

NVT/1567/2016

Date: 06/09/2016

To,
Aadinath Enterprise
A Partnership Firm,
Having office at 504,
Indraprashtha Corporate,
Prahladnagar, Ahmedabad-380 015.

Reg: Investigation of title of non-agricultural land/property bearing Final Plot No.394 paiki Sub Plot No. 3 admeasuring 345 sq.mts. i.e. 412 sq.yds., together with construction of Ground Floor, First Floor and Second Floor, admeasuring 414.39 sq.mts. on Bungalow of Town Planning Scheme No. 6 (old revenue Survey No.139/3), situated, lying and being at Mouje Paldi, Taluka Sabarmati, District Ahmedabad, within registration Sub-District Ahmedabad-4 (Paldi).

I have to refer to your instruction to investigate the title to the aforesaid land. I have caused searches to be taken of the available revenue records and also available records of the Sub Registrar of Assurances at Ahmedabad. I have also published a public notice in local daily newspaper "Gujarat Samachar" on 02/09/2015 for inviting claims, if any, in response to which I had received an objection by Shri Sundeep Bagga, Advocate on behalf of Shri Kalyansing Bagga on 13/09/2015, which is later on withdrawn by him on 10/10/2015. I have also perused the copies of papers and documents submitted by you and believing the same are true and genuine. I have to report the relevant details to you as under:

1. I find that land bearing revenue Survey No.139 was originally belonged to Shantalal Girdharlal and Ramanlal Nathlal as owner-occupant of said land prior to year 1948.
2. I find that thereafter, said Shantalal Girdharlal and Ramanlal Nathlal did family partition and divided said revenue Survey No.139 in 3 parts i.e. revenue Survey No.139/1, revenue Survey No.139/2 and revenue Survey No.139/3, admeasuring 1910 sq.yds. in which revenue Survey No.139/3 came into share of Jaylaxmi D/o Chamanlal Manilal. Entry to that effect was recorded in the revenue record by mutation Entry No. 2054 dated 25/12/1948.
3. I find that thereafter, Town Planning Scheme No.6 applied on said revenue Survey No.139/3 and allotted Final Plot No.394 in lieu of said land.

4. I find that thereafter, Jaylaxmi D/o Chamanlal Manilal sold and conveyed land bearing revenue Survey No.139/3 to Shri Kalyansing J. Bagga by Sale Deed dated 21/08/1962. Thus, Shri Kalyansing J. Bagga became owner-occupant of entire land admeasuring 1910 sq.yds.
5. I find that thereafter, non-agricultural use permission was given to the said land. Thereafter, Shri Kalyansing J. Bagga made four Sub Plots on Final Plot No. 394.
6. I find that thereafter, Shri Kalyansing J. Bagga sold and conveyed the land bearing Final Plot No.394 paiki Sub Plot No.3, admeasuring 345 sq.mts. i.e. 412 sq.yds., Town Planning Scheme No.6 to Shri Devendrasing Gurucharansing Bagga by Sale Deed dated 30/03/1974, which was registered with the Sub-Registrar of Assurances at Ahmedabad on 30/09/1975 under serial No.14975 and in pursuance of said Sale Deed, name of Shri Devendrasing Gurucharansing Bagga was recorded in the revenue records by mutation Entry No. 7516 dated 06/11/1977, which was certified on 17/02/1978.
7. I find that thereafter, said Shri Devendrasing Gurucharansing Bagga made construction of Ground Floor, First Floor and Second Floor on said Sub Plot No. 3 in accordance with the plan approved by Ahmedabad Municipal Corporation.
8. I find that thereafter, Building Use Permission was given to the said land by Ahmedabad Municipal Corporation in the year 1980.
9. I find that thereafter, said Shri Devendrasing Gurucharansing Bagga sold and conveyed the non-agricultural land bearing Final Plot No.394 paiki Sub Plot No. 3 admeasuring 345 sq.mts. i.e. 412 sq.yds. together with construction of Ground Floor, First Floor and Second Floor, admeasuring 414.39 sq.mts. on Bungalow of Town Planning Scheme No. 6 (old revenue Survey No.139/3) to you viz. Aadinath Enterprise, a Partnership Firm through its authorized partners (1) Sumit Prakashchandra Sanghvi (2) Bhuvan Chandravadan Modi & (3) Naineshbhai Navinchandra Parikh by Sale Deed dated 13/04/2016, which is registered with the Sub-Registrar of Assurances at Ahmedabad-4 (Paldi) on same day under serial No. 3380 and in pursuance of said Sale Deed, you viz. Aadinath Enterprise became absolute owner-occupant of said land/property. Entry



