



Date : 14-5-19

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agriculture land bearing Block/Survey No.416/2, Khata No.1420 admeasuring 11230 Sq.Mtrs., T.P. Scheme No.72, Final Plot No.81/1 admeasuring 6738 Sq.Mtrs. of Village Zundal, Taluka and District Gandhinagar

Owner: Shree Nar Narayan Infrastructure, a partnership firm through its Partner Pravinbhai Vallabhbhai Nasit

In pursuance to the request of Pravinbhai Vallabhbhai Nasit, one of the partners of Shree Nar Narayan Infrastructure and owner of the land of Block/Survey No.416/2, Khata No.175 admeasuring 11230 Sq.Mtrs., T.P. Scheme No.72, Final Plot No.81/1 admeasuring 6738 Sq.Mtrs. of Village Zundal, I have investigated the titles of the said land and my findings to its are as under :



(1) Land of Block/Survey No.416/2, Khata No.175 admeasuring 11230 Sq.Mtrs., T.P. Scheme No.72, Final Plot No.81/1 admeasuring 6738 Sq.Mtrs. is non agriculture land for multipurpose.

(2) Said land of Survey No.416/2 was in the ownership of Bai Jita widow of Naranbhai Dungarbhai in the year 1943.

(3) Said Bai Jita widow of Naranbhai Dungarbhai mortgaged the said land to Makabhai Narsinhbhai and therefore Mutation Entry No.1370 dtd.1-6-43 was made in revenue record to that effect.

(4) Said Makabhai Narsinhbhai transfer his mortgage rights to Becharbhai Motibhai and therefore Mutation Entry No.1467 dtd.11-7-45 was made in revenue record to that effect.

(5) Said Makabhai (Makandas) Narsinhbhai died on dtd.2-2-46 and therefore names of Bhagalal Makandas and Manilal Makandas were entered in revenue record by Mutation Entry No.1482 dtd.12-3-46.

(6) By Mutation Entry No.1532, name of Bhagabhai Makanbhai was entered in the land of Survey No.416/2 and thereafter his name was deleted by Mutation Entry No.2145 dtd.1-6-56. Name of Naranbhai Desaibhai was also deleted as ganotiya by Mutation Entry No.2875 dtd.5-10-66.

(7) Bai Jita widow of Naranbhai Dungarbhai waived her rights to get the said property released of the mortgage charge and therefore names of Bhagalal Makandas and Manilal Makandas were entered in revenue record by Mutation Entry No.2249 in respect of land of Survey No.416/2.

(8) It was clarified by the order of Mamlatdar and ALT Daskroi in case No.1031 dtd.16-2-60 that Bhagabhai

Makabhai is the mortgagee and not ganotiya and Mutation Entry No.2308 dtd.15-3-60 was made in revenue record on the basis of said order.

(9) Bhagabhai Makabhai died on dtd.29-1-75 and therefore by Mutation Entry No.3272 dtd.13-11-75, names of Ghanshyam Bhagabhai, Sonaben Bhagabhai and Kailasben Bhagabhai were entered in revenue record as the successors of said deceased.

(10) Manilal Makabhai died in the year 1965 and therefore by Mutation Entry No.3273 dtd.13-11-75, names of Dashrathbhai Manilal, Jibaben Manilal, Shardaben Manilal and Kantaben Manilal were entered in revenue record as the successors of said deceased.

(11) By Mutation Entry No.3332 dtd.26-3-77 charge of the loan of the society was created, as the said loan was repaid charge was deleted by Mutation Entry No.4252, dtd.5-6-95.



(12) Legal heirs of deceased Becharbhai Motibhai executed deed of reconveyance of mortgage on dtd.28-6-96 and therefore Mutation Entry No.4330 dtd.2-7-96 was made in revenue record and the said land continued in the possession and ownership of Ghanshyam Bhagabhai, Sonaben Bhagabhai, Kailasben Bhagabhai, Dashrathbhai Manilal, Jibaben Manilal, Shardaben Manilal and Kantaben Manilal.

