

TITLE CERTIFICATE WITH SEARCH REPORT



TITLE CERTIFICATE & REPORT

To,
Samarth Corporation
A Partnership Firm,
Ahmedabad

Reg: In the matter of investigation to the title of Non-Agricultural land bearing Final Plot No. 184 / 2 admeasuring 4079 sq. Mtrs. of Town Planning Scheme No. 66 comprised of Survey No. 74/1 admeasuring 10780 sq. Mtrs. paiki, situate, lying and being at Mouje Village Chenpur, Taluka Ghatlodiya in the registration District of Ahmedabad and Sub District-8 (Sola) belonging to **Samarth Corporation - A Partnership Firm.**

We refer to your instructions to give opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter for detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally the land of Survey No. 74 of Mouje Chenpur was owned, occupied and possessed by Naranbhai Shankarbhai. Thereafter Naranbhai Shankarbhai partitionised his land among his sons Ramanbhai Naranbhai, Parshottambhai Naranbhai, Balubhai Naranbhai & Sureshbhai Naranbhai on 16th February, 1970 and by virtue of that such partition land of Acr 2-05 Guntha of Survey No. 74 Paiki granted to Ramanbhai Naranbhai & land of Acr 2-05 Guntha of Survey No. 74 Paiki granted to Sureshbhai Naranbhai and entry to that effect was made in mutation register on 20th February, 1970 by entry No. 593.



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2. Thereafter Ramanlal Naranbhai co-owner of land obtained loan from Ahmedabad District Co-Operative Bank Ltd., Sabarmati Branch, Ahmedabad and entry to that effect was made in mutation register on 04th June, 1975 under mutation entry No. 650. Which loan was repaid thereafter and charge of Ahmedabad District Co-Operative Bank Ltd. was removed and entry to that effect was made in mutation register on 14th September, 1981 under mutation entry No. 719.
3. By this way, Ramanbhai Naranbhai & Sureshbhai Naranbhai became owner and occupier of above said land of Survey No. 74 of Mouje Chenpur.
4. Thereafter, the owners of the said land Namely, (1) Ramanbhai Naranbhai and (2) Sureshbhai Naranbhai both themselves and as karta and manager of their respective HUF had agreed to sell and convey the land bearing Survey No. 74 admeasuring 17199 sq. Mtrs. to the Ilora (Chenpur) Co. Op. Housing Society (proposed) through its Principal Promoter Shree Akhil Dipakbhai Upadhyay by executing Agreement to Sale in the Office of Sub-Registrar of Assurances at Ahmedabad-2 (Vadaj) under serial no. 587 dated: 06.02.2003.
5. Thereafter, the said Agreement to sale bearing No. 587, dated : 06.02.2003. was cancelled ex parte by executing Deed of Cancellation registered in the Office of Sub-Registrar of Assurances at Ahmedabad-2 (Vadaj) under serial No. 992 dated: 19.02.2004.
6. Thereafter, owners of the said land namely (1) Ramanbhai Naranbhai Patel as him self and karat and manager of his HUF and (2) Shree Sureshbhai Naranbhai Patel as him self and karat and manager of his HUF had sold and conveyed the land bearing Survey No. 74 admeasuring 17199 sq. Mtrs. to (1) Shree Manojbhai Becharbhai, (2) Shree Kirtibhai Becharbhai, (3) Shree Vinubhai Becharbhai, (4) Monghiben D/o. Somabhai Shraddulbhai and W/o. Becharbhai



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Tejabhai (Serial No. 1 to 4 as owner of 50% undivided share), (5) Smt. Bhartiben Maheshkumar Mehta and (6) Smt. Bakulaben Kirtikumar Mehta D/o. Maneklal Somchand Shah (Serial No. 5 and 6 as owner of 50% undivided share) by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedabad-2 (Vadaj) under serial No. 993 dated: 19.02.2004. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 1019 dated: 20.02.2004. which was certified by the competent authority on 31.03.2004.

7. Thereafter, Co-owner of the said land namely Monghiben D/o. Somabhai Shradulbhai and W/o. Becharbhai Tejabhai had gifted the land bearing Survey No. 74 admeasuring 17199 sq. Mtrs. and land bearing Survey No. 66/1 admeasuring 6576 sq. Mtrs. total aggregating 23775.00 sq. Mtrs. paiki undivided 50% admeasuring 11887.50 sq. Mtrs. Paiki undivided admeasuring 2971.875 sq. Mtrs. i.e. her undivided 1/4 th share in 50% share of total land of Survey No. 74 and 66/1 to (1) Manojbhai Becharbhai Gamara (Bharwad), (2) Kirtibhai Becharbhai Gamara (Bharwad) and (3) Vinubhai Becharbhai Gamara (Bharwad) by Deed of Gift registered in the Office of Sub-Registrar of Assurances at Ahmedabad-2 (Vadaj) under serial no. 14454 dated: 29.07.2008. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 1272 dated: 14.10.2008. which was Cancelled by the competent authority on 04.12.2008. with a direction to mutate a fresh entry after executing deed of Rectification mentioning Survey Number wise separate area of gifted land.