to that effect was recorded in the revenue records by mutation Entry No. 16401 dated 17/06/2016, which is certified on 22/08/2016.

10. I have been informed by you that old construction is demolished for new construction for residential scheme namely: "RUSHABH ELEGANCE" on the said land in accordance with the plan for the construction, which is approved by Ahmedabad Municipal Corporation under Case No. BLNTS/WZ/030216/GDR/A5815/RO/M1 and issued Rajachitthi No. 5644/030216/A5815/RO/M1 on 18/03/2016.
11. I have been informed by owner of the said land/property has not been given in security, nor their predecessor in title have entered upon any transaction of transfer nor created any charge or encumbrance of any nature, no tenant or any other persons have right, title, interest whatsoever thereon, nor the said property 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/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.
12. I have not found any mortgage, charge or encumbrance over the said land/property in question from the available searches caused to be taken.

Subject to whatever stated hereinabove I am of the opinion that title pertaining to the said land/property is clear, marketable and free from encumbrances. Subject to (1) Declaration on devolution of title pertaining to the said land/property and no encumbrances and no other litigation is pending is made by you & (2) Any applicable Laws & Rules.



Nilesh V. Trivedi

Nilesh V. Trivedi
Proprietor

TRIVEDI'S LAW OFFICE & Associates
Solicitors, Advocates, Mediators & Notary

(Server)\\NEW ENGLISH-2016\\INVESTIGATION\\ADINATH ENTERPRISE PLOT NO. 3, 2, 906

NVT/1567/2016

Date: 06/09/2016

To,
Aadinath Enterprise
A Partnership Firm,
Having office at 504,
Indraprashtha Corporate,
Prahladnagar, Ahmedabad-380 015.

Reg: Investigation of title of non-agricultural land/property bearing Final Plot No.394 paiki Sub Plot No. 4 admeasuring 570 sq.mts. i.e. 682 sq.yds., together with construction of Ground Floor, First Floor and Second Floor, admeasuring 571.36 sq.mts. on Bungalow of Town Planning Scheme No. 6 (old revenue Survey No.139/3), situated, lying and being at Mouje Paldi, Taluka Sabarmati, District Ahmedabad, within registration Sub-District Ahmedabad-4 (Paldi).

I have to refer to your instruction to investigate the title to the aforesaid land. I have caused searches to be taken of the available revenue records and also available records of the Sub Registrar of Assurances at Ahmedabad. I have also published a public notice in local daily newspaper "Gujarat Samachar" on 02/09/2015 for inviting claims, if any, in response to which I had received an objection by Shri Sundeep Bagga, Advocate on behalf of Shri Kalyansing Bagga on 13/09/2015, which is later on withdrawn by him on 10/10/2015. I have also perused the copies of papers and documents submitted by you and believing the same are true and genuine. I have to report the relevant details to you as under:



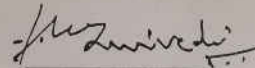
1. I find that land bearing revenue Survey No.139 was originally belonged to Shantalal Girdharlal and Ramanlal Nathalal as owner-occupant of said land prior to year 1948.
2. I find that thereafter, said Shantalal Girdharlal and Ramanlal Nathalal did family partition and divided said revenue Survey No.139 in 3 parts i.e. revenue Survey No.139/1, revenue Survey No.139/2 and revenue Survey No.139/3, admeasuring 1910 sq.yds. in which revenue Survey No.139/3 came into share of Jaylaxmi D/o Chamanlal Manilal. Entry to that effect was recorded in the revenue record by mutation Entry No. 2054 dated 25/12/1948.
3. I find that thereafter, Town Planning Scheme No.6 applied on said revenue Survey No.139/3 and allotted Final Plot No.394 in lieu of said land.

