LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

2019/3629

SEARCH REPORT ON TITLE

Re:- In the matter of investigation of title to the Non-Agricultural Residential Use Land bearing Revenue Survey No. 201/A adm. 5059 sq. mts. Khata No. 86 which on inclusion in Draft Town Planning Scheme No.2 (Bopal) and according to "F" Form the land adm. 5058 sq. mts. was given Final Plot No.201/A/1 adm.2881 sq. mts. and Final Plot No. 201/A/2 adm. 153 sq. mts. and thereafter as per Letter No. Naryo/No.2(Bopal)Case No.74/159/1433 dated 25/11/2016 the Block No.201/A Paiki adm. 4803 sq. mts. was allotted Final Plot No. 73 adm. 2882 sq. mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to "Anvaya Infrastructure" a partnership firm having its principal place of Business and Office at 10th Floor. "President House". Opp. C. N. Vidyalaya. Ambawadi. Ahmedabad 380 006.

(1) That from the search of the revenue records being maintained by the Mamlatdar. Dascroi Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Bopal and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years and as also from relevant deeds. documents. declarations. T.P.S Records. papers and plan etc and produced before us. we have found that prior to the year 1948 the then Jat Inami Tenure land bearing (1) Revenue Survey No.179/2 adm. A 0 = 25 G originally belonged to Bai Mani sister of Ambalal Bodhabhai as owner and possess thereof and prior to the year 1936 the then Jat Inami Tenure land bearing (2) Revenue Survey No.179/3 adm. A 0 = 25 G

originally belonged to Dama Bhagwan as owner thereof and the name of Dharamdas Khodidas was recorded in the Other Right Holders of the Revenue records concerned.

02. That thereafter on demise of Dama (Damodar) Bhagwan on 30/05/1936 his said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heir Magan Damodar and as such his name as owner thereof was recorded in the Revenue Records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.482 on 10/06/1936 and duly certified by the revenue authority concerned on 26/01/1937.

03. That thereafter vide Taluka Order No.T.N.C. dated 27/11/1947 the said land bearing Revenue Survey No.179/2 was recorded in the name of Magan Damodar as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.726 on 12/04/1948 and certified by the revenue authority concerned on 28/07/1948.

04. That thereafter the land bearing Revenue Survey No.179/2 was recorded in the name of Bai Mani sister of Ambalal Bodhabhai and on demise of Ambalal Bodhabhai in the year 1931, the name of Bai Mani daughter of Bodhabhai Amthabhai was recorded in the Revenue Records concerned as owner and possessor thereof. The entry to that effect was entered in the revenue records of mutation entry book under serial No.740 on

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

14/08/1948 and certified by the revenue authority concerned on 25/11/1948.

05. That thereafter the said land being less than A 2 = 0 G was declared as "PIECE" land as provided under section – 3 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 vide Taluka Order No. F.N.D. dated 10/03/1951. The entry to that effect was entered in the revenue records of mutation entry book under serial No.827 dated 22/07/1951 and certified by the revenue authority concerned on 14/04/1952.

06. That thereafter a Partition in respect of the said land bearing Revenue Survey No.179/2 was made by and between the aforesaid owners, whereby the said land came to the share of Maganlal Damabhai, uncle of Bai Mani daughter of Bodhabhai Amthabhai and as such his name as owner and possessor was recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1037 dated 19/05/1954 and certified by the revenue authority concerned.

07. That thereafter on application of The Bombay Personal Inam Abolition Act, 1952 vide Circular No.W.T.N.4035 dated 28/07/1953 of the Collector, Ahmedabad and Taluka Order No.W.T.N.908 dated 02/02/1955 the said land was declared as "Khalsa Raiyatvari Land". The entry to that effect was entered in the revenue records of mutation entry book under serial

No.1049 dated 01/03/1955 and certified by the revenue authority concerned on 12/07 1955.

08. That thereafter as per Order No.Con/L.R.67 dated 05/12/1955 of the Settlement Commissioner and Director of Land Record, Ahmedabad, the note of Piece Land was deleted from the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2139 on 03/01/1961 duly certified by the revenue authority concerned on 03/01/1961.

09. That thereafter on amalgamation of the said land bearing Revenue Survey No.179/2 and 179/3 togetherwith other lands, a New Block No.201 admeasuring 23674 sq. mts. was allotted in the name of Khodibhai Becharbhai Patel and recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2329 dated 20/04/1969 duly certified by the concerned revenue authority.

10. That thereafter on demise of Maganbhai Damodarbhai on 19/04/1973 the said land bearing Revenue Survey No.179/2 and 179/3 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heir Chunilal Maganbhai and as such his name as owner and possessor thereof was recorded in the Revenue Records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2432 on 26/05/1973 and duly certified by the revenue authority concerned.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

11. That thereafter vide Order No.L.R.7 dated 12/08/1970 of the Settlement Commissioner, Ahmedabad the Government on the 29/09/1970 had validated the Proposal vide Proposed Rectification Scheme 32 (3) and K.J.P. and Durasti Patrak and as such the Revenue No.179/2 and 179/3 togetherwith other lands which was given New Block No.201 admeasuring 23[illegible]74 sq. mts. was now given New Block No. 201/A adm. A1 - 10 G i.e. 5059 sq. mts. and the same was allotted to Shri Chunilal Maganbhai. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2635 on 06/01/1981 and duly certified by the revenue authority concerned.

