



**IDRISH BENGALI & ASSOCIATES**  
ADVOCATES (HIGH COURT)

AL-MUGNI

IDRISH M. BENGALI  
B.A. LL.M.

IRFAN I. BENGALI  
B.Sc., LL.B.

TAIMINA I. BENGALI  
B.Com., LL.B.

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Date : 21-4-17

TITLE SEARCH REPORT

Reg: Investigation of the titles of non-  
agriculture land bearing Survey No.1430,  
T.P. Scheme No.128, Final Plot No.342  
admeasuring 7223 Sq.Mtrs. of Village  
Vatva, Taluka Vatva, Dist. : Ahmedabad



Owner: M/s. Shreenath Infracon, a partnership firm  
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In pursuance to the request of Bhavin Bhagwanbhai Sodvadiya, one of the partners of M/s. Shreenath Infracon, owner of the non-agriculture land bearing Survey No.1430, T.P. Scheme No.128, Final Plot No.342 admeasuring 7223 Sq.Mtrs. of Village Vatva, I have investigated the titles of the said land and my findings to its are as under :

(1) Land of land bearing Survey No.1430, T.P. Scheme No.128, Final Plot No.342 admeasuring 7223 Sq.Mtrs. is non-agriculture land.

(2) Said land was under the ownership of Ishwarbhai Gatorbhai in the year 1945. Ishwarbhai Gatorbhai sold and transferred the said land to Motilal Gokalbhai by registered sale deed on dtd.20-12-45. Name of said purchaser, Motilal Gokalbhai was entered in the revenue record by Mutation Entry No.3031 dtd.16-1-46 as owner and occupier of the said land.

(3) Ganotiya of the said land Ishwarbhai Gatorbhai has

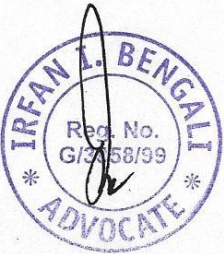


(2)

paid purchase price as per order No.TSC/272/Vatva dtd.119-3-61 of Mamlatdar & ALT, Caskroi, Ahmedabad in respect of land of Survey No.1430. Accordingly Purchase certificate in Form No.9 was issued. Therefore, Ishwarbhai Gatorbhai became the owner and occupier of the said piece of land with restricted tenure and Mutation Entry No.5879 dtd.12-8-64 was made in revenue record on the basis of said order. At the time of non-agriculture use, Ishwarbhai Gatorbhai shall have to pay premium to government as per Jantri rates.

(4) Ishwarbhai Gatorbhai died and therefore by Mutation Entry No.7063 dtd.5-12-70, names of Vinodbhai Ishwarbhai, Parsottam Ishwarbhai, Lalbhai alias Hasmukhbhai Ishwarbhai, Rajnikant Ishwarbhai, Premilaben Ishwarbhai and Surajben widow of Ishwarbhai Gatorbhai were entered in the revenue record as successors of deceased and the said entry was certified by revenue authority.

(5) Thereafter, Premilaben Ishwarbhai has waived her rights from the said land in favour of other co-owners. Therefore, her name was deleted from revenue record by Mutation Entry No.9023 dtd.4-10-77.



(6) Thereafter, there was family partition amongst Vinodbhai Ishwarbhai, Parsottam Ishwarbhai, Lalbhai alias Hasmukhbhai Ishwarbhai, Rajnikant Ishwarbhai, and Surajben widow of Ishwarbhai Gatorbhai.



(3)

Therefore, Mutation Entry No.9024 dtd.4-10-77 was made in revenue record and thereby the land of Survey No.1430 admeasuring Acre 2-38 Guntha came to the share of Rajnikant Ishwarbhai. On the basis of said partition, Rajnikant Ishwarbhai became the sole and absolute owner and occupier of the said land.

(7) Said land of Survey No.1430 of Vatva was covered in T.P. Scheme No.128 and said land is given Final Plot No.342 admesuring 7223 Sq.Mtrs.

(8) Said owner had applied before Collector, Ahmedabad for conversion of said land into old tenure. Accordingly Collector, Ahmedabad has passed an order to pay premium for the same. Owner has paid premium to the government. Thereafter, Collector, Ahmedabad has passed an order No.ACB/TNC-5/Premium/Vatva/S.R.840/2015 dtd.6-12-16 and converted the said land into old tenure for non-agriculture purpose. Mutation Entry No.19648 dtd.7-12-16 was made in revenue record on the basis of the said order.

(9) The Collector, Ahmedabad has granted N.A. permission to the land of Survey No.1430, T.P.S. No.128, F.P. No.342 admeasuring 7223 Sq.Mtrs. as per order No.CB/TNC-5/NA/Tatkal/K-65/S.R.39/2017 dtd.15-2-17. Thereby said land has become non agriculture land for residential and commercial purpose and Mutation Entry No.19699 dtd.18-2-17 was made in revenue record on the basis of said N.A. order.





(4)

(10) Rajnikant Ishwarbhai executed registered agreement for sale on dtd.6-5-15 in favour of Dilipkumar Kanaiyalal Patel and Krunal Rameshbhai Patel, which was duly registered with Sub-Registrar, Ahmedabad-13 at Sr.No. 937.

(11) Rajnikant Ishwarbhai sold and transferred the said land of Survey No.1430, T.P.S. No.128, F.P. No.342 admeasuring 7223 Sq.Mtrs. with confirmation of Dilipkumar Kanaiyalal Patel and Krunal Rameshbhai Patel to M/s. Shreenath Infracon on dtd.2-3-17 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-11 (Aslali) on dtd.2-3-17, at Sr. No.1914. Name of said purchaser M/s. Shreenath Infracon was entered in revenue record by Mutation Entry No.19721 dtd.4-3-17. Said entry was certified by revenue authority on dtd.17-4-17. In view of the registered sale deed and certified mutation entry, said purchaser M/s. Shreenath Infracon became the owner and occupier of the land of Survey No.1430, T.P.S. No.128, F.P. No.342 admeasuring 7223 Sq.Mtrs.

(12) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.15-10-16 and I have not received any objection and/or claim in response thereto.



(13) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant



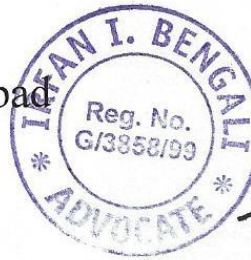
(5)

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.

(14) 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 under reference are clear, marketable and beyond reasonable doubts.

Place: Ahmedabad

Date : 21-4-17



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Irfan I. Bengali

B.Sc., LL.B., Advocate

### DESCRIPTION OF THE PROPERTY

All that piece and parcle of Non-Agriculture land bearing Survey No.1430, T.P. Scheme No.128, Final Plot No.342 admeasuring 7223 Sq.Mtrs. of Village Vatva, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

Date : 21-4-17



A handwritten signature in black ink, appearing to read "Irfan I. Bengali", written over the circular stamp.

Irfan I. Bengali

B.Sc., LL.B., Advocate