

TITLE SEARCH REPORT

Date : 5-6-18

Reg: Investigation of the titles of the property being non-agriculture land bearing Survey No.430/2, 5550 Sq.Mtrs., T.P. Scheme No.56, F.P. No.152/2, 3330 Sq.Mtrs. of Mouje Gota, Taluka Ghatlodia, District Ahmedabad

Owners: M/s Arise Developers through its partners
(1) Amit Shankarlal Patel
(2) Dharmendrabhai Raghubhai Patel
(3) Umang Vishnubhai Patel
(4) Lalitkumar Bhupendrabhai Patel

In pursuance to the request of Amit Shankarlal Patel, one of the partners of M/s Arise Developers and owner of the land of non-agriculture land bearing Survey No.430/2, 5550 Sq.Mtrs., T.P. Scheme No.56, F.P. No.152/2, 3330 Sq.Mtrs. of Mouje Gota, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of Survey No.430 was in the ownership of Jesangji Amthaji and others and they sold the said land to Manibhai Somabhai on dtd.27-5-47 by registered sale deed and Mutation Entry No.653 was made in revenue record on the basis of said sale deed.



(2)

(2) On abolition of personal Inam, Manibhai Somabhai continued as the owner and occupier of the said land and Mutation Entry No.917 dtd.3-9-55 was made in revenue record to that effect.

(3) Nathaji Becharji was cultivating the said land and thereby he was ganotiya. On the basis of the order of the Mamlatdar and ALT, Mutation Entry No.1025 dtd.17-10-58, he was declared as deemed purchaser, but he did not pay the purchase price and therefore purchase became ineffective and Mutation Entry No.1167 dtd.30-9-65 was made in revenue record to that effect.

(4) Mutation Entry No.1314 is related to repayment of loan.

(5) Manguben Nathabhai paid the purchase price and Manguben Somabhai executed reconveyance and therefore names of Manguben Nathabhai and others were entered in revenue record by Mutation Entry No.1319 dtd.10-6-72.

(6) Thereafter, Manguben Nathabhai and others sold and transferred the said land to Malabhai Jethabhai by registered sale deed and therefore name of Malabhai Jethabhai was entered in revenue record by Mutation Entry No.1320 dtd.10-6-72.

(3)

entered in revenue record by Mutation Entry No.1320 dtd.10-6-72.

(7) Malabhai Jethabhai died on dtd.22-6-79 and therefore by Mutation Entry No.1515 dtd.27-6-79, names of Visabhai Malabhai, Babuben Malabhai, Jabuben Malabhai, Gangaben Malabhai, Bhanuben Malabhai and Ashaben Malabhai were entered in revenue record as successors of deceased.

(8) By Mutation Entry No.1167 sale became ineffective, Visabhai Malabhai preferred an appeal against the same and it was allowed and Mutation Entry No.3534 dtd.9-2-06 was made in revenue record as per the order in appeal.

(9) Names of Menabhai Visabhai, Ranveer Visabhai and Jay Visabhai were entered as co-owners by Mutation Entry No.4079, dated 17-7-08.

(10) There was a bifurcation of City and Daskroi Taluka and Mutation Entry No.5271 dated 3-5-12 was made in revenue record to that effect.

(11) Visabhai Malabhai and others preferred appeal against non-grant of N.A. permission and on the basis of the Special Secretary, Mutation Entry No.5980 dtd.19-8-14 was made in revenue record.



(4)

(12) Land of Survey No.430 was sub-divided into two parts and thereby land of Survey No.430/1, 5275 Sq.Mtrs. and land of Survey No.430/2, 5550 Sq.Mtrs. came into existence and Mutation Entry No.6591 dtd.17-5-16 was made in revenue record to that effect.

(13) As per the above durasti and Mutation Entry, Visabhai Malabhai and others got the land of Survey No.430/1 admeasuring 5275 Sq.Mtrs. while Ranveer Visabhai and others got the land of Survey No.430/2 admesuring 5550 Sq.Mtrs.

(14) Premium was paid and land was converted as old tenure by order of Collector and Mutation Entry No.7009 dtd.2-3-17 was made in revenue record to that effect.

(15) Said land was converted as non-agriculture land by order of Collector and Mutation Entry No.7049 dtd.21-3-17 was made in revenue record to that effect.

(16) Menabhai Visabhai, Ranveer Visabhai and Jay Visabhai sold and transferred the said land of Survey No.430/2 to M/s Arise Developers through its partners (1) Amit Shankarlal Patel, (2) Dharmendrabhai Raghubhai Patel, (3) Umang Vishnubhai Patel and (4) Lalitkumar Bhupendrabhai Patel on dtd.10-11-17 by

(5)

registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-8 (Sola) on dtd. 13-11-17, at Sr. No.16709. Name of said purchasers M/s Arise Developers and others were entered in revenue record by Mutation Entry No.7316 dtd.16-11-17. Said entry was certified by revenue authority on dtd.6-1-18. In view of the registered sale deed and certified mutation entry, said purchasers M/s Arise Developers through its partners (1) Amit Shankarlal Patel, (2) Dharmendrabhai Raghubhai Patel, (3) Umang Vishnubhai Patel and (4) Lalitkumar Bhupendrabhai Patel became the owners and occupiers of the said land.

(17) The plans for construction are approved as per Case No.BLNTS/NWZ/200318/CGDCR/A0839/RO/M1, Rajachitthi No. 00817/200318/A0839/RO/M1 and also by Case No.BLNTS/NWZ/200318/CGDCR/A0840/RO/M1, Rajachitthi No. 00818/200318/A0840/RO/M1 and also by Case No.BLNTS/NWZ/200318/CGDCR/A0841/RO/M1, Rajachitthi No. 00819/200318/A0841/RO/M1.

(18) 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.1-6-18. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and



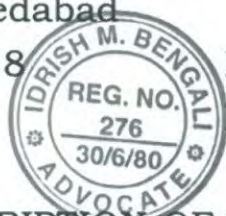
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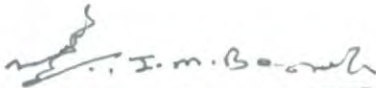
documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(19) 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 : 5-6-18




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

DESCRIPTION OF THE PROPERTY

All that piece and parcle of property being non-agricutlure land bearing Survey No.430/2, 5550 Sq.Mtrs., T.P. Scheme No.56, F.P. No. 152/2, 3330 Sq.Mtrs. of Mouje Gota, Taluka Ghatlodia, District Ahmedabad.

Place: Ahmedabad

Date : 5-6-18




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