12. That thereafter Shri Chunilal Maganlal had got entered the names of (1) Ambaben w/o. Chunilal Maganlal (2) Vinubhai Chunilal (3) Bhagwatiben Chunilal and (4) Pravinbhai Chunilal as co.owners and co.possessors of the said land in the Revenue Records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.3092 on 05/04/1986 and duly certified by the revenue authority concerned on 08/05/1986.

13. That thereafter the heirs of Dharamdas Khodidas on the basis of their Letter in respect of Mortgage of Rs.300/- on the Old Survey Number in the column of Other Right Holders of Village Form No. 7 & 12 had got the Entry deleted. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.3378 on 21/11/1987 and duly certified by the revenue authority concerned on 12/02/1988.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

14. That thereafter Bhagwatiben Chunilal had released her right, title and interest in the said land alongwith other lands in favour of the other co.owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6129 on 04/01/2006 and duly certified by the revenue authority concerned on 28/02/2006.

15. That thereafter in respect of a Special Civil Suit No.660/7 in the name of Naranbhai Chunilal and Others in the Court of Principal Senior Civil Judge, a Lispendence Deed was registered bearing Sr. No. 3053 dated 10/03/2008. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6954 on 31/03/2008, which with a NOTE that on non compliance of producing the Notices and Order of the Hon. Court was DELETED by the revenue authority concerned on 30/07/2008

Moreover on 27/12/2017 vide Order in respect of No.1 and Application by the Defendant No. 44 the Suit was abetted and closed.

Moreover the said Suit was filed in respect of land bearing Block No. 201 and Other lands in lieu of Old Revenue Survey No. 179/1 and 179/4 and as such the said Suit does not pertain to the Revenue Survey/Block Plot No. 201/A given in lieu of Revenue Survey No. 179/2 and 179/3.

16. That thereafter vide Order No. R.T.S./Record Promulgation/74/09 dated 21/01/2009 of the Mamlatdar, Dascroi, the errors which were occurred while computerizing the said the revenue records and as such the land

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

bearing Revenue Survey No. 179/2 and 179/3 was mentioned and recorded in the Village Form No. 7 & 12. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7249 on 20/02/2009 and duly certified by the revenue authority concerned on 26/05/2009.

17. That thereafter Rameshchandra Maganlal Patel and others as Applicants had filed a Civil Suit No. 611/2010 with the Principal Senior Civil Judge, Ahmedabad against Chunilal Maganlal Patel and others as Defendants which vide Civil Procedure Code Order – 9 Rule 8 was dismissed for default on 11/04/2016.

18. The land bearing Revenue Block No. 201/A adm. 5059 sq. mts. was included in Draft Town Planning Scheme No.2 (Bopal) and according to "F" Form the land adm. 5058 sq. mts. was given Final Plot No.201/A/1 adm.2881 sq. mts. and Final Plot No. 201/A/2 adm. 153 sq. mts. total adm. 3034 sq. mts. and thereafter as per Letter No. Naryo/No.2(Bopal)Case No 74-159/1433 dated 25/11/2016 the Block No.201/A Paiki adm. 5058 sq. mts. alongwith another Revenue Block No. 678 adm. 2024 sq. mts. i.e. total adm. 7082 sq. mts. was allotted Final Plot No. 73 adm. 2882 sq. mts. and Final Plot No. 74 adm. 1367 sq. mts. i.e. total adm. 4249 sq. mts.

19. That thereafter the land bearing Block No. 201/A and Block No.678 and corresponding Final Plot No.73 and 74 adm. 4249 sq. mts. of T.P.S. No. 2 was converted into Non-Agricultural Residential Use Land vide Order No. C.B. C.L.S.1 N.A. S.R.No.2178/2016 dated 22/12/2017 of the Deputy

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11498 on 10/01/2018 duly certified by the revenue authority concerned on 23/03/2018.

20. That thereafter as the Revenue/Local Fund/Education Cess etc. in respect of the said land was unpaid, the Mamlatdar Dascroi vide his Order No. Jamin Pending Revenue/Other Right Mortgage charge/Vashi/2018 dated 30/01/2018 recorded a charge thereon. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11516 on 05/04/2018 duly certified by the revenue authority concerned on 05/04/2018.