8. Thereafter, the Co-owner of the said land namely Monghiben D/o. Somabhai Shradulbhai and W/o. Becharbhai Tejabhai, subsequent to the Deed of Gift bearing No. 14454, Dated: 29.07.2008. had executed Deed of Rectification registered in the office of the Sub-Registrar of Assurances at Ahmedabad-2 (Vadaj) Under Reg. Sr. No.



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10707, dated: 17.06.2010 to rectify the details of area of gifted land of both Survey Numbers to the effect that the area of gifted land bearing Survey No. 74 admeasuring undivided 2149.875 sq. Mtrs. and the area of gifted land bearing Survey No. 66/1 admeasuring undivided 822.00 sq. Mtrs. be read and understood wherever it is not mentioned in the Deed of Gift bearing No. 14454, dated: 29.07.2008. and entry to that effect was mutated in the revenue record by mutation entry No. 1436 dated: 15.07.2010. which was duly certified by the competent authority on 16.11.2010.

9. Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Chenpur and accordingly land of Survey No. 74 admeasuring 17199.00 sq. Mtrs. was merged into Town Planning scheme No. 66 and allotted Final Plots Nos. 184/2, 184/3 and 184/4 and the area of the said Final Plots was fixed to extent of 4079.00 sq. Mtrs., 3851.00 sq. Mtrs. and 2389.00 sq. Mtrs. respectively and "Form-F" was issued in accordance with the provision of Rules -21 and 35 inacted under the provisions of the Gujarat Town Planning and Urban Development Act. 1976.

10. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land bearing Final Plot No. 184/2 admeasuring 4079.00 sq. Mtrs. of Town Planning scheme No. 66 comprised of Survey No. 74 for residential purpose vide order bearing No. CB/ADM/NA/S.R. 128/2011, dated: 21.06.2011. in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was mutated in the revenue record by mutation entry No. 1543, dated: 17.08.2011. which was duly certified by the competent authority on 11.11.2011.



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11. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land bearing Final Plot No. 184/3 admeasuring 3851.00 sq. Mtrs. of Town Planning scheme No. 66 comprised of Survey No. 74 for residential purpose vide order bearing No. CB/ADM/NA/S.R. 127/2011, dated: 26.05.2011. in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was mutated in the revenue record by mutation entry No. 1544, dated: 17.08.2011. which was duly certified by the competent authority on 11.11.2011.
12. Thereafter, owners of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Ahmedabad had granted Non-agricultural use permission of the land bearing Final Plot No. 184/4 admeasuring 2389.00 sq. Mtrs. of Town Planning scheme No. 66 comprised of Survey No. 74 for residential purpose vide order bearing No. CB/ADM/NA/S.R. 129/2011, dated: 26.05.2011. in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was mutated in the revenue record by mutation entry No. 1545, dated: 17.08.2011. which was duly certified by the competent authority on 11.11.2011.
13. Thereafter, owners of the said land namely (1) Manojbhai Becharbhai Gamara, (2) Kirtibhai Becharbhai Gamara, (3) Vinubhai Becharbhai Gamara, (4) Bhartiben Maheshkumar Mehta & (5) Bakulaben Kirtikumar Mehta D/o. Maneklal Somchand Shah (Serial No. 4 and 5 through their constituted attorney Rajiv Maheshkumar Mehta) had sold and conveyed the Non-agricultural land bearing Final Plot No. 184/3 admeasuring 3851.00 sq. Mtrs. of town Planning scheme No.



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66 comprised of Survey No. 74 admeasuring 17199 sq. Mtrs. paiki admeasuring 6419.00 sq. Mtrs. to Associates Engineers - A Partnership Firm, by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedbabad-2 (Vadaj) under serial no. 14773 dated: 24.08.2011. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 1548 dated: 29.08.2011. which was certified by the competent authority on 11.11.2011.

