

TITLE CERTIFICATE WITH SEARCH REPORT

To,

Ref : 6703

Neso Properties Iip, A limited liability partnership Firm.
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Survey No. 452 / 2 - B admeasuring 3035 sq.mtrs. merged into Town Planning Scheme No. 63 (Khoraj) and allotted Final Plot No. 13 / 2 admeasuring 1821 sq.mtrs. situate, lying and being at Mouje Khoraj, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **Neso Properties Iip, A limited liability partnership Firm.**

We refer to your instructions to give opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. That, the land in question was owner and occupied possessed by Kacharabhai Ugarabhai meaning thereby he was the occupier of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code prior the year – 1950.
2. That, the land in question was declared as "Fragment Land" in accordance with provision of sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF

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HOLDING ACT-1947" and entry to that effect was entered in the revenue record vide mutation entry No.1551 dated 11-12-1951 which was certified by competent authority.

3. That, the Survey Mamlatdar, Ahmedabad passed order dated 31-10-1961 and issued Durasti Patrak and according to said durasti land bearing Survey No. 452/2 was divided into the two parts (1) 452/2/A and its area was fixed to Acre 0 – 28 Gunthas and (2) 452/2/B and its area was fixed to Acre 0 – 30 Gunthas and entry to that effect was entered in the revenue record vide mutation entry No.2769 dated 19-10-1962 which was certified by competent authority.
4. Thereafter, the owners of the said land namely Kacharabhai Ugarabhai had availed Loan from the Khoraj Vividh Karyakari Seva Sahakari Mandali Ltd., and hence, the charge of said society was created in other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 3381 dated 28-04-1970 which was certified by competent authority.
5. Thereafter, the owner of the said land namely Kacharabhai Ugarabhai died intestate on 22- -1973 or thereabouts leaving behind him his legal heirs as Maniben Wd/o. Kacharabhai Ugarabhai, Govindbhai Kacharabhai, Naranbhai Kacharabhai, Shankarbhai Kacharabhai, Ranchhodbhai Kacharabhai, Jayantibhai Kacharabhai, Babubhai Kacharabhai & Rameshbhai Kacharabhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3597 dated 17-03-1973, which was certified by the competent authority.



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6. It has been observed by us that, the charge was released by the Khoraj Seva Sahakari Mandali Ltd., vide its No Due Certificate dated 28-12-1991 whereby the charge created vide mutation entry No. 3381 dated 28-04-1970 was released as is expressly evidenced by certified mutation entry No. 4838 dated 28-12-1991.
7. Thereafter, the co-owner of the said land namely Jayantibhai Kacharabhai died intestate on 14-10-2005 or thereabouts leaving behind him his legal heirs as Laxmiben Wd/o. Jayantibhai Kacharabhai, Ketanbhai Jayantibhai and Snehalbhai Jayantibhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6962 dated 06-01-2007, which was certified by the competent authority.
8. Thereafter, the co-owner of the said land namely Maniben Wd/o. Kacharabhai Ugarabhai died intestate on 05-12-1997 and the names of her legal heirs were already standing in the revenue record and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the mutation register by Entry No. 7812 dated 17-07-2009. which was certified by the competent authority on 06-11-2009.
9. Thereafter, the co-owners of the said land Jyotsanaben D/o. Govindbhai Kacharabhai Patel has voluntarily waived and relinquished her share persisting in the said land by executing notarized Affidavit in favour of her mother namely Gomatiben Govindbhai Patel & her real brothers namely Nikunjibhai Govindbhai Patel & Nitinbhai Govindbhai Patel and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record



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vide Mutation Entry No. 7906 dated 20-01-2010, which was certified by the competent authority on 24-03-2010.

10. Thereafter, the co-owner of the said land namely Govindbhai Kacharabhai Patel died intestate on 24-05-2009 or thereabouts leaving behind him his legal heirs as Gomatiben Wd/o. Govindbhai Kacharabhai Patel, Nikunjibhai Govindbhai Patel & Nitinbhai Govindbhai Patel and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8107 dated 09-07-2010, which was certified by the competent authority on 04-09-2010.

11. Thereafter, the Mamlatdar, Gandhinagar has passed an Order No. Mam / Jamin / Vashi . 9445 / 10 dated 25-02-2011 to name of Jyotsanaben D/o. Govindbhai Kacharabhai Patel removed from revenue record and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8352 dated 28-02-2011, which was certified by the competent authority on 08-08-2011.

12. Thereafter, the co-owner of the said land namely Naranbhai Kacharabhai Patel has filed an application to enter the names of his family members (1) Dhuliben Naranbhai, (2) Mahendrabhai Naranbhai, (3) Shaileshbhai Naranbhai and (4) Anjanaben Naranbhai in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8568 dated 16-11-2011, which was certified by the competent authority on 10-01-2012.



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13. Thereafter, the co-owner of the said land namely Ranchhodbhai Kacharabhai Patel has filed an application to enter the names of his family members (1) Vitthalaben Ranchhodbhai, (2) Miteshbhai Ranchhodbhai, (3) Pratikshaben Ranchhodbhai and (4) Jagrutiben Ranchhodbhai in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8570 dated 16-11-2011, which was certified by the competent authority on 10-01-2012.
14. Thereafter, the co-owners of the said land namely Pratikshaben Ranchhodbhai and Jagrutiben Ranchhodbhai have voluntarily waived and relinquished their share persisting in the said land by executing notarized Affidavit in favour of their Parents and real brothers and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8782 dated 10-07-2012, which was certified by the competent authority on 27-08-2012.
15. Thereafter, the co-owners of the said land namely Anjanaben Naranbhai has voluntarily waived and relinquished her share persisting in the said land by executing notarized Affidavit in favour of Dhuliben Naranbhai, Mahendrabhai Naranbhai & Shaileshbhai Naranbhai and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8783 dated 10-07-2012, which was certified by the competent authority on 27-08-2012.



