



Date : 13-4-18

NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have investigated the titles of the property being non agricultural land bearing Survey No.211/2, Khata No.1194 admeasuring 3743 Sq.Mtrs., T.P.S. No.75, Final Plot No.28 admeasuring 2842 Sq.Mtrs. of Village Chandkheda, Taluka Sabarmati, District Ahmedabad of M/s. Shri Hari Infrastructure. We have taken search of available sub-registry record as well as revenue record for a period of last 30 years. We found no charge, lien and/or encumbrance over the said property. We, therefore, certify that there is no encumbrance of any nature over the said property in any manner.

Place: Ahmedabad

Date :13-4-18

Idrish M. Bengali  
B.A., LL.M., Advocate



Date :13-4-18

**TITLE SEARCH REPORT**

Reg: Investigation of the titles of the property  
 being non agricultural land bearing  
 Survey No.211/2, Khata No.1194  
 admeasuring 3743 Sq.Mtrs., T.P.S. No.  
 75, Final Plot No.28, 2842 Sq.Mtrs. of  
 Village Chandkheda, Taluka Sabarmati,  
 District Ahmedabad

Owner: M/s. Shri Hari Infrastructure  
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In pursuance to the request of Pravinbhai Vallabhadas Nasit, one of the partners of M/s. Shri Hari Infrastructure, the owner of the land of Survey No.211/2, T.P. Scheme No.75, Final Plot No.28 of Village Chandkheda, I have investigated the titles of the said land and my findings to its are as under :

(1) Said land of Survey No.211/2, T.P.S. No.75, F.P. No.28 of Chandkheda is non-agriculture land.

(2) Said land of Survey No.211/2 was in the ownership of Bhagubhai Desai bhai as can be seen from Village Form No.7 & 12.

(3) Said land was declared as fragment by Mutation Entry No.3020 dtd.25-4-51 and said entry of fragment was deleted by Mutation Entry No.4766 dtd.14-3-74.



(2)

(4) Said Bhagubhai Desaibhai died on dtd.19-3-70 and therefore by Mutation Entry No.4600 dtd.2-4-70, names of Ambalal Bhagubhai, Keshavlal Bhagubhai and Hiraben Bhagubhai were brought on revenue record as the successors of said deceased.

(5) Said Ambalal Bhagubhai died on dtd.25-7-77 and therefore by Mutation Entry No.4961 dtd.18-7-77, names of Gangaben Ambalal, Kumudben Ambalal, Jyotsnaben Ambalal, Sarojben Ambalal, Alkaben Ambalal and Sudhaben Ambalal were brought on revenue record as the successors of said deceased.

(6) Thereafter, names of Dahiben Keshavlal, Mahendrakumar Keshavlal, Ketankumar Keshavlal, Vimalkant Keshavlal and Mehul Keshavlal were entered in revenue record as co-owners by Mutation Entry No.6267 dtd.6-12-93.

(7) Hiraben Bhagubhai died on dtd.7-4-86 and her successors were already on record therefore by Mutation Entry No.6354 dtd.28-7-94 her name was deleted.

(8) Keshavlal Bhagubhai died on dtd.4-10-96 and his successors were already on record therefore by Mutation Entry No.6668 dtd.27-11-96 his name was deleted.

(9) Mahendrakumar Keshavlal and others sold and transferred the said land of Survey No.21 1/2 to Joitaram



(3)

Hemabhai Patel on dtd. 11-10-01 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on dtd.11-10-01, at Sr. No.3527. Name of said purchaser Joitaram Hemabhai Patel was entered in revenue record by Mutation Entry No.7297 dtd.24-10-01.

(10) Joitaram Hemabhai Patel sold and transferred the said land of Survey No.211/2 to Jitendrasinh Mansinh on dtd.29-4-03 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on dtd.29-4-03, at Sr. No.2249. Name of said purchaser Jitendrasinh Mansinh was entered in revenue record by Mutation Entry No.7616 dtd.16-5-03.

(11) Jitendrasinh Mansinh sold and transferred the said land of Survey No.211/2 to Prafullkumar Vallabhdas Sojitra on dtd.28-8-03 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on dtd.28-8-03, at Sr. No.5208. Name of said purchaser Prafullkumar Vallabhdas Sojitra was entered in revenue record by Mutation Entry No.7700 dtd.2-9-03.



(12) Prafullkumar Vallabhdas Sojitra sold and transferred the said land of Survey No.211/2 to Kanjibhai Oghavjibhai on dtd.28-9-06 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on dtd.28-9-06, at Sr. No.9768. Name of said purchaser Kanjibhai Oghavjibhai was entered in revenue record by Mutation Entry No.8448 dtd.8-12-06.

(4)

(13) Kanjibhai Oghavjibhai sold and transferred the said land of Survey No.211/2 to Narendrakumar Somabhai and others on dtd.12-1-07 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on the same day at Sr. No.527. Names of said purchasers Narendrakumar Somabhai and others were entered in revenue record by Mutation Entry No.8510 dtd.1-2-07.

(14) Mutation Entry No.8595 dtd.1-5-07 is related to correction of computer record, while Mutation Entry No.8821 and 8822 both dtd.8-2-08 are related to re-constitution of taluka.

(15) The Collector, Gandhinagar granted N.A. permission to the said land on dtd.12-2-08 and Mutation Entry No.8857 dtd.23-4-08 was made in revenue record on the basis of said N.A. order.

(16) Narendrakumar Somabhai and others sold and transferred the said land of Survey No.211/2 to Kalpeshbhai Dhulabhai and others on dtd.23-3-08 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on the same day at Sr. No.5672. Names of said purchasers Kalpeshbhai Dhulabhai and others were entered in revenue record by Mutation Entry No.8858 dtd.23-4-08.

(17) Mutation Entry No.8952 dtd.4-8-08 is related to the correction of names of vendors in Mutation Entry No.8858. While, Mutation Entry No.9086 is related to

(5)

correction of computer mistake and Mutation Entry No.10761 is related to re-constitution of taluka.

(18) Kalpeshbhai Dhulabhai and others sold and transferred the said land of Survey No.211/2 to M/s. Shri Hari Infrastructure, a partnership firm through its partner Pravinbhai Vallabhbhai Nasit on dtd.18-1-18 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on the same day at Sr. No.963. Name of said purchaser M/s. Shri Hari Infrastructure, a partnership firm through its partner Pravinbhai Vallabhbhai Nasit was entered in revenue record by Mutation Entry No.12-9-80 dtd.23-1-18.

(19) Ahmedabad Municipal Corporation granted construction permission on dtd.28-3-18 and sanctioned the plan.

(20) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.3-4-18 and I have not received any objection and/or claim in response thereto.



(21) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.4-4-18. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.




(6)

(22) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

Place: Ahmedabad

Date : 13-4-18



  
Idrish M. Bengali  
B.A., LL.M., Advocate


DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non agricultural land bearing Survey No.211/2, Khata No.1194 admeasuring 3743 Sq.Mtrs., T.P.S. No.75, Final Plot No.28 admeasuring 2842 Sq.Mtrs. of Village Chandkheda, Taluka Sabarmati, District Ahmedabad.

Place: Ahmedabad

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