14. Thereafter, The District Inspector, Land Record, Ahmedabad issued Correction index i.e. Durasti Patrak No. 27 on 12.04.2012. and accordingly the land of Survey No. 74 was divided in to Two parts (1) Block/Survey No. 74/1 admeasuring 10780.00 sq. Mtrs. and the said land was standing in the names of (1) Bakulaben Kirtikumar D/o. Maneklal Somchand, (2) Bhartiben Maheshkumar, (3) Manojbhai becharbhai, (4) Kirtibhai Becharbhai and (5) Vinubhai Becharbhai and (2) Block/Survey No. 74/2 admeasuring 6419.00 sq. Mtrs. and the said land was standing in the name of Associates Engineers - a partnership firm and entry to that effect was mutated in the revenue record by mutation entry No. 1599 dated: 21.04.2012. which was certified by the competent authority on 22.06.2012.

15. Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1, dated: 17.03.2012., Two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chenpur Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by mutation entry No. 1603 dated: 03.05.2012. which was certified by the competent authority on 05.05.2012.

16. Thereafter, owners of the said land namely (1) Bakulaben Kirtikumar Mehta D/o. Maneklal Somchand Shah, (2) Bhartiben Maheshkumar,



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(3) Manojbhai Becharbhai, (4) Kirtibhai Becharbhai and (5) Vinubhai Becharbhai had sold and conveyed the Non-agricultural land bearing Final Plot No. 184/2 and 184/4 paiki land of Final Plot No. 184/2 admeasuring 4079.00 sq. Mtrs. of town Planning scheme No. 66 comprised of Survey No. 74/1 admeasuring 10780 sq. Mtrs. paiki to Padmavati Enterprise - a partnership firm, by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedabad-8 (Sola) under serial no. 198 dated: 04.01.2017. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 2062 dated: 09.01.2017. which was certified by the competent authority on 09.03.2017.

14. Thereafter, The Ilaora (Chenpur) Co. Op. Housing Society (Proposed) through its Principal promoter Akhil Dipakbhai Upadhyay had executed Deed of Confirmation registered in the Office of Sub-Registrar of Assurances at Ahmedabad-8 (Sola) under serial no. 13083 dated: 05.09.2017. and confirmed the Deed of Cancellation bearing No. 992 Dated: 19.02.2004. whereby the Agreement to Sale bearing No. 587, Dated: 06.02.2003. was cancelled.

15. Thereafter, owners of the said land namely Padmavati Enterprise - a partnership firm had sold and conveyed the Non-agricultural land bearing Final Plot No. 184/2 and 184/4 paiki land of Final Plot No. 184/2 admeasuring 4079.00 sq. Mtrs. of town Planning scheme No. 66 comprised of Survey No. 74/1 admeasuring 10780 sq. Mtrs. paiki to Samarth Corporation - a partnership firm, by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedabad-8 (Sola) under serial no. 4044 dated: 06.03.2018 and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 2192 dated: 19.04.2018. which was certified by the competent authority on 14.06.2018. In said deed of sale all partners of Padmavati Enterprise had signed.



16. Thereafter, the Non-agricultural land of 33.45 sq. mtrs was granted on lease by Samarth Corporation - A Partnership Firm to Torrent Power Limited and Lease Deed for the same was registered with the Office of the Sub –Registrar of Assurance at Ahmedabad-8 (Sola) under Sr. No. 12507.

17. As a part of investigation of title, we have published a public notice appeared in the daily news paper “ GUJARAT SAMACHAR ” dated: 25.03.2017 for inviting any claim, objection, Obligation, Charges or lien in, on or upon the said land, Pursuant to which, we have not received any claim/objection in response thereto and therefore I had issued Title Certificate on October 16, 2017 and in suppliment thereto I am issued this Certificate in favour of Samarth Corporation - A Partnership Firm by getting Search from Sub - Registrar office.

In view of what is stated above from that and from the information given to us except that what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any pending proceedings, nor any order, decree, attachment or 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 which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents / papers / copies / orders / documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to Padmavati Enterprise - a partnership firm is clear and marketable, Salable and free from encumbrances and reasonable doubts Subject to:-

(1) Fulfillment of terms and conditions laid down in N.A. order and use as per zone of AMC.



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- (2) Fulfillment of the Provisions of prevailing relevant laws.

SCHEDULE

ALL THAT piece or parcel of immovable property being Non-agriculture land bearing Final Plot No. 184/2 and 184/4 paiki Final Plot No. 184/2 admeasuring 4079 sq. Mtrs. of Town Planning Scheme No. 66 comprised of Survey No. 74/1 admeasuring 10780 sq. Mtrs. paiki, situate, lying and being at Mouje Village Chenpur, Taluka Ghatlodiya in the registration District of Ahmedabad and Sub District-8 (Sola).

Date : October 16, 2018.

Place : Ahmedabad.



Manish Kanubhai Patel. Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

- ⇒ This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/ Opinion is issued exclusively for his / her / their / it's personal use.
- ⇒ Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/ reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/ property.