

SEARCH AND TITLE REPORT

TO WHOM SO IT MAY COME I, S.V. Nagesh Advocate do hereby certify that I have caused the Search in respect of the Non-agriculture land or plot situated at Village Mota Panch Devda Taluka Kalavad, District Jamnagar, Gujrat which is more particularly described as under:

Description of the Plot

ALL THAT piece and parcel of non-agricultural land lying being and situate at Village Mota Panch Devda Taluka Kalavad, District Jamnagar, Gujarat bearing Survey No. 230/p.1/p.2 admeasuring 57.67 Sq.meters or thereabouts and it is bounded as follows:

On or Towards East:	Land Bearing R.S. No. 230 paiki
On or Towards South:	Boundary of Village Sadodar
On or Towards West:	Land bearing R.S No. 229
On or Towards North:	Land of R.S. No. 230 paiki

The List of Documents referred for the Search

1. The record of Rights of the land Survey No. 230/p.1/p.2
2. Sale Deed dated 04/06/2012 regd No. 1327/2012
3. Certificate bearing No. JMN-1-2130/2008 dated 12/02/2009 issued by Collector Jamnagar under sec. 55 of Saurashtra Charkhed Tenancy Settlement and Agriculture Land Ordinance -1949



4. Certificate bearing No. JMN/65/B/BINKHETI/REG. NO. 42/08-09 dated 10/08/2010 issued by collector Jamnagar under Sec. 65-B of Bombay Land Revenue Code, 1879
5. Charge of Centbank Financial Services Ltd. central Bank dated 19/10/2010.

Search Notes

1. Perused the Record of Rights. It reveals from that Shri. Jamnabhai Ramjibhai was the holder of the captioned land as occupant Class-I i.e. freehold land.
2. By and under the Deed of Conveyance registered on 29.04.2008 which is duly stamped and registered before the Sub-Registrar Kalavad Dist Jamnagar under Sr. No. KLD-870/2008 executed between said Shri. Jamnabhai Ramjibhai therein referred to as the Vendor on one hand and Enercon (India) Limited therein referred to as the Purchaser on the other hand , the Vendor therein sold conveyed and transferred unto the Purchaser therein the said Non-Agricultural Land bearing Survey No. 230/p.1/p.2 admeasuring 57.67 Sq.meters situate at Village Mota Panch Devda Taluka Kalavad, District Jamnagar, Gujarat.
3. It reveals from revenue record that collector of Jamanagar issued its Certificate on 12.2.2009 having No. JMN-1-2130/2008 to the effect that the said purchase of the captioned land by Enercon (India) Limited is validly purchased for the bonafide industrial purpose as contemplated under Section 55 of Saurashtra Gharkhed Tenancy Settlement and Agriculture Land Ordinance, 1949, is valid subject to the provisions of the said Ordinance.

S. V. Nagesh (Advocate)

B.Sc., LL.B.

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Ref. :

Date :

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4. By a Lease Deed dated 8.9.2008 in favor of Tata Power Co. Ltd for its Wind Power Project. Subsequently by a Deed of Conveyance dated 04/12/2012 which is registered at Sr. No. 1327 said Enercon (India) Limited has sold conveyed and transferred the captioned land to Tata Power Company Ltd.
5. The Collector Jamnagar vide its Certificate No. JMN/65/B/BINKHETI/REG. NO. 42/08-09 dated 10/08/2010 certified that the use of the land for bonafide industrial purpose in pursuance of Sec. 65-B of Bombay Land Revenue Code, 1879.

6. Thus the Tata Power Company has acquired title to the land as an absolute Owner.

SEARCH AS PER INDEX TWO -

I have caused the Online Search from the year 2000 upto date of this Report.

I have not come across any other entries of sale, lease, lien, gift, trust, exchange, agreement of sale, development agreement, power of attorney and notice of lis pendency.

During the search , it reveals that on 19/10/2010,the charge of Rs350 Cr.is created on the Property by Tata Power company Ltd of CentBank Financial Services Ltd. Central Bank Fort Mumbai

Litigation – The property is not subject of Litigation and or attachment in any Court .No Litigation is pending before Revenue Authorities.

Mutations – the Mutations are duly carried out in the 7/12 extract in pursuant to sale deed dated 04/06/2012 Registered under Sr. No. 1327/2012



Acquisition and or reservation –

The Plot is not subject of any acquisition and it is not reserved for any Public Purposes.

In my opinion the Title of The Tata Power Company Ltd is marketable and clear subject to the Charge of CentBank Financial Services Ltd.

Dated: 07/07/2021

Advocate

