

ENROLLMENT NO : G/1824/2008

SEARCH REPORT ON TITLE

To,
Rashmi Corporation, a partnership firm
Ahmedabad



Re :- In the matter of investigation of title of Multipurpose Non-Agricultural land bearing (1) Survey No. 581/2 admeasuring 12039 Sq.mtrs (2) Survey No. 581/3 admeasuring 2327 Sq.mtrs included in T.P.Scheme No. 58 and given Final Plot No. 15/4 admeasuring 10643 Sq.mtrs situate, lying and being at Mouje - VATVA Taluka - VATVA District - AHMEDABAD prima facie belongs to Rashmi Corporation, a partnership firm...

THIS IS TO OPINE THAT, As per your instruction I have caused investigation of titles of the land described in the schedule hereunder from the certain papers, deeds, orders etc. of the said land produced before us by you, revenue records maintained by the revenue authorities and records maintained by Sub-Registrar Ahmedabad from last 30 years.

- (A) During the investigation of your title over the said land I have found that :-
- (1) The land bearing Survey No. 581/2 and Survey No.581/3 was belonged to Purshottamdas Mulchandbhai and Amrutlal Mulchand prior to the year 1945 and Purshottamdas Mulchandbhai died on 04-08-1945 without making any will. Therefore his name was deleted and the names of (1) Nandlal

201, Elite, B/h. Shapath Hexa, Opp. Gujarat High Court, Nr. Sola Over Bridge,
S.G. Highway, Sola, Ahmedabad-380060

E-mail : m_sindhav@yahoo.in

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Purshottamdas (2) Shantilal Purshottamdas and (3) Chimanlal Purshottamdas were entered as his legal heirs wide mutation entry no. 3023 datad. 19-12-1945.

- (2) Thereafter the properties belonging to family members and co-holder were distributed. Accordingly Amrutlal Mulchand became the sole occupant of the said land bearnig survey no. 581/2 and survey no. 581/3. An entry to that effect was made in mutation registrar at serial no. 3036 on 22-01-1946.
- (3) Thereafter the name of Bhikhabhai Nathabhai was entered in revenue record as protected tenant of the said land wide mutation entry no. 3545, dated 12-05-1948.
- (4) Thereafter "Vajifdar" was abolished from said survey number. An entry to that effect was made in mutation registrar at serial no.4374, dated 05-08-1954.
- (5) Thereafter Bhikhabhai Nathabhai was tilling the said land and he decided to purchase the said land under the provision of Tenancy Act. Accordingly by order no. T.N.C./Vatva 309, dated :04-04-1961, an amount of Rs. 1200-00 shall paid to the original owner Amrutlal Mulchand in 3 yearly installment i.e.04-03-1962 to 04-03-1964. The effect was made vide mutation entry no 5436 dated : 02-09-1961.

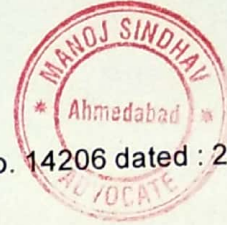


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- (6) Thereafter the purchase price determined under The Tenancy Act, was paid by tenant Bhikhabhai Nathabhai to Amrutlal Mulchand and the certificate no. IP 458 II in proforma no. 9 was issued on 28-01-1964. Therefore an entry for removing the encumbrance was made in mutation registered at serial no. 6200 on 17-02-1966.
- (7) Thereafter as the said land were mortgaged to The Vatva Group Seva Sahkari Mandali Ltd. and entry to encumbrance was made in mutation registrar at serial no. 7398 on 19-06-1972.
- (8) Thereafter Bhikhabhai Nathabhai died on 14-08-1990 without making any will, therefore his name was deleted and the names of (1) Ramaji Bhikhaji Thakor (2) Natvarbhai Bhikhaji Thakor (3) Shakriben Bhikhaji Thakor (4) Kantaben Bhikhaji Thakor and (5) Kalaben Bhikhaji Thakor were entered as his legal heirs wide mutation entry no. 11435 datad. 26-08-1996.
- (9) Thereafter as the said lands were mortgaged to The Vatva Group Seva Sahkari Mandali Ltd. and the amount which was due was paid back, and entry to remove encumbrance was made in mutation registrar at serial no. 11436 on 26-08-1996.
- (10) Thereafter Shakriben Bhikhabhai, Kantaben Bhikhabhai and Kalaben Bhikhabhai waived their rights in favour of Ramabhai Bhikhabhai and Natvarbhai Bhikhabhai. Therefore their names were deleted from the

