

SEARCH REPORT ON TITLE

To,
RASHMI CORPORATION, a partnership Firm
Ahmedabad



Re :- In the matter of investigation of title of Non-Agricultural land bearing Survey No. 574 admesuring 4553 Sq.mtrs included in T.P.Scheme no. 58 and given Final Plot No. 56/1 admeasuring 3413 Sq.mtrs situate, lying and being at Mouje - VATVA Taluka - VATVA District - AHMEDABAD prima facie belongs to RASHMI CORPORATION, a partnership Firm...

THIS IS TO OPINE THAT, As per your instruction I have caused investigation of titles of the land described in the schedule hereunder from the certain papers, deeds, orders etc. of the said land produced before us by you, revenue records maintained by the revenue authorities and records maintained by Sub-Registrar Ahmedabad from last 30 years.

- (A) During the investigation of your title over the said land I have found that :-
- (1) The said land bearing revenue survey no. 574 belonged to Bababhai Harjivanbhai prior to the year 1960 as per revenue record.
 - (2) Thereafter as Bababhai Harjivanbhai died on 17-01-1993 without making



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any will. Therefore his name was deleted and the names of (1) Jamnaben widow of Bababhai Harjivanbhai (2) Nathubhai Bababhai and (3) Dharmishtthaben Bababhai were entered as his legal heirs wide mutation entry no. 11468 dated. 26-11-1996.

- (3) Thereafter (1) Jamnaben widow of Bababhai Harjivanbhai (2) Nathubhai Bababhai and (3) Dharmishtthaben Bababhai registered an agreement to sell the land bearing survey no. 574 admesuring 4553 sq.mtrs to Himmatbhai Mohanbhai by registered agreement to sale no. 324 on 16-01-1997 and same was cancelled on 01-10-2007 by registered cancellation deed no. 6464.
- (4) Thereafter one of the co-holder of said land Jamnaben widow of Bababhai Harjivanbhai died without making any will. Therefore her name was deleted wide mutation entry no. 14623 dated. 26-07-2007 but the said entry was cancelled on 09-10-2007.
- (5) Thereafter Nathubhai Bababhai Patel, Dharmishtthaben Bababhai Harjivanbhai, Kailasben w/o. Nathubhai Bababhai and Pankajbhai Nathubhai sold and conveyed the land bearing survey no. 574 admesuring 4553 sq.mtr to Bhavikbhai Bharatbhai Shah by registered sale deed No. 6465 on 01-10-2007. An entry to that effect was made in mutation register at serial no. 14708 on. 15-10-2007.



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- (7) Thereafter the land survey no. 574 admesuring 4553 sq.mtr was converted in to Residential Non Agriculture purpose by the order dated. 07-03-2008 from Deputy Collector of Viramgam, Dist. Ahmedabad. An entry to that effect was made in mutation register at serial no.14871 on 28-03-2008.
- (8) Thereafter Bhavikbhai Bharatbhai Shah (vendor) and Dhirenbhai Hasmukhbhai Vora and Dhirenbhai Hasmukhbhai Vora and Uday Hasmukhbhai Vora throgh his Power of attorney holder Paurav I. Patel (confirming party) sold and conveyed the land bearing survey no. 574 admesuring 4553 sq.mtrs to Sangani Infrastructure India Private Limited by registered sale deed No. 3739 on 17-03-2011. An entry to that effect was made in mutation register at serial no. 16631 on. 07-05-2011.
- (9) Thereafter Vatva village was included in Ahmedabad City Taluka (East) as per The Organisation of Dascroi and Ahmedabad City Taluka. An entry to that effect was made in mutation register at serial no. 17312 on.03-05-2012.
- (10) Therefter the said lands survey 574 Admesuring 4553 sq.mtr were included in Town Planning Scheme No. 58 and given Final Plot No. 56/1 Admesuring about 3413 sq. mtrs.
- (11) Thereafter Sangani Infrastructure India Private Limited mortgaged the said



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land to Bank Of Maharashtra by registered mortgage deed no. 1854 on 26-03-2012. An entry to that effect was maid in mutation registrar at serial no. 17369, dated : 20-06-2012.

- (12) Thereafter Sangani Infrastructure India Private Limited mortgaged the land to Bank Of Maharashtra by registered mortgage deed no. 18525 on 26-03-2012. An entry to that effect was maid in mutation registrar at serial no. 17370 dated : 26-06-2012.
- (13) Thereafter as the said land were mortgaged to The Vatva Group Seva Sahkari Mandali Ltd. and the amount which was due paid back on 09-05-2018. An entry to remove encumbrance was made in mutation registrar at serial no. 20303 on 03-07-2018.
- (14) Thereafter as the said land were mortgaged to Bank Of Maharashtra and the amount which was due paid back by registerd release deed no. 9416 on 09-05-2018. An entry to remove encumbrance was made in mutation registrar at serial no. 20306 on 03-07-2018.
- (15) Thereafter Sangani infrastructure india private limited sold and conveyed the land bearin survey no. 574 Admesuring 4553 sq.mtr to you Rashmi Corporation by registered sale deed No. 9636 on 04-07-2018. An entry to



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that effect was made in mutation register at serial no. 20314 on. 09-07-2018.

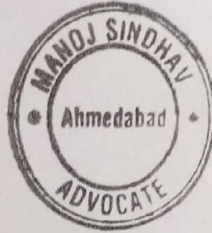
- (B) Thereafter I have taken search of the records maintained by Sub Registrar Ahmedabad-1 (City) from the year of 1984 to 1993, Sub Registrar Ahmedabad-5 (Narol) from the year of 1994 to 2011, Sub Registrar Ahmedabad-13 (City) from the year of 2011 to 2018 and Ahmedabad-11 (Aslali) from the year of 2011 to 03-06-2019.
- (C) Therefore I opine that the said land belongs to you and is free from any encumbrance and marketable subject to.
- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Mines and Minerals act, Town Planning Act or any other act (s), rule (s), notification (s), gazette (s), resolution (s) etc. in force from time to time.
 - (2) Public Notice given to Published and Usual Declaration made by owners of the said land.
 - (3) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority, court etc. including N.A. Order.

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SCHEDULE ABOVE REFERRED TO

All the peice and parcle of Non-Agricultural land bearing Survey No. 574 admesuring 4553 Sq.mtrs included in T.P.Scheme no. 58 and given Final Plot No. 56/1 admeasuring 3413 Sq.mtrs situate, lying and being at Mouje - VATVA Taluka - VATVA District - AHMEDABAD in the state of Gujarat...

AT AHMEDABAD DATED THIS 03rd DAY OF June 2019



Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) In case.... if any deed (s) / writing (s) etc. executed by single party or through power of attorney then consent deed / letter is required to be taken from the other party(s) who have given power of attorney i.e. from original owner.
- (3) This Search Report on Title is based only on search of Revenue and Sub Registrar Records.
- (4) This opinion is given / issued only to Rashmi Corporation so no other party shall utilize it or rely without concerning us as well as without our written permission.