said land was belonging to Bhulaji Dhulaji and after his death his legal heirs Pujaji Bhulaji, Aataji Bhulaji were entered in revenue record.



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Its found that Entry No.3482, dated 27/6/1952 that secure tenant Pujaji Bhulaji answered with free consent to cancelled his name hence under order of Tenancy authority City Taluka, Order No.TNC/64, dated 1/6/1952 their name were cancelled.

The owner Bai Manek Wd/o. Jamanadas Bhagubhai had died on dated 5/12/1952 and she had no child and as per WILL executed by her on dated 25/8/1951 the name of administrator (1). VAKIL CHANDRAKANT CHHOTALAL GANDHI, (2). SHETH BALABHAI VADIBHAI, (3). SHETH BAKULBHAI MANILAL, (4) SHETH TIKABHAI BHAGUBHAI entered in revenue record by Entry No.3558,dtd.3/2/53.



Its found that Entry No.3666, dated 23/2/1953 that Survey No.340 was possessed by Manek Jamnabhai Wd/o. Bhurabhai Joban Godal in other right of village Form No. 7/12 and the said entry mutuated as per Entry No.3666 on dated 23/2/1953.

Under Revenue Entry No.5924, dated 1/2/1961 found that the administrator Bababhai Vadilal had died on dated 1/2/1959 hence name of Vimalsa Bababhai Bhai entered.

Under Revenue Entry No.5933, dated 8/5/1961 found that under correction sheet No.35 Survey No.340 Acre 3-39 Guntha Akar 12-10-0 allotted Survey No.340, Acre 2-24 Guntha, Akar Rs.7-87 Ps. and other Survey numbers were corrected under land record, Ahmedabad order No.KJP-SR-139, dated 10/4/1961.



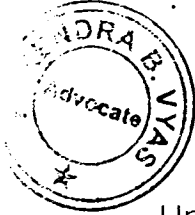
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Under revenue entry No.6131 dated 4/3/1962 its found that from the said survey No.340 Acre 1-13 Guntha, Akar Rs.3-94 Ps. was acquired by employee state Insurance Corporation, Ministry of Labour and Employment, New Delhi under order of Special Land Acquisition Labour Insurance Scheme Order No.LAQ-S-275, dated 25/1/1962 and under order of City Mamlatdar LAM-W-207, dated 2/3/1962.

Its found that (1). Tikabhai Bhagubhai, (2). Chandrakant Chhotalal Gandhi, (3). Chandrakant Lahabhai, (4). Vimalsa Bababhai sold and conveyed the said property to Electrical Instrument Manufacturing Company Limited by registered sale deed dtd.10/10/1962 and name of purchaser entered in revenue record by Entry No.6216, dated 3/2/1963.



That above said Electrical Instrument Manufacturing Company Limited taken loan from Industrial Credit and Investment Corporation of India Limited and Gujarat State Finance Corporation and Mortgage Deed registered on dated 23/8/1964 and entry to this effect entered in revenue record by Entry No.6524, dated 19/10/1965.

Thereafter the said Electrical Instrument Manufacturing Company Limited changed its name as Gujarat machinery Manufactures Limited under order of Gujarat High Court, Ahmedabad under Company Application No.135/1980 order dated 30/4/1981 and effect is entered in revenue record by Entry No.9538, dated 25/9/1985.



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.. 8 ..

From the said Survey No.336, admeasuring 3047 sq.mtrs. declared as "Fajal" i.e. Axess under U.L.C. ordered on dated 3/8/1992 and effect to this entered in revenue record by Entry No.10516, dated 28/12/1992.

Thereafter the said company applied before Revenue Department of Government under section 20 for Industrial Purpose and entry to this effect entered by Entry No.11607.

The loan of Industrial Credit and Investment Corporation of India Limited and Gujarat State Finance Corporation were paid-up and under Letter dated 9/7/87 and 13/5/1986 the charge was removed and entry to this effect entered in revenue record by Entry No.13159, dated. 1/5/2002.



Thereafter the said land declared free from Fajal i.e. Axess under U.L.C. ordered dated 14/10/2003 and entry to this effect entered in revenue record by Entry No.13422, dated. 14/10/2003.

