

CMD Advocates & Associates

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Date:- 12/09/2014

-:PROPERTY TITLE REPORT:-

To,

Shyam Infra Project,
201, Mile Stone Building,
Driv-in- Road,
Ahmedabad.

Dear Sir,

Sub:- The Property is being the N.A. Land of the Survey No. 736, admeasuring about 16075 Sq. Mtrs (out of that 11253 Sq. Mtrs open land + 4822 Sq. Mtrs. is for the Common land and Road), Shyam Infra Project a Partnership firm, situate lying and being over the N.A. Land of the Survey No. 736 (having total land of 22966 Sq. Mtrs.), in the sim of Mouje :Pimpali, Taluka : Dholera, Dist:- Ahmedabad- Sub:-Dist:- Dholera.

LIST OF THE PAPERS PRODUCED AND SCRUTINISED IN FILE (Annexure-'A'):-

1. Photocopy of the Extract- 7/12 and Village Form No. 6 entries.
2. Photocopy of the Application for the applying for the conversion of the agricultural land in to the N.A. land by the land owner namely Shambhaji Kalubha Chudasama for the land of Survey No. 736.



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3. Photocopy of the Communication made by the Revenue Department, Jilla Panchayat Office, Ahmedabad, addressed to the Shambhaji Kalubha, that your application for the conversion of the land of the Survey No. 736, is received by them, letter , dated: 05/02/2013.
4. Photocopy of the an Opinion given by the Dy. Collector Office, Dhandhuka Prant Office, Bhavnagar Road, Dhandhuka, to the Dist. Development Officer, for the No objection for the conversion of the converting the said land of the Survey No. 736, in to the N.A. Land, dated: 30/03/2013.
5. Photocopy of the Payment Receipt/Chalan, of the Payment made by the Land owner Shambhaji Kalubha, to the concern authority namely Treasury Office, with the Signature of the Dist. Development Office, dated: 26/04/2013.
6. Photocopy of the N. A. Order passed by the Dist. Development Officer for the Residential purpose, for the Survey No. 736, dated: 24/05/2013.
7. Photocopy of the Hissa Form No. 4, for the measurement and showing boundaries of the land with the map, of the Survey No. 736, issued by the Dist. Inspector Land Records Office.
8. Photocopy of the Sale Deed executed between the Shambhaji Kalubha Chudasama (Vendor) and Shyam Infra Project a Partnership firm through their authorized Partner namely (1) Sudhir Amrutlal Patel, , dated: 02/01/2014, bearing Reg. No. 8, for the Survey No. 736, land

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admeasuring 16075 Sq. Mtrs out of the total land admeasuring about 22966 Sq. Mtrs. of the Survey No. 736.

- **Owner of the Property:** Shyam Infra Project a Partnership firm
- **Flow of the title**

I have carried out search in the office of the sub-registrar and records and on perusal of the documents in respect of the captioned lands of being the N.A. Land of the Survey No. 736 (having total land of 22966 Sq. Mtrs.), in the sim of Mouje :Pimpali, Taluka : Dholera, Dist:- Ahmedabad- Sub:-Dist:- Dholera, have given copies of their records and I have relied upon such searches taken and copies of records given therefore I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I have given the title of the aforesaid property as follows:

1. That the Looking to the search at the sub-registrar office and the revenue records and the documents produced before me it appears from the perusal of the records that the N.A. Land of the Survey No. 736 (having total land of 22966 Sq. Mtrs.), in the sim of Mouje :Pimpali, Taluka : Dholera, Dist:- Ahmedabad- Sub:-Dist:- Dholera, was originally an Agricultural Land and was originally belonged to the one Shambhaji Kalubha in the Year 1954-55.



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Looking to the Revenue records Extract 7/12 and the PaniPatrak, the name of the Shambhaji Kalubha is running in the revenue record being a land owner and the holder of the aforesaid agricultural land of the Survey No. 736 admeasuring about 22966 Sq. Mtrs. of land, since 1954-55 up to the 2013, and since than there is no change in the revenue record or there was no any transaction is taken place for the said land.

