

TITLE CERTIFICATE WITH SEARCH REPORT

To,

Navpad Ananta INC, a partnership firm

1-2, Omkar Lotus, Opp. Devnandan Altezza,
Chandkheda, Ahmedabad.



Reg: In the matter of investigation to the title of non-agriculture land bearing Survey No. 1037/3 admeasuring 4995 sq.mtrs. merged into Town Planning Scheme No. 5 (Kalol-Ola-Borisana) and allotted Final Plot No. 227/3 admeasuring 2998 sq.mtrs. situate, lying and being at Mouje - Kalol, Taluka - Kalol in the Registration District of Gandhinagar and Sub-District of Kalol in the State of Gujarat belonging to **Navpad Ananta INC, 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 bearing Survey No. 1037/1 admeasuring Acer 1-7 Guntha of mouje - Klaol was owned, occupied and possessed by Shivabhai Bhagwandas, prior to the year 1952.
- 2) That, the land in question was declared as "Fragment Land" in accordance with provision of Sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is expressly corroborated and evidenced by certified mutation entry No. 1301 dated 31-10-1956.

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- 3) That, the Government of Gujarat issued notification dated : 23-02-1970 and said land was included in the area of Municipality, Kalol and direction was issued to delete the mutation entry No. 1301 meaning thereby the said land was exempted from the restriction of the fragment land as is expressly evidenced by certified mutation entry No. 3419 dated 26-08-1970.
- 4) Thereafter, the owner of the said land namely Shivabhai Bhagwanbhai had entered into family partition of the land in question together with land of other survey numbers during survival and by virtue of the said family partition, the land in question came to the share of Shivabhai Bhagwanbhai, Baldevbhai Shivabhai, Gopalbhai Shivabhai & Dharamchand Shivabhai and entry to that effect was entered in the revenue record by mutation entry No. 5963 dated 13-06-1980. which was duly certified by the competent authority.
- 5) Thereafter, co-owner of the said land namely Shivabhai Bhagwandas died intestate on 11-06-1984. At the time of his death the names of his legal heirs were already in revenue record so the name of Shivabhai Bhagwandas was deleted from revenue record and entry to that effect was entered in the revenue record by mutation entry No. 6876 dated 02-09-1986. which was duly certified by the competent authority.
- 6) That, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Kalol passed order bearing No. Jamin / Promulgation-Vashi /



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Kalol / 08 dated 30-09-2008 for rectification the errors and removed word " Government waste land " in revenue record of the said land and entry to that effect was entered in the revenue record by mutation entry No. 11828 dated 30-05-2009. which was duly certified by the competent authority dated 20-03-2010.

- 7) Thereafter, the co-owner of the said land namely Baldevbhai Shivabhai Patel had died intestate on 07-12-2010 leaving behind him his legal heirs Hansaben Baldevbhai Patel, Ketankumar Baldevbhai Patel & Rahulkumar Baldevbhai Patel and hence their names were brought in the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 12777 dated : 30-01-2011. which was certified by the competent authority dated : 29-03-2011.
- 8) Thereafter, the co-owner of the said land namely Dharamchand Shivilal Patel had died intestate on 10-07-2021 leaving behind him his legal heirs Jashiben Dharamchand Patel, Falguni Dharamchand Patel & Sudhir Dharamchand Patel and hence their names were brought in the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 13242 dated : 03-09-2011. which was certified by the competent authority dated : 30-10-2011.
- 9) Thereafter, the co-owners of the said land namely Falguniben Dharamchandf Patel has voluntarily waived and relinquished her share persisting in the said land in favour of other owners of the said land and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in

the revenue record vide Mutation Entry No. 13645 dated 05-04-2012, which was certified by the competent authority on 21-05-2012.

- 10) That the Hon. Mamlatdarshri, Kalol passed an order dated : 13-07-2017 under their order No. Mam / Jamin / Su.Hu. / S.R.262 / Vashi. 2674 / 2017 to rectify land bearing a) survey No. 1037/3 instead of 1037/1 & b) survey No. 1037/1 instead of 1037/3 in revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 15452 dated 01-09-2017, which was certified by the competent authority on 07-11-2017.

- 11) That the Hon. Mamlatdarshri, Kalol passed an order dated : 07-02-2019 under their order No. Mam / E-Dhara / Su.Hu. / S.R.78 / 2019 and also Hon. D.I.L.R., Gandhinagar passed letter to rectify land area a) admeasuring 2259 sq.mtrs. instead of 2125 sq.mtrs. of land bearing Survey No. 1037/1 & b) admeasuring 4995 sq.mtrs. instead of 4755 sq.mtrs. of land bearing Survey No. 1037/3 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 16078 dated 07-02-2019, which was certified by the competent authority on 10-04-2019.

- 13) Thereafter The Owner of said land namely Sudhir Dharamchand Patel had submitted an online application dated 19-10-2020 to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District Collector, Gandhinagar passed order bearing No. 1614/06/01/001/2020 dated : 05-12-2020 and granted non-agricultural use permission to the said land for multipurpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND

REVENUE CODE - 1879 AND THE PROVISIONS OF RULES - 100, 101 OF THE GUJARAT LAND REVENUE RULES - 1972 and entry to that effect was entered in the revenue record vide mutation entry No. 17094 dated 05-12-2010 which was certified by competent authority on 12-01-2021.