21. That thereafter on being aggrieved by the Order No.C.B. C.T.S.1/N.A/S.R.No. 2178/216 dated 22/12/2017 of the Jilla Collector a Revision application was filed by Rameshchandra Maganlal Patel and others as applicant and Chunilal Maganlal Patel and others as Defendants whereby the Secretary, Revenue Vibhag (Dispute) Ahmedabad vide its Order dated 20/08/2018 in Case No. MVV/HAKAP/AMD/33/2018 continued the said Order of the District Collector, Ahmedabad bearing No. C.B. C.T.S.1 N.A/S.R. No. 2178/2016 dated 22/12/2017 and had rejected the said Revision Application. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11809 on 11/09/2018 duly certified by the revenue authority concerned on 06/12/2018.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

22. Moreover thereafter on payment of the said Revenue charges, the charge recorded in the Revenue records was deleted vide Letter No. Jamin J.M.Charge/Deleted 86/19 dated 28/06/2019 of the Mamlatdar, Dascroi. The entry to that effect was entered in the revenue records of mutation entry book under serial No.12191 on 10/07/2019 which is YET TO BE CERTIFIED by the revenue authority concerned.

23. That thereafter the co.owners and co.possessors of the said land (1) Chunilal Maganlal Patel (2) Ambaben w/o. Chunilal Maganlal (3) Pravinbhai Chunilal Patel and (4) Vinubhai Chunilal as Vendors togetherwith (1) Chunilal Maganlal Patel as Karta and Manager of his HUF (2) Bhagvatiben Chunilal (3) Pravinbhai Chunilal Patel as Karta and Manager of his HUF (4) Ramilaben w/o. Pravinbhai Chunilal (5) Rinku d/o. Pravinbhai Chunilal w/o. Hiteshbhai (6) Hardik Pravinbhai for self and as Karta and Manager of his HUF as also as natural guardian and father of his Minor daughter Anvaya (7) Shrima w/o. Hardik Pravinbhai (8) Vinubhai Chunilal as Karta and Manager of his HUF (9) Gitaben w/o. Vinubhai Chunilal (10) Sonal d/o. Vinubhai Chunilal w/o. Nayanbhai (11) Kinjal d/o. Vinubhai Chunilal (12) Asha d/o. Vinubhai Chunilal w/o. Harshil and (13) Parth Vinubhai (Unmarried) as Confirming Party had sold and conveyed the said land in favour of M/s. Anvaya Infrastructure, a Partnership Firm. A Deed of Conveyance in respect whereof was executed on 08/07/2019 and duly registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on the same day under Sr. No. 8915. The entry to that effect was entered in the revenue records of mutation entry book under serial

LAKHANI GANDHI & CO. SOLICITORS ADVOCATES & NOTARY AHMEDABAD

No.12211 on 19/07/2019 which is YET TO BE CERTIFIED by the revenue authority concerned.

24. That during the course of investigation of title to the property in question we at relavant time had issued a public notice in the Gujarati daily newspaper "Divya Bhaskar" inviting objections if any from the Public in General for issuing our Title Clearance Certificate only in relation thereto and in response to said public notice we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

25. That by Declaration-Cum-Indemnity made on oath on 16/08/2019 by Shri Parth Mahendrabhai Patel, Authorised Partner of M/s. Anvaya Infrastructure duly attested by Anuradha C. Sheth, a Notary Public of Ahmedabad has inter-alia declared therein that the firm has acquired the said land in the manner as aforesaid and such besides their said firm and its said partners no other person, body or authority has any right, title and interest in respect of the same and the same has not been mortgaged, charged, assigned, leased or dealt with the same in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.

26. At present the land in question belongs to M/s. Anvaya Infrastructure and from the search of the revenue records, it appears that there is no charge or encumbrances over the same.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

Thus in view of that what stated hereinabove, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts on an opinion being obtained from Town Planning Officer, AUDA confirming that Final Plot No. 73 adm. 2882 sq. mts. is allotted in lieu of Block No. 201/A(P) adm. 4803 sq. mts.

THE SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of Non-Agricultural Residential Use Land bearing Revenue Survey No. 201/A adm. 5059 sq. mts. Khata No. 86 which on inclusion in Draft Town Planning Scheme No.2 (Bopal) and according to "F" Form the land adm. 5058 sq. mts. was given Final Plot No.201/A/1 adm.2881 sq. mts. and Final Plot No. 201/A/2 adm. 153 sq. mts. and thereafter as per Letter No. Naryo/No.2(Bopal)Case No.74+159/1433 dated 25/11/2016 the Block No.201/A Paiki adm. 4803 sq. mts. was allotted Final Plot No. 73 adm. 2882 sq. mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows :

On or towards the North	:	By Final Plot No. 195/7
On or towards the South	:	By Final Plot No. 196
On or towards the East	:	By 9 Mtr T.P.S Road
On or towards the West	:	By Final Plot No. 195/7

DATED THIS 16th DAY OF AUGUST, 2019.

LAKHANI GANDHI & CO. AHMEDABAD SOLICITORS ADVOCATES & NOTARY

For, LAKHANI GANDHI & CO. (AHD)

S A Lakhani

ADVOCATE