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revenue record of the said land vide mutation entry no. 14206 dated : 28-03-2006.



- (11) Thereafter as per family distribution Natvarbhai Bhikhabhai became the sole occupant of the said land bearing survey no. 581/2 and survey no. 581/3. An entry to that effect was made in mutation registrar at serial no. 14278 on 30-06-2006.
- (12) Thereafter the names of (1) Kashiben Natvarbhai (2) Javansinh Natvarbhai (3) Pravinkumar Natvarbhai and (4) Vijaykumar Natvarbhai were entered as legal heirs of Natvarbhai Bhikhabhai vide mutation entry no. 14258 dated 04-11-2006 and the said entry was cancelled.
- (13) Thereafter the names of (1) Kashiben Natvarbhai (2) Javansinh Natvarbhai (3) Pravinkumar Natvarbhai and (4) Vijaykumar Natvarbhai were entered as legal heirs of Natvarbhai Bhikhabhai vide mutation entry no. 14360 dated 04-11-2006.
- (14) Thereafter the computerised record was rectified by the order dated : 06-12-2009 from Mamlatdar Dascroi, Ahmedabad. An entry to that effect was made in mutation register at serial no. 15267 on 24-02-2009.
- (15) Thereafter Vatva village was included in Ahmedabad City Taluka (East) as

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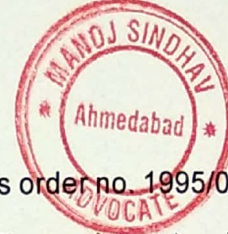
per The Organisation of Dascroi and Ahmedabad City Taluka. An entry to that effect was made in mutation register at serial no. 17312 on.03-05-2012.

- (16) Thereafter as the said survey no. 581/3 admeasuring 2327 sq.mtrs land was of Restricted Tenure under Section-43 of the Tenancy Act, The occupants of the said land made an application to determine the premium of the land admeasuring 1724 sq. mtrs. which is the area of the Final Plot given to the said land total admeasuring 2327 sq.mtrs. for Old Tenure Non Agricultural purpose. Accordingly the premium of the amount was paid on 18-08-2020. An entry to that effect was made in mutation registrar at serial no. 21460 on 18-08-2020.
- (17) Thereafter as the said survey no. 581/2 admeasuring 12039 sq.mtrs land was of Restricted Tenure under Section-43 of the Tenancy Act, The occupants of the said land made an application to determine the premium of the land admeasuring 8919 sq. mtrs. which is the area of the Final Plot given to the said land total admeasuring 12039 sq.mtrs. for Old Tenure Non Agricultural purpose. Accordingly the premium of the amount was paid on 28-08-2020. An entry to that effect was made in mutation registrar at serial no. 21489 on 28-08-2020.
- (18) Thereafter the land of survey no. 581/3 admeasuring 2327 sq.mtrs included in T.P.Scheme No. 58 and given Final Plot No. 15/4 Paiki admeasuring 1724 sq.mtrs was converted in to Multipurpose Non Agriculture by the order dated.

MANOJ K. SINDHAV

B.Com., LL.B
ADVOCATE

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25-08-2020 from The Collector of Ahmedabad vide his order no. 1995/07/16/034/2020. An entry to that effect was made in mutation register at serial no.21478 on 25-08-2020.

