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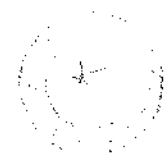
D. 29/1/2016

SEARCH REPORT

To,
Empire Builders, a Partnership Firm
Ahmedabad.

Ref:- Investigation of title to Non Agricultural Land
bearing Final Plot No. 13 paiki Hissa No.-1 adm.
about 1592 sq. mtrs. of Draft T. P. Scheme No. 1
(Ghodasar), Survey No. 237/2 paiki adm. about
1593sq. mtrs. being situate lying and being at
Mouje Ghodasar Village (sim) of Taluka
Maninagar in the Registration District of
Ahmedabad and Sub District of Ahmedabad-
5(Narol).

Pursuant to the instructions to investigate the title to the immovable
property more particularly described in the Schedule hereunder written. I have
caused necessary searches to be taken of Sub-Registry records (Index-II) available
since last fourteen years and have also perused the revenue records, photocopy of
papers/documents produced before me more particularly described in the Second
Schedule hereunder written. On the basis of the said searches and on the basis of
Encumbrance Statement issued by Sub-Registrar of Ahmedabad-5(Narol) dated



25.01/2016 on the basis of the papers/documents/information produced/furnished to me. I have to state as under :-

1. Originally the land bearing Survey No. 237/2 was belonged to and registered in the revenue records in the name of Ambalal Bhaishankarbhai, prior to 1965.
2. Thereafter said Ambalal Bhaishankarbhai died on 12/10/1965 and as per his Will, said Deceased Ambalal Bhaishankarbhai bequeathed the said land to his heirs namely (1) Kapilaben wd/o Ambalal, (2) Indravadanbhai Ambalal, (3) Anilkumar Ambalal, (4) Mahendrakumar Ambalal and (5) Yogendrakumar Ambalal and their names were entered as co-owner in the revenue records by Mutation Entry No. 2059 dated 02/12/1965 which was certified on 24/11/1966.
3. Thereafter said (1) Kapilaben wd/o Ambalal, (2) Indravadanbhai Ambalal, (3) Mahendrakumar Ambalal and (4) Yogendrakumar Ambalal sold and conveyed the said land bearing Survey No. 237/2 paiki adm. about 280 sq. mtrs. to Anand Kanubhai Khamar by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad under Sr. No. 3464 dated 12/11/1990. The entry to that effect was entered in the revenue records by Mutation Entry No. 5100 dated 2/4/1992.
4. That the owners used the said land for non agriculture purpose and hence, the charge of conservation tax etc. was noted in revenue records by mutation entry no. 5159 dated 23/9/1992 as per order of Deputy

Collector of NA bearing no. C. No. 8932 dated 21/2/1992. Said order was confirmed by the Collector by his order dated 26/8/1993. Thereafter the land owners Kapilaben wd/o Ambalal preferred an appeal before Sachiv Shri of Mehul Vibhag against the said order of the Collector and the Hon'ble Sachiv Shri of Mehul Vibhag dismissed the order dated 21/2/1992 & 26/8/1993. The entry to that effect was entered in the revenue records by Mutation Entry No. 6503 dated 7/4/2005.

5. Thereafter said (1) Kapilaben wd/o Ambalal, (2) Indravadaubhai Ambalal, (3) Mahendrakumar Ambalal and (4) Yogendrakumar Ambalal sold and conveyed the said land bearing Survey No. 237/2 paiki adm. about 280 sq. mtrs. to Darshan Kanubhai Khamar by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad under Sr. No. 3465 dated 12/11/1990. The entry to that effect was entered in the revenue records by Mutation Entry No. 5101 dated 2/4/1992.
6. Thereafter said Kapilaben wd/o Ambalal died intestate on 15/08/1998 and her name was deleted as co-owner in the said land. Entry to that effect was entered in revenue records by Mutation Entry No. 5766 dated 05/10/1998 which was certified on 17/11/1998.
7. Thereafter said (1) Mahendrakumar Ambalal, (2) Indravadaubhai Ambalal, (3) Anilkumar Ambalal and (4) Yogendrakumar Ambalal sold and conveyed the said land bearing Survey No. 237/2 paiki adm. about 1033 sq. mtrs. to (1) Kanubhai Mangaldas Khamar and (2) Naynaben Kanubhai Khamar by a Sale Deed duly registered in the office of Sub-



Registrar of Ahmedabad under Sr. No. 4580 dated 26/10/2005. The entry to that effect was entered in the revenue records by Mutation Entry No. 6541 dated 29/09/2005 which was certified on 08/02/2006.