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16. Thereafter, the co-owner of the said land namely Shankarbhai Kacharabhai have filled an application to enter the names of his family members (1) Santokben W/o. Shankarbhai Kacharabhai Patel, (2) Jayendrabhai Shankarbhai Patel, (3) Nitaben Shankarbhai Patel, (4) Rajnikant Shankarbhai Patel and (5) Asmitaben Shankarbhai Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8920 dated 21-01-2013, which was certified by the competent authority on 30-03-2013 and the same entry to that effect was mutated again in the revenue record of the said land vide Mutation Entry No. 8998 dated 03-05-2013, which was certified by the competent authority on 13-06-2013.

17. It has been observed by us that, the name of "Vidulaben Ranchhodbhai Patel" has been written as "Vitthalaben Ranchhodbhai Patel" inadvertently in the record of mutation entry No. 8570 and hence, the Mamlatdar, Gandhinagar passed order bearing No. E-DHARA / SUDHARA HUKAM / S.R.4854 / VASHI.682 TO 685 dated 05-07-2013 and directed to correct the name of "Vidulaben Ranchhodbhai Patel" which has been mentioned inadvertently as "Vitthalaben Ranchhodbhai Patel" as is expressly corroborated and evidenced by certified mutation entry No. 9055 dated 06-07-2013.

18. Thereafter, the owners of the said land namely Nitinbhai Govindbhai, Mahendrabhai Naranbhai, Naranbhai Kacharabhai, Nitaben Shankarbhai, Laxmiben Jayantibhai Patel, Miteshbhai Ranchhodbhai, Dhuliben Naranbhai, Shaileshbhai Naranbhai, Shankarbhai Kacharabhai, Rameshbhai Kacharabhai, Babubhai



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Kacharabhai, Snehalbhai Jayantibhai Patel, Gomatiben Wd/o. Govindbhai Kacharabhai, Rajnikant Shankarbhai, Ketanbhai Jayantibhai Patel, Santokben Shankarbhai, Nikunjibhai Govindbhai, Vidulaben Ranchhodbhai Patel, Jayendrabhai Shankarbhai, Asmitaben Shankarbhai and Ranchhodbhai Kacharabhai have sold and conveyed the said land bearing Survey No. 452 / 2 - B admeasuring 3035 sq.mtrs. of Mouje - Khoraj to Gokul Mrugesh Jaykrushna by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 8036 dated 05-06-2015 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9522 dated 05-06-2015, which was certified by the competent authority on 08-07-2015.

19. Mutation entry No. 9527 dated 16-06-2015 is not pertaining to the land under investigation. And hence it is being dealt with.

19. It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act - 1976 were made applicable to the land bearing Survey No. 452 / 2 - B admeasuring 3035 sq.mts., by merging into Town Planning Scheme No. 63 (Khoraj) and land bearing Survey No. 452 / 2 - B is given Final Plot No. 13 / 2 and its area is fixed to the extent of 1821 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

20. Thereafter, The owner of said land had submitted an application to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District collector, Gandhinagar passed order bearing No. CB / JAMIN /

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BI.KHE. / S.R.168 / 15 VASHI.6793 TO 6807 / 2016 dated 10-05-2016 and granted non-agricultural use permission to the land bearing Final plot No. 13 of Town Planning scheme No. 63 (Khoraj) admeasuring 1821 sq.mtrs for commercial purpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES-100, 101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was entered in the revenue record vide mutation entry No. 9806 dated 10-05-2016 which was certified by competent authority on 16-08-2016.

21. Thereafter, the owner of the said land namely Gokul Mrugesh Jaykrishna has sold and conveyed the said land bearing Survey No. 452 / 2 - B admeasuring 3035 sq.mtrs. merged into Town Planning Scheme No. 63 (Khoraj) and allotted Final Plot No. 13 / 2 admeasuring 1821 sq.mtrs. of Mouje - Khoraj to Neso Properties Iip, A limited liability partnership Firm by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 18149 dated : 05-09-2018 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 10408 dated 18-09-2018, which was certified by the competent authority on 29-11-2018.

22. Thereafter, the owner of said land had submitted an online application to District Collector, Gandhinagar for obtaining revised non-agricultural use permission and consideration of said application the District collector, Gandhinagar passed order bearing No. 1573 / 06 / 03 / 056 / 2020 dated 25-11-2020 and granted non-agricultural use permission to the land bearing Final plot No. 13 of Town Planning scheme No. 63 (Khoraj) admeasuring 1821 sq.mtrs for multipurpose in accordance with THE



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PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES-100, 101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was entered in the revenue record vide mutation entry No. 11477 dated 25-11-2020.

23. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated 17-09-2020 for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us that except what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land 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 which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **Neso Properties llp, A limited liability partnership Firm** shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by **Neso Properties llp, A limited liability partnership Firm**.



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2. Fulfilment of terms and conditions laid down in N. A. Order and approved plan and use as per zone of AMC.
3. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing Survey No. 452 / 2 - B admeasuring 3035 sq.mtrs. merged into Town Planning Scheme No. 63 (Khoraj) and allotted Final Plot No. 13 / 2 admeasuring 1821 sq.mtrs. situate, lying and being at Mouje Khoraj, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar.

Date : December 12, 2020.

Place : Ahmedabad.

Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer :-

- * This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- * Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.