Thereafter Gujarat Machinery Manufacturing Company Limited changed its name as G.M.M. Foundler Limited and submitted letter of company registrar dated 14/10/1999 and entry to this effect entered in revenue record by Entry No.13473, dated. 6/12/2003.

The said G.M.M. Foundler Limited sold and conveyed the said property to Shivanand Commercial Co.Op.Soc.Ltd. by registered sale deed No.18, dated 16/1/2004 and entry to this effect entered in revenue record by Entry No.13604, dated. 23/03/2004.



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Revenue Entry No.16538, dated 7/11/2008 is general correction order of City Mamlatdar, Ahmedabad.

That District Collector Ahmedabad issued N.A. Permission under its Order No.CB/LND-1/N.A./S.R.-714/2010, dated 30/8/2010 for Commercial purpose regarding the said survey No.336 part 337/2, 340 paiki allotted Final Plot No.103/1, 103 of T.P.Scheme No.99, admeasurment 12269 sq.mtrs. and entry to this effect entered in revenue record by Entry No.17694, dated. 7/7/2010.

Hitory of Block/Survey No.337/2

Its found that Entry No.3473 dated 15/6/1952 in the said land there was name of Secure Tenant Fataji Manurji and Jivanlal Ugarchand and they answered with free consent to cancelled his name hence under order of Tenancy authority City Taluka, Order No.TNC, dated 20/5/1952 their name were cancelled.



The owner Bai Manek Wd/o. Jamanadas Bhagubhai had died on dated 5/12/1952 and she had no child and as per WILL executed by her on dated 25/8/1951 the name of administrator (1). VAKIL CHANDRAKANT CHHOTALAL GANDHI, (2). SHETH BALABHAI VADIBHAI, (3). SHETH BAKULBHAI MANILAL, (4) SHETH TIKABHAI BHAGUBHAI entered in revenue record by Entry No.3558,dtd.3/2/53.

Under revenue entry No.5643 dated 17/8/1959 found that the said Survey Number with under Survey Number was going to acquire for Saliyas Products India Limited



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and non agriculture permission was not require under No.LAQW 1800, dated 8/8/1959.

Its found that Entry No.5727 dated 2/3/1960 that the acquiare of Salulose Producats of India under acquisition land act order No.LAQ/1639/191, dated 16/1/1960 was stopped and entry "N.A. Permission should be not issued without acquiring body" was cancelled under order of C.D.C. dated 12/1/1980.

Under Revenue Entry No.5924, dated 1/2/1961 found that the administrator Bababhai Vadilal had died on dated 1/2/1959 hence name of Vimalsa Bababhai Bhai entered.

Under Revenue Entry No.5933, dated 8/5/1961 found that under correction sheet No.35 Survey No.337 Acre 3-16 Guntha Akar 10-5-0 allotted Survey No.337, Acre 1-37 Guntha, Akar Rs.5-81 Ps. and other Survey numbers were corrected under land record, Ahmedabad order No.KJP-SR-139, dated 10/4/1961.

Under revenue entry No.6131 dated 4/3/1962 its found that from the said survey No.340 Acre 1-13 Guntha, Akar Rs.3-94 Ps. was acquired by employee state Insurance Corporation, Ministry of Labour and Employment, New Delhi under order of Special Land Acqition Labour Insurance Scheme Order No.LAQ-S-275, dated 25/1/1962 and under order of City Mamlatdar LAM-W-207, dated 2/3/1962.

Its found that (1). Tikabhai Bhagubhai, (2). Chandrakant Chhotalal Gandhi, (3). Chandrakant



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Lonabhai, (4). Vimalsa Bababhai sold and conveyed the said property to Electrical Instrument Manufacturing Company Limited by registered sale deed dtd.10/10/1962 and name of purchaser entered in revenue record by Entry No.6216, dated 3/2/1963.

That above said Electrical Instrument Manufacturing Company Limited taken loan from Industrial Credit and Investment Corporation of India Limited and Gujarat State Finance Corporation and Mortgage Deed registered on dated 23/8/1964 and entry to this effect entered in revenue record by Entry No.6524, dated 19/10/1965.

Its found that Entry No.6532, dated 23/11/1965 that Entry of correction of said Survey Number as per No.25 dated 23/11/65, Survey No.337 Acre 1-37 Guntha Akar 5-13-0 allotted Survey No.337/1, Acre 0-11 Guntha, Akar Rs.0-13-0 Ps. and Survey No.337/2, Acre 1-26 Guntha, Akar Rs.5-0-0 Ps. were corrected under land record.