2. That thereafter an Application for the applying for the conversion of the agricultural land in to the N.A. land was made by the land owner namely Shambhaji Kalubha Chudasama for the land of Survey No. 736, to the concern authority.
3. That thereafter the Communication was made by the Revenue Department, Jilla Panchayat Office, Ahmedabad, addressed to the Shambhaji Kalubha, that your application for the conversion of the land of the Survey No. 736, is received by them, vide letter, dated: 05/02/2013.
4. That thereafter an Opinion was given by the Dy. Collector Office, Dhandhuka Prant Office, Bhavnagar Road, Dhandhuka, to the Dist. Development Officer, for the No objection for the conversion of the converting the said land of the Survey No. 736, in to the N.A. Land, dated: 30/03/2013.
5. That thereafter the N. A. Order was passed by the Dist. Development Officer for the Residential purpose, for the Survey No. 736, dated: 24/05/2013, as per the terms and the conditions as mentioned in the said N.A. Order.



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6. That the Hissa Form No. 4, for the measurement and showing boundaries of the land with the map, of the Survey No. 736, was issued by the Dist. Inspector Land Records Office.

7. That thereafter the Sale Deed was executed between the Shambhaji Kalubha Chudasama (Vendor) and Shyam Infra Project a Partnership firm through their authorized Partner namely (1) Sudhir Amrutlal Patel, dated: 02/01/2014, bearing Reg. No. 8, for the Survey No. 736, land admeasuring 16075 Sq. Mtrs out of the total land admeasuring about 22966 Sq. Mtrs. of the Survey No. 736.

Searches:- I have carried out the search in Sub-registrar offices at Dhandhuka for 1985 to 2014 for last 30 years on 11/09/2014, being search application No. 1626 and its receipt No. 2014027003167 the Search receipt is attached here with.

• **Certificate:-**

I have gone through all the above referred documents and as per the scrutiny of the revenue records and search, the title report of the above referred the Property is being the N.A. Land of the Survey No. 736, admeasuring about 16075 Sq. Mtrs (out of that 11253 Sq. Mtrs open land + 4822 Sq. Mtrs. is for the Common land and Road), Shyam Infra Project a Partnership firm, situate lying and being over the N.A. Land of the Survey No. 736 (having total land of 22966 Sq. Mtrs.), in the sim of Mouje :Pimpali, Taluka : Dholera, Dist:-



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Ahmedabad- Sub:-Dist:- Dholera, it reveals from the available documents and records that Shyam Infra Project a Partnership firm is the owner of the property, and the title of the aforesaid property of Shyam Infra Project a Partnership firm, in my opinion and looking to the documents available with me and produced before me, it is clear and marketable.

IN MY/OUR OPINION THE FOLLOWING DOCUMENTS ARE REQUIRED TO BE HOLDING/HAVE WITH THE LAST PURCHASER.

1. Certified the Latest Extract- 7/12 and Village Form No. 6 entries.
2. Photocopy of the Application for the applying for the conversion of the agricultural land in to the N.A. land by the land owner namely Shambhaji Kalubha Chudasama for the land of Survey No. 736.
3. Photocopy of the Communication made by the Revenue Department, Jilla Panchayat Office, Ahmedabad, addressed to the Shambhaji Kalubha, that your application for the conversion of the land of the Survey No. 736, is received by them, letter , dated: 05/02/2013.
4. Photocopy of the an Opinion given by the Dy. Collector Office, Dhandhuka Prant Office, Bhavnagar Road, Dhandhuka, to the Dist. Development Officer, for the No objection for the conversion of the converting the said land of the Survey No. 736, in to the N.A. Land, dated: 30/03/2013.



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5. Photocopy of the Payment Receipt/Chalan, of the Payment made by the Land owner Shambhaji Kalubha, to the concern authority namely Treasury Office, with the Signature of the Dist. Development Office, dated: 26/04/2013.
6. Photocopy of the N. A. Order passed by the Dist. Development Officer for the Residential purpose, for the Survey No. 736, dated: 24/05/2013.
7. Photocopy of the Hissa Form No. 4, for the measurement and showing boundaries of the land with the map, of the Survey No. 736, issued by the Dist. Inspector Land Records Office.
8. Original the Sale Deed executed between the Shambhaji Kalubha Chudasama (Vendor) and Shyam Infra Project a Partnership firm through their authorized Partner namely (1) Sudhir Amrutlal Patel, , dated: 02/01/2014, bearing Reg. No. 8, for the Survey No. 736, land admeasuring 16075 Sq. Mtrs out of the total land admeasuring about 22966 Sq. Mtrs. of the Survey No. 736, with Original RR.

Thanking you,

For, CMD ADVOCATES & ASSOCIATES


(D.D. Chudasama)
Advocate.