

KIRANBEN N. PARMAR

ADVOCATE
(B.A. LLB,)

Residence : HF-5, RBL, GIDC Quarters,

Pragatinagar, Sector – 26,

Gandhinagar - 382028

Office : Nyaymandir,

Sector – 11, Gandhinagar

MO.9925343217

NO ENCUMBRANCE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

I hereby certify that non – agriculture lands, of Survey number 33 Paiki having F.P. No. : 8 Paiki in T.P. Schme 68 of Mouje : Hansol of Asarva Taluka in the Registration District of Ahmedabad and Sub – District of Ahmedabad admeasuring 3354 Sq. Mtrs. Is being developed by Kanan Develpoers (Prop : Ravi I. Wadhwa) (hereinafter referred to as “the Owner and Developer”) as its Project – namely as KANAN ARECA of the Owner and Developer. I further certify that, owner of the said land Shri Ravi I Wadhawa and his Proprietary Concern Kanan Developers have/has not mortgaged the said land or any part or parts thereof in favour of any one and registered charge in respect of the said lands are not found created and/or no charge on the said land is found duly registered at the office of the Sub – Registrar, Ahmedabad/Gandhinagar.

Date : 04/01/2019

Place : Gandhinagar



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To,

RAVI I. WADHWA

Hansol, Ahmedabad.

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Re . : In the matter Investigation of Title of the of the Property
Situating, Lying and being at Hansol (Sim), Taluka City, in the
Registration District : Ahmedabad and Sub District : Ahmedabad of
(Naroda – 6) bearing Survey No. 33, FP No. 8 & T.P Scheme No.68
(Hansol – 2) Admeasuring 6070 Sq.mtrs non Agricultural Land.

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(TITLE AND SEARCH REPORT)

Dear Sir,

We refer to your instructions to investigate the title of
the property above referred to we have Caused necessary searches
taken from the revenue records and Sub – Registry (INDEX – II)
records for a period of last about Thirty Years we have taken root of
Title Commencing from 1974 prior to more then Thirty Years form
Now For Details facts and Particulars and record refered to here in
below your report of title is a follows :-

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- (1) Originally the said land was owned by Dhanji Shah Ratanji Lalkaka and the said land was known as “Parsiwado Khettar” as per the Revenue Records.
 - (2) Said Dhanji shah Ratanji Lalkaka sold and Conveyed the said property to shri Girdharlal Mansukhram by a Conveyance deed on 20th march 1936 mutation entry no 641 of 30.5.36
 - (3) Said Shri Girdharlal Mansukhram Expired on Dt. 10-05-1942 and the said land was transferred to the legal heir Shri Malichand Girdharlal and for the same is entered in the Revenue Records by mutation entry no 846 Dt. 17/10/1941.
 - (4) There after the said land was sold and conveyed to one Shri Manilal Harjivan by Conveyance Deed Dt. 25/10/1943 and the same is entered in Revenue records in the name of Shri Manilal Harjivan by Mutation entry no 1032 Dt. 20/11/1943.
 - (5) Said Shri Manilal Harjivan sold and Conveyed the said Land to (a) Bai Lilavati D/o. Dalpatram Premchand and (b) Bai Subhadraaben D/o. Dalpatram Premchand by a Conveyance

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Deed dt. 06/12/1943 and the same is entered in Revenue Records by a mutation entry no 1064 Dt. 5/05/1944.

(6) Thereafter Smt Subhandraben D/o. Dalpatram Premchand as a Co-owner of the Property for her undivided share in the said Land Conveyed a Assignment deed Dated 03/08/1967 in favour of Smt. Lilavati D/o. Shri Dalpatram Premchand and the same is entered in Revenue Records by Mutation entry no. 1904 Dt. 25/08/1967 Thereafter Smt. Lilavati D/o. Shri Dalpatram Premchand become the sole owner of the Said Land.

(7) Thereafter the said land was conveyed by a assignment dated august 1975 and the said land was transferred in the name of partners of Hemant Brothers (a) Hasmukhbhai Chimanlal H.U.F.Karta Hasmukhlal Chimanlal (b) Hemantkumar Chimanlal H.U.F. Karta Hemantkumar Chimanlal (c) Gautamkumar Chimanlal and Smt. Lilavatiben D/o. Dalpatram Chimanlal for which mutation entry no 2094 Dated

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29th August 1975 has been entered in Rev. Records by this the said land was owned by M/s. Hemant Brothers.

(8) Thereafter the assignment dated 19th August 1975 was Declared illegal by order of city Mamlatdar order Dated 5/09/1989 by no Land/Varhi/6809 and the said land was to be brought to original condition that is In the name of smt Lilavatiben D/o. Dalpatram Premchand for which mutation entry no 2400 Dt-3/10/1989 was entered in the Revenue Records.

(9) Thereafter Lilavatiben D/o. Dalpatram Premchand and wife of Chimanlal Popatlal expired on 16th May 1985 by which the said land was transferred in the name of legal heirs i.e. (a) Hasmukhlal Chimanlal (b) Mahalaxmi Chimanlal (c) Hemantkumar Chimanlal (d) Bhartiben Chimanlal (e) Gautam Chimanlal (f) Vikrambhai Chimanlal (g) Umeshkumar Chimanlal for which mutation entry no 2401 dated 3/10/1989 has been made in the Revenue Records.