(13) Sonaben Bhagabhai waived her rights and therefore her name was deleted by Mutation Entry No.4949 dtd.23-2-04. Jibaben Manibhai died on dtd.26-7-07 and therefore her name was deleted by Mutation Entry No.5905 dtd.25-8-08.

(14) Mutation Entry No.5993 dtd.21-1-09 is related to correction of computer record.

(15) Shardaben Manibhai died on dtd.2-4-14 and therefore by Mutation Entry No.8589 dtd.19-12-17, names of Kundanben Manibhai, Vimeshbhai Manibhai and Biralben Manibhai were entered in revenue record as successors of said deceased.

(16) Names of Kailasben Ghanshyambhai, Dhavalkumar Ghanshyambhai and Dipalben Ghanshyambhai were entered in revenue record as co-owners of the said land by Mutation Entry No.8590 dtd.19-12-17.

(17) Mutation Entry No.8708 dtd.28-3-18 is related to correction record to the effect that the name of Kantaben Manilal was deleted and necessary effect of the same should be given in revenue record in the column of other rights.

(18) By Mutation Entry No.8846 dtd.20-6-18 charge of Zundal Society came to be deleted.

(19) In view of the above chain of transactions, Ghanshyam Bhagabhai, Kailasben Bhagabhai, Dashrathbhai Manilal, Kundanben Manibhai, Vimeshbhai Manibhai, Biralben Manibhai, Kailasben Ghanshyambhai, Dhavalkumar Ghanshyambhai and Dipalben Ghanshyambhai are the owners and occupiers of the said piece of land.

(20) The Collector, Gandhinagar N.A. permission to the said land as per Order No.CB/NA/Gandhinagar/Zundal/416/2/994510-2018 dtd.17-10-18 for multipurpose.

(21) Said Ghanshyambhai Bhagabhai Patel, Kailasben Bhagabhai Patel, Dashrathbhai Manilal Patel, Kundanben Manilal Patel, Vimeshbhai Manilal Patel, Biralben Manilal Patel, Kailasben Ghanshyambhai Patel, Dhavalkumar Ghanshyambhai Patel, Dipalben Ghanshyambhai Patel sold and transferred the said land of Block/Survey No.416/2 admeasuring 11230 Sq.Mtrs., T.P. Scheme No.72, Final Plot No.81/1 admeasuring 6738 Sq.Mtrs. to Shree Nar Narayan Infrastructure, a partnership firm through its Partner Pravinbhai Vallabhbhai Nasit on dtd.22-11-18 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd.22-11-18, at Sr. No.23657. Name of said purchaser Shree Nar Narayan Infrastructure, a partnership firm through its Partner Pravinbhai Vallabhbhai Nasit was entered in revenue record by Mutation Entry No.9012 dtd.29-11-18. Said entry was certified by revenue authority on dtd.9-1-19. In view of



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the registered sale deed and certified mutation entry, said purchaser Shree Nar Narayan Infrastructure, a partnership firm through its Partner Pravinbhai Vallabhbhai Nasit became the owners and occupier of the said land.

(22) Thereafter, Kailasben Bhagabhai and others executed registered deed of confirmation in favour of Shree Nar Narayan Infrastructure, a partnership firm through its Partner Pravinbhai Vallabhbhai Nasit on dtd.29-11-18, Reg. No.24153 and confirm the sale deed dtd.22-11-18 Reg. No.23657.

(23) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.22-9-18 and I have not received any objection and/or claim in response thereto.

(24) Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.13-5-19. 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.

(25) 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 : 14-5-19



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Idrish M. Bengali

B.A., LL.M., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcle of property being non-agriculture land bearing Block/Survey No.416/2, Khata No.175 admeasuring 11230 Sq.Mtrs., T.P. Scheme No.72, Final Plot No.81/1 admeasuring 6738 Sq.Mtrs. of Village Zundal, Taluka and District Gandhinagar.

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