8. Thereafter Revenue Dept. issued Resolution No. PFR/102011/275/L/1 dated 17/03/2012 through which "City" and "Daseroi" Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad - East" & "Ahmedabad - West" were reconstituted. Accordingly Village of Vastral included in Taluka of Ahmedabad City [East] Accordingly Village Form No.7/12 was amended. The entry to that effect was entered in the revenue record by Mutation Entry No. 7053 dated 03/05/2012 which was certified on 05/05/2012.
9. On implementation of Town Planning Scheme No.1 the land bearing Survey No. 237/2 allotted Final Plot No. 13 paiki Hissa No.-1 adm. about 1592 sq. mtrs.
10. Thereafter District Collector of Ahmedabad granted Non Agriculture Use Permission to the said land bearing Final Plot No. 13 paiki Hissa No.-1 adm. About 1592 sq. mtrs. of T. P. Scheme No. -1 (Ghodasar), Survey No. 237/2 his Order No. CB/CTS/N.A./S.R.NO.318/2013 dated 03/07/2013. The entry to that effect was entered in the revenue records by Mutation Entry No. 8024 dated 02/08/2013.
11. Thereafter said (1) Kanubhai Mangaldas Khamar, (2) Naynaben Kanubhai Khamar, (3) Anand Kanubhai and (4) Darshan Kanubhai sold

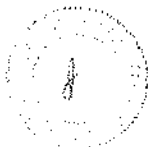
and conveyed the said land bearing Final Plot No. 13 paiki Hissa No-1 adm. about 1592 sq. mtrs. of Draft T. P. Scheme No. 1 (Ghodasari) Survey No. 237/2 paiki adm. about 1593 sq. mtrs. being to Empire Builders, a Partnership by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad-5 (Narol) under Sr. No. 3605 dated 03/06/2015. The entry to that effect was entered in the revenue records by Mutation Entry No. 8333 dated 16/6/2015 certified on 20/8/2015.

12. Thereafter Ahmedabad Municipal Corporation sanctioned plans and specifications for construction on the said land and issued Raja Chitthi dated 25/11/2015.
13. Thereafter said Empire Builders, a Partnership Firm organized scheme known as "Empire Hub" on the said land.
14. That as per Deed of Partnership dated 30/12/2014, (1) Rupesh Pravinchandra Shah, (2) Arvind Manubhai Sheladia, (3) Vipul Manubhai Sheladia, (4) Dineshbhai Manubhai Thummar & (5) Yogesh Shivabhai Patel are partners of Empire Builders, a Partnership Firm.
15. It appears from the Village Form No. 7/12, the charge of revenue tax of Rs. 19200 is noted by mutation entry no. 5397.
16. As informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature 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 property adversely affecting the title.

17. This Search Report on Title is based on the search taken with available revenue records, manually and computerized records of Sub-Registrar of Ahmedabad and the photo copy of papers/documents/information produced/furnished before me only. As per the new method of search, physical search of Register of Index-II are not permitted but the sub-registrar office itself makes the search and issued encumbrance certificate and I have to depend on such computerized search report the computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous. And according to the report of the computerized search, I have issued this search report. Please verify the original documents and come to any conclusion. It is pertinent to note that Offices of Sub-Registrar has/have given the information regarding the land only not any type of construction i.e. Units/Sellers and hence, this report is also shown the details of land only not any type of construction.
18. This report is relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.



In view of the forgoing and in view of the photo copy of documents produced before me and revenue records and on the basis of the Encumbrance Statement issued by Sub-Registrar of Ahmedabad-5(Narol) dated 25/01/2016, I am of the opinion that the title of Empire Builders, a Partnership Firm to the immovable property more particularly described in the Schedule-I hereunder written clear, marketable and free from any encumbrances and reasonable doubts in question subject to what is stated above and verify original documents.

THE SCHEDULE-I ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Non Agricultural Land bearing Final Plot No. 13 paiki Hissa No.-1 adm. about 1592 sq. mtrs.of Draft T. P. Scheme No. 1 (Ghodasar), Survey No. 237/2 paiki adm. about 1593sq. mtrs. being situate lying and being at Mouje Ghodasar Village (sim) of Taluka - Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5(Narol).

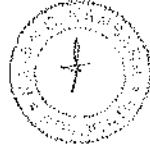
THE SCHEDULE-II ABOVE REFERRED TO

1. Photo Copy of Sale Deed, RR & Index-II bearing Reg. No. . 3605 dated 03/06/2015 in the name of Empire Builders, a Partnership Firm.
2. Photo Copy of Latest Village Form No. 7/12 dated 25/1/2016.
3. Photo Copy of Village Form No. 6.
4. Photo Copy of Raja Chitthi dated 27/11/2015.
5. Photo Copy of NA Permission.
6. Photo Copy of Deed of Partnership dated 30/12/2014.



7. Original Search Receipt dated 25/1/2016.
8. Original Encumbrance Certificate of Sub-Registrar of Ahmedabad-5(Narol)
dated 25/1/2016.

Ahmedabad dated this 29th day of January, 2015.




Nayan Kansara
(Advocate)