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- (10) Thereafter the Co-owners (1) Mahalaxmiben Chimanlal & (2) Bhartiben Chimanlal withdrawn the undivided rights in the Property in favour of others Co-owners by mutual Understanding for which mutation entry no 2402 dated 3/10/1989 has been made in Revenue Records by this the said land was owned by (a) Hasmukh Chimanlal (b) Hemant Chimanlal (c) Gautam Chimanlal (d) Vikram Chimanlal (e) Umesh Chimanlal.
- (11) Thereafter exemption for agriculture under U.L>C Act given by the state of Gujarat was withdrawn by order No. ULC/2082/58/V/1 Dated 3/06/1992 by Deputy Secretary of Revenue Depart, the same has been entered in Revenue Records by mutation entry no. 2579 dated 23 Oct. 1992.
- (12) Thereafter 5171 Sq.mtrs part of R.S. No. 33 was declared as excess Land by the Competent Authority L Add Collector By order no ULC/from No.1/Paldi/ 387/28/6 and 389 and 1378 and 133 dated 1/11/1993 the same has been entered in Revenue Records by mutation entry 2692 dated 2/8/1995.

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(13) Thereafter U.L.C. act was abolished on 30th March 1999 by the stake Government and the declared excess Land was to be given back to the original owners by the competent authority and additional Collector Under order No. ULC/Form No. 1/U3/N.O.C./Paldi/387/28/6 dated 9/08/1999 for which the same has been entered in the Rev. Records by mutation entry No. 2874 Dt. 31 August 1999.

(14) Thereafter the Said land was sold & Conveyed to Ravi ishwardas Wadhwa & Mangaldas by Conveyance deed dated 28/3/2001 and Bearing R.No. 726 Registered with the Sub Registrar Office Ahmedabad – 6. (Naroda) in which a firm Hemant Brothers Through there partners were taken as confirming party so that there should be no rights of M/s. Hemant Brothers a Partnership firm whild was having the rights earlier as shown in Paragraph no. 7 of this report.

(15) Thereafter Go-owners Shri Mangaldas Karshandas expired on Dt. 10 the November 2003. The undivided share of Shri Mangaldas Karshandas Oza (Prajapati) was transferred in the

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Name of his legal heirs (1) Hiraben W/o. Mangaldas Karshandas (2) Prakash Mangaldas (3) Ushaben D/o. Mangaldas Karshandas (4) Meenaben D/o. Mangaldas Karshandas (5) Devandrabhai Mangaldas and (6) Vimalbhai Mangaldas The same is being entered in the Revenue Records by mutation entry No. 3087 Dt. 24/02/2004.

(16) Shri Mangaldas Karshandas has executed a will Dated 1/10/2001 for his undivided share in R.S.No. 33 of Hansol in favour of Shri Ravi Ishwardas Wadhwa for which there is No. objection by the legal heirs to transfer the share of the Mangaldas Karshandas in the name of Shri Ravi Ishwardas Wadhwa, The same has been entered in the Revenue Records by mutation entry No. 3084 Dt. 24/2/2004 by this Ravi Ishwardas Wadhwa is the Sole owner of Land bearing R.S.No. 33 Situated at Hansol.

(17) We have not Found any charge or encumbrance subsisting as on date from the available records of the Sub – Registrar (INDEX – II) with respect to the Property in the aforesaid

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report we have taken root of Title Commencing from 1974
Report refers to records relevant to understand the divetution
of title to ascertain if any charge or encumbarance is
Subsisting and or continuing in the records for Details facts &
Particulars relevant documents, Proper writing & records to
bereferred This certificate of Title is Based on the Searches
taken with the revenue records and available records with the
Sub – Register (INDEX – II) only.

- (18) Thereafter the said R.S.no. 33 allotted F.P. no. 8 in the T P
Scheme no 68 (Hansol – 2) and F.P. of 4553 sq. mts. Was
allotted & a plan for sub plot was sanctioned and sub plot No.

1, No.2 & No.3 by Raja Chitthi No. 0207/260204/10052/
RO/M00

- Dt. 10/05/2004 and sub plot No. 1 of 1200 Sq. mts. Was
converted as Non – Agricultural Land. For Petrol Pump on
25/04/2005 with no CDC/N.A/SR/105/2005.

- (19) The said Sub Plot No. 1 was transferred on lease to M/s.
Bharat Petroleum Corp. Ltd. By lease Agreement by Reg. No.

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1895 on 07/05/2005 & was Registered with Sub-Registrar No.
6 Naroda, Ahmedabad.

(20) The Plan for the Sub Plot No. 2 & 3 was changed and was
amalgamated as sub plot No. 2 for 3353.80 Sq. mts.

And Common Plot 455.40 sq. mts.

(21) The said Remaining 3353 Sq.mts. of F.P. No. 8 was converted
as Non-Agricultural by order Dt.24/06/2009 vide no.
CB/Zamin/N.A./SR-116/2009 for commercial use.

(22) The Plans for Sub Plot No. 2 of F.P. No. 8 i.e. R.S.No. 33 has
been Sanctioned on 29/05/2017 wide Raja Chhitti No.
BLNT1/NZ/130217/A18027/RO and LTS/NZ/040316/CDR/
A6059/141 revised plan was sanctioned on 22/07/2018 wide
Raja Chhitti no
BLNT1/NZ/130217/GDR/A8027/8029/R1/M1.

(23) A Solvency has been issued for Rs.1,20,000/- from
Mamlatdar Asarwa and the same is entered in right of records