- (19) Thereafter the land of survey no. 581/2 admeasuring 12039 sq.mtrs included in T.P.Scheme No. 58 and given Final Plot No. 15/4 Paiki admeasuring 8919 sq.mtrs was converted in to Multipurpose Non Agriculture by the order dated. 31-08-2020 from The Collector of Ahmedabad vide his order no. 2062/07/16/034/2020. An entry to that effect was made in mutation register at serial no.21494 on 31-08-2020.
- (20) Thereafter 38.94 sq.mtrs land out of the said land was given to torrent power ltd. on lease by you by the registerd lease deed no. 494 dated 05-12-2020 (order date 08-01-2021) which registerd at the office of Sub Registrar Ahmedabad-11 (Aslali).
- (21) Thereafter a Building Commencement Permission or Raja Chitthi has been given to construct building upon the said land on 06-02-2021 by Ahmedabad Municipal Corporation as below.

Block No.	Raja Chitthi No.
A+B+C	04522/231020/A4117/R0/M1
D+E	04522/231020/A4118/R0/M1
F	04522/231020/A4119/R0/M1

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E-mail : m_sindhav@yahoo.in

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(22) Thereafter (1) Natvarbhai Bhikhaji (2) Kashiben Natvarbhai (3) Javansinh Natvarbhai (4) Pravinkumar Natvarbhai and (5) Vijaykumar Natvarbhai sold and conveyed the Multipurpose Non-Agricultural land admeasuring **10643** Sq.mtrs to you Rashmi Corporation, a partnership firm by registered sale deed No. 8517 on 04-06-2021. An entry to that effect was made in mutation register at serial no. 21832 on 14-06-2021.



(B) Thereafter I have taken search of the records maintined by Sub Registrar Ahmedabad-1 (City) from the year of 1990 to 1994, Sub Registrar Ahmedabad-5 (Narol) from the year of 1994 to 2011, Sub Registrar Ahmedabad-13 (City) from the year of 2011 to 09-03-2021 and Sub Registrar Ahmedabad-11 (Aslali) from the year of 2020 to 08-03-2021 and Sub Registrar Ahmedabad-11 (Aslali) from the year of 2020 to 06-07-2021 as well as the said party made an Affidavit cum Indemnity Bond on oath for its clear right, title over the property in question on 07-07-2021 duly attested by a Notary Public of India inter-alia declared therein that the said land is your absolute property and no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged, assigned, leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.

(C) Therefore I opine that the said land belongs to you and is free from any encumbrance and marketable subject to.

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- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Mines and Minerals act, Town Planning Act or any other act (s), rule (s), notification (s), gazette (s), resolution (s) etc. in force from time to time.
- (2) Public Notice given to Published of the said land.
- (3) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority, court etc. including N.A. Order, Plan Pass etc.
- (4) The Gujarat Disturbes Areas Permission to be taken before any transaction.
- (5) Entry No. 21832 to be certify.

SCHEDULE ABOVE REFERRED TO

All the peice and parcle of Multipurpose Non-Agricultural land bearing (1) **Survey No. 581/2** admeasuring 12039 Sq.mtrs (2) **Survey No. 581/3** admeasuring 2327 Sq.mtrs included in **T.P.Scheme No. 58** and given **Final Plot No. 15/4** admeasuring **10643** Sq.mtrs situate, lying and being at Mouje - **VATVA** Taluka - **VATVA** District - **AHMEDABAD** in the state of Gujarat...

AT AHMEDABAD DATED THIS 07th DAY OF July 2021.

ENROLLMENT NO : G/1824/2008



(Signature)
Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) In case.... If any deed (s) / writing (s) etc. executed by single party or through power of attorney then consent deed / letter is required to be taken from the other party(s) who have given power of attorney i.e. from original owner.
- (3) This Search Report on Title is based only on search of Revenue and Sub Registrar Records.
- (4) This Search Report is given / Issued only to **Rashmi Corporation** a partnership firm so no other party shall utilize it or rely without concerning us as well as without our written permission.

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