

Date : 16-5-18

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agricultural land of Survey No.265, Khata No.17 admeasuring 3946 Sq.Mtrs., T.P. Scheme No.45, Final Plot No.79 admeasuring 2437 Sq.Mtrs. of Village Chandlodia, Taluka Sabarmati, District Ahmedabad

Owners: M/s. Nilkanthvarni Infra Space LLP

In pursuance to the request of Girish Kantilal, one of the partners of M/s. Nilkanthvarni Infra Space LLP and owners of the land of Survey No.265, T.P.S. No.45, Final Plot No.79 admesauring 2437 Sq.Mtrs. of Village Chandlodia, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of Survey No.265, Khata No.17 admeasuring 3946 Sq.Mtrs., T.P. Scheme No.45, Final Plot No.79 admeasuring 2437 Sq.Mtrs. is non-agriculture land for residential purpose.

(2) By Mutation Entry No.593 dtd.24-3-56 it was clarified on the basis of the circular that land of Survey No.265 owned by Kanaji Khodaji is not transferable land, in other words, said land can be transferred only on coverting the said land into old tenure.



(2)

(3) Mutation Entry No.1167 dtd.24-8-77 is the general entry of declaring various pieces of land as fragment. Land of Survey No.265 is now covered in T.P. Scheme No.45, in which said land is given Final Plot No.79 and it is non-agriculture land therefore it is no more fragment.

(4) Kanaji Khodaji died somewhere in the year 1979 and therefore by Mutation Entry No.1152 dtd.9-11-81, names of Punjaji Kanaji, Kalaji Kanaji, Prabhatji Kanaji, Mathurji Kanaji, Rajiben Kanaji and Laxmiben Kanaji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on dtd.27-1-82.

(5) Thereafter, Rajiben Kanaji and Laxmiben Kanaji waived their rights from the said land in favour of other co-owners and therefore by Mutation Entry No.1153 dtd.9-11-81, their names were deleted.

(6) Thereafter, there was oral family partition amongst Punjaji Kanaji and others and therefore Mutation Entry No.1565 dtd.1-4-82 was made in revenue record and thereby the land of Survey No.265 came to the share of Punjaji Kanaji.

(7) Punjaji Kanaji died on dtd.28-7-87 and therefore by Mutation Entry No.1840 dtd.5-10-88, names of Ranchhodji Punjaji and Shantaben Punjaji were entered in revenue record as successors of deceased and the



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said entry was certified by revenue authority on dtd. 28-12-88.

(8) Mutation Entry No.3840 dtd.8-2-11 was related to lis-pendence, but same was not certified. Civil Suit No.790/10 as mentioned in the said entry has been settled and the said suit was withdrawn on dtd.1-3-18.

(9) Mutation Entry No.4403 dtd.20-11-12 is related to the order of City Deputy Collector (West), by the said order appeal filed by Velaji Panaji was dismissed as per order dtd.19-10-12. Thereafter, said Velaji Panaji preferred L.B. Revision Appln. No.144/15 and as the matter was settled, he has withdrawn the appeal on dtd.3-2-16.

(10) Shantaben Punjaji wife of Pashaji Thakor died on dtd.18-2-14 and therefore by Mutation Entry No.4843 dtd.7-10-14, names of Champaben Pashaji, Merajben Pashaji, Shanaji Pashaji, Chandhiben Pashaji, Maheshji Shanaji, Rajiben Shanaji, Navaji Shanaji and Chandrikaben Shanaji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on dtd.5-1-15.



(11) Land of Survey No.265 of Chandlodia was converted into old tenure land for non-agriculture residential purpose by order of Collector dtd.28-12-16 and Mutation Entry No.5289 dtd.5-1-17 was made in revenue record on the basis of the said order.

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(12) The Collector, Ahmedabad granted N.A. permission to the land of Survey No.265 of Chandlodia for residential purpose by order dtd.30-5-17 and Mutation Entry No.5367 dtd.8-6-17 was made in revenue record on the basis of the said order.

(13) While taking search from sub-registry record, we found an agreement for sale executed by Velaji Panaji in favour of Satishbhai Mafabhai Bharwad on dtd.31-5-10, Reg. No.9555. Said agreement for sale has been cancelled on dtd.17-6-17 by cancellation agreement Reg. No.8857.

(13) Ranchhodji Punjaji, Champaben Pashaji, Merajben Pashaji, Shanaji Pashaji, Chandhiben Pashaji, Maheshji alias Mohatji Shanaji, Rajiben Shanaji, Navaji Shanaji and Chandrikaben Shanaji sold and transferred the said land of Survey No.265, T.P.S. No.45, F.P. No.79 admeasuring 2437 Sq.Mtrs. to Nilkanthvarni Infra Space LLP through its partners Girish Kantilal Patel (40% share), Maheshbhai Talakshibhai Thakkar (30% share) and Jayeshbhai Bhikhabhai Limbachiya (30% share) on dtd.19-6-17 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad on dtd.19-6-17, at Sr. No.8917. Names of said purchasers Nilkanthvarni Infra Space LLP through its partners Girish Kantilal Patel (40% share), Maheshbhai Talakshibhai Thakkar (30% share) and Jayeshbhai Bhikhabhai Limbachiya (30% share) were entered in revenue record by Mutation Entry No.5389 dtd.30-6-17. Said entry was certified by



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revenue authority on dtd.27-2-18. In view of the registered sale deed and certified mutation entry, said purchasers Nilkanthvarni Infra Space LLP through its partners Girish Kantilal Patel (40% share), Maheshbhai Talakshibhai Thakkar (30% share) and Jayeshbhai Bhikhabhai Limbachiya (30% share) became the owners and occupiers of the said land.

(13) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.10-4-18 and I have not received any objection and/or claim in response thereto.

(14) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.16-4-18. We found registration of one notice of lis-pendence of dtd.14-6-08, Reg. No.12020, but same is not related to the land of F.P. No.79, Survey No.265 of Chandlodiya, same is in respect of other land.

(15) 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.



(16) 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

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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 : 16-5-18




Idrish M. Bengali
B.A., LL.M., Advocate

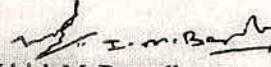
DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non-agricultural land of Survey No.265, Khata No.17 admeasuring 3946 Sq.Mtrs., T.P. Scheme No.45, Final Plot No.79 admeasuring 2437 Sq.Mtrs. of Village Chandlodia, Taluka Sabarmati, District Ahmedabad.

Place: Ahmedabad

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