Thereafter the said Electrical Instrument Manufacturing Company Limited changed its name as Gujarat machinery Manufactures Limited under order of Gujarat High Court, Ahmedabad under Company Application No.135/1980 order dated 30/4/1981 and effect is entered in revenue record by Entry No.9538, dated 25/9/1985.

From the said Survey No.336, admeasuring 3047 sq.mtrs. declared as "Fajal" i.e. Axess under U.L.C. ordered on dated 3/8/1992 and effect to this entered in revenue record by Entry No.10516, dated 28/12/1992.





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Thereafter the said company applied before Revenue Department of Government under section 20 for Industrial Purpose and entry to this effect entered by Entry No.11607.

The loan of Industrial Credit and Investment Corporation of India Limited and Gujarat State Finance Corporation were paid-up and under Letter dated 9/7/87 and 13/5/1986 the charge was removed and entry to this effect entered in revenue record by Entry No.13159, dated. 1/5/2002.



Thereafter the said land declared free from Fajal i.e. Axess under U.L.C. ordered dated 14/10/2003 and entry to this effect entered in revenue record by Entry No.13422, dated. 14/10/2003.

Thereafter Gujarat Machinery Manufacturing Company Limited changed its name as G.M.M. Foundler Limited and submitted letter of company registrar dated 14/10/1999 and entry to this effect entered in revenue record by Entry No.13473, dated. 6/12/2003.

Its found that Entry No.13476, dated 6/12/2003 found that under correction sheet No.35, Survey No.337/2, admeasuring 0-66-77 allotted Survey No.337/2, admeasuring 0-77-90 and other Survey numbers were corrected under land record, Ahmedabad order No.KJP-SR-139, dated 10/4/1961.

The said G.M.M.Foundler Limited sold and conveyed the said property to Shivanand Commercial Co.Op.Soc.Ltd.



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by registered sale deed No.18, dated 16/1/2004 and entry to this effect entered in revenue record by Entry No.13604, dated. 23/03/2004.

Revenue Entry No.16538, dated 7/11/2008 is general correction order of City Mamlatdar, Ahmedabad.

That District Collector Ahmedabad issued N.A. Permission under its Order No.CB/LND-1/N.A./S.R.-714/2010, dated 30/8/2010 for Commercial purpose regarding the said survey No.336 part 337/2, 340 paiki allotted Final Plot No.103/1, 103 of T.P.Scheme No.99, admeasurment 12269 sq.mtrs. and entry to this effect entered in revenue record by Entry No.17694, dated. 7/7/2010.



GENERAL :-

At present SHIVANAND COMMERCIAL CO.OP.HOU. SOC.LTD. is owner and occupier of Non-Agriculture for Commercial Use land baring Survey No.336 paiki, 337/2, 340 paiki allotted Final Plot No. 103/1, admeasuring 10039 sq.mtrs. and Final Plot No.103/2, admeasuring 2230 sq.mtrs. Total 12269 sq.mtrs. in T.P.Scheme No.99 situated at Mouje village NARODA, Taluka CITY District Ahmedabad and Sub-District Ahmedabad-6 (Naroda).

I have taken search of available record of Sub-Registrar Offices Ahmedabad of Index-II only through our search clerk.



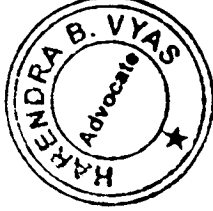
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The report is not complete report of the entire revenue records and records of the Sub-Registrar. Report refers to records relevant to understand the devolution of title, to ascertain, If any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

As informed to us, the said land has not been given in security nor created any charge or encumbrance of 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 adversely affecting the titles.

UNDER THE CIRUMSTANCES, I hereby giving opinion that the title of above referred land is clear and marketable, subject to the followings :-

1. All original papers and latest documents should be obtain.
2. Usual Declaration on title should be obtain.
3. Laws Applicable and in force to effect legally and land sale, transfer, or any other transaction with respect to the said land.

Place : Ahmedabad.

Date : 1/5/2012



H.B. Vyas, Advocate