4. I find that thereafter, Jaylaxmi D/o Chamanlal Manilal sold and conveyed land bearing revenue Survey No.139/3 to Shri Kalyansing J. Bagga by Sale Deed dated 21/08/1962. Thus, Shri Kalyansing J. Bagga became owner-occupant of entire land admeasuring 1910 sq.yds.
5. I find that thereafter, non-agricultural use permission was given to the said land. Thereafter, Shri Kalyansing J. Bagga made four Sub Plots on Final Plot No. 394.
6. I find that thereafter, Shri Kalyansing J. Bagga sold and conveyed the land bearing Final Plot No.394 paiki Sub Plot No. 4 admeasuring 570 sq.mts. i.e. 682 sq.yds., Town Planning Scheme No.6 to Shri Gurucharansing Jamiyatsing Bagga by Sale Deed dated 30/03/1968, which was registered with the Sub-Registrar of Assurances at Ahmedabad under serial No.3290. Thus, Shri Gurucharansing Jamiyatsing Bagga became owner-occupant of said land/property.
7. I find that thereafter, said Shri Gurucharansing Jamiyatsing Bagga made construction of Ground Floor, First Floor and Second Floor on said Sub Plot No. 4 in accordance with the plan approved by Ahmedabad Municipal Corporation.
8. I find that thereafter, Building Use Permission was given to the said land by Ahmedabad Municipal Corporation in the year 1976.
9. I find that thereafter, said Shri Gurucharansing Jamiyatsing Bagga sold and conveyed the non-agricultural land bearing Final Plot No.394 paiki Sub Plot No. 4 admeasuring 570 sq.mts. i.e. 682 sq.yds., together with construction of Ground Floor, First Floor and Second Floor, admeasuring 571.36 sq.mts. on Bungalow of Town Planning Scheme No. 6 (old revenue Survey No.139/3) to you viz. Aadinath Enterprise, a Partnership Firm through its authorized partners (1) Sumit Prakashchandra Sanghvi (2) Bhuvan Chandravadan Modi & (3) Naineshbhai Navinchandra Parikh by Sale Deed dated 13/04/2016, which is registered with the Sub-Registrar of Assurances at Ahmedabad-4 (Paldi) on same day under serial No. 3378 and in pursuance of said Sale Deed, you viz. Aadinath Enterprise became absolute owner-occupant of said land/property. Entry to that effect was recorded in the revenue records by mutation Entry No. 16402, which is certified on 22/08/2016.



10. I have been informed by you that old construction is demolished for new construction for residential scheme namely: "RUSHABH ELEGANCE" on the said land in accordance with the plan for the construction, which is approved by Ahmedabad Municipal Corporation under Case No. BLNTS/WZ/030216/GDR/A5815/RO/M1 and issued Rajachitthi No. 5644/030216/A5815/RO/M1 on 18/03/2016.
11. I have been informed by owner of the said land/property has not been given in security, nor their predecessor in title have entered upon any transaction of transfer nor created any charge or encumbrance of any nature, no tenant or any other persons have right, title, interest whatsoever thereon, nor the said property 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/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.
12. I have not found any mortgage, charge or encumbrance over the said land/property in question from the available searches caused to be taken.

Subject to whatever stated hereinabove I am of the opinion that title pertaining to the said land/property is clear, marketable and free from encumbrances. Subject to (1) Declaration on devolution of title pertaining to the said land/property and no encumbrances and no other litigation is pending is made by you & (2) Any applicable Laws & Rules.



Nilesh V. Trivedi

Proprietor

TRIVEDI'S LAW OFFICE & Associates

Solicitors, Advocates, Mediators & Notary

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