- 14) Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 5 (Kalol-Ola-Borisana) and land bearing Survey No. 1037-3 was given Final Plot No. 227/3 and its area is fixed to the extent of 2998 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
- 15) Thereafter, the owner of the said land namely Gopalbhai Shivabhai Patel, Hansaben Baldevbhai Patel, Ketankumar Baldevbhai Patel, Rahulkumar Baldevbhai Patel, Jashiben Dharamchand Patel & Sudhirkumar Dharamchand Patel had sold and conveyed the non-agriculture land bearing Survey No. 1037/3 admeasuring 4995 sq.mtrs. merged into Town Planning Scheme No. 5 (Kalol-Ola-Borisana) and allotted Final Plot No. 227/3 admeasuring 2998 sq.mtrs. situate, lying and being at Mouje - Kalol, Taluka - Kalol in the Registration District of Gandhinagar and Sub-District of Kalol in the State of Gujarat to **Navpad Ananta Inc, a partnership firm** by sale deed registered in the office of Sub-Registrar of Assurances, At. Kalol under serial No. 10189, dated : 10-08-2021 and entry to that effect was entered in the revenue record vide mutation entry No. 17563 dated 17-08-2021 which was certified by competent authority on 22-10-2021.



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- 16) As a part of investigation of title, we have published a public notice appeared in the daily news paper “ **GUJARAT SAMACHAR**” dated: 20-09-2020 on the name of former land owner of the said land 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.

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 **Navpad Ananta INC, a partnership firm** is clear and marketable, Salable and free from encumbrances and reasonable doubts Subject to:-

1. Usual Declaration on title being made at the time of Transfer & any other Laws act and Rules if applicable.
2. Fulfillment of condition imposed in order granting permission of Non-Agricultural use of land & Any other Act, Law, Rule, if any, applicable.
3. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

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SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing Survey No. 1037/3 admeasuring 4995 sq.mtrs. merged into Town Planning Scheme No. 5 (Kalol-Ola-Borisana) and allotted Final Plot No. 227/3 admeasuring 2998 sq.mtrs. situate, lying and being at Mouje - Kalol, Taluka - Kalol in the Registration District of Gandhinagar and Sub-District of Kalol in the State of Gujarat.

Date : April 17, 2023.

Place : Ahmedabad.



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Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

- (1) 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.
- (2) 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.

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલ્કત નં. ૫ બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)
Search in : BALCHANDBHAI K PATEL અરજી નંબર : 8022023476107 ગામ નું નામ : KALOL મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 2007 - 2023 મિલકતનું વર્ણન: Survey No : 1037/3
દસ્તાવેજની આ શોધ S.R.O - KALOL મા 17 વર્ષના ઈ-રેકર્ડ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધમા તા 17-04-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેચફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ.250000000.00		સર્વે નં.1037/3 4995 ચો.મી. ટી.પી.સ્કીમ નં.5 (કલોલ-ઓળા-બોરીસણા) ફા.પ્લોટ નં.227/3 2998 ચો.મી. રહેણાંક હેતુ માટેની બીનખેતીની ખુલ્લી જમીન		૧) પટેલ ગોપાલભાઈ શીવાભાઈ ૫) પટેલ જશીબેન ધરમચંદ ૬) પટેલ સુધીરકુમાર ધરમચંદ ૨) પટેલ હંસાબેન બળદેવભાઈ ૩) પટેલ કેતનકુમાર બળદેવભાઈ ૪) પટેલ ચાહુકુમાર બળદેવભાઈ	નવપદ અનંતા ઈન્ક (Navpad Ananta Inc) એ નામની ભાગીદારી પેઢી	10-08-2021 10-08-2021	10189	

ઈ -પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20230413704679676 તા 13-04-2023 થી મળેલ છે. Search by : સબ-રજીસ્ટ્રાર MANOJKUMAR RATILAL KATARA

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત નં. ૮૮ બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C.)
Search in : BALCHANDBHAI K PATEL અરજી નંબર : 8022023476107 ગામ નું નામ : KALOL મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 2007 - 2023 મિલકતનું વર્ણન: Survey No : 1037/3
દસ્તાવેજની આ શોધ S.R.O - KALOL મા 17 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદિત છે. આ શોધમા તા 17-04-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
ઈન્ડેમ્નીટી બોન્ડ		સર્વે નં. 1037/3 4995 ચો.મી. ટી. પી. સ્કીમ નં. 5 (કલોલ-ઓળા-બોરીસણા) ફા. પ્લોટ નં. 227/3 2998 ચો.મી. રહેણાંક હેતુ માટેની બીનખેતીની ખુલ્લી જમીન રજી દ. નં. 10189 તા. 10/08/2021 અન્વયે ઈન્ડેમ્નીટી બોન્ડ		૧) પટેલ ગોપાલભાઈ શીવાભાઈ ૫) પટેલ જશીબેન ધરમચંદ ૬) પટેલ સુધીરકુમાર ધરમચંદ ૨) પટેલ હંસાબેન બળદેવભાઈ ૩) પટેલ કેતનકુમાર બળદેવભાઈ ૪) પટેલ રાહુલકુમાર બળદેવભાઈ	નવપદ અનંતા ઈન્ડ (Navpad Ananta Inc) એ નામની ભાગીદારી પેઢી	10-08-2021 10-08-2021	10190	

ઈ -પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20230413704679676 તા 13-04-2023 થી મળેલ છે.
Search by : સબ-રજીસ્ટ્રાર MANOJKUMAR RATILAL KATARA

શોધ ફી 180.00
EC. ફી 100



નોંધ: આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં.
સીરટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી, સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/થેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.