

Ref.:

Page | 1

Date :

### 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 Jammagar, 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 Jammagar, Gujarat bearing Survey No. 242/1/P1/P2 admeasuring 4452 Sq.meters or thereabouts and it is bounded as follows:

On or Towards East:	By Land R.S. No. 243
On or Towards South:	R.S. No. 240, R.S. No. 242 Paiki Govt. Waste
On or Towards West:	Land bearing R.S No. 242 paiki
On or Towards North:	Land of R.S. No. 242 paiki

#### The List of Documents referred for the Search

1. The record of Rights of the land Survey No. 143A242/1/P1/P2
2. Sale Deed dated 19/03/2015 regd No. 383/2015
3. Certificate bearing No. JMN-4/2934/2014 dated 3/1/2014 issued by Collector Jammagar
4. Certificate bearing No. JMN-2/Bl. KHE/65-B/ REG. 11/13-14 dated

26/02/2015 issued by collector Jammagar under Sec. 65-B of Bombay Land

Revenue Code, 1879

[Type here]



5. Approved N.A. Layout

**Search Notes**

1. Perused the Record of Rights. It reveals from that Shri. Parshottambhai Meghijibhai 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-880/2008 executed between said Shri. Parshottambhai Meghijibhai therein referred to as the Vendor on one hand and Wind World (India) Limited (formerly known as 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. 242/1/P1/P2 admeasuring 4452 Sq.meters situate at Village Mota Panch Devda Taluka Kalavad, District Jamnagar, Gujarat.
3. It reveals from revenue record that collector of Jamnagar issued its Certificate on 3.1.2014 having No. JMM/4/2934 to the effect that the said purchase of the captioned land by Wind World (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.



[Type here]

Ref. :

Date : Page | 3

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 19/03/2015 which is registered at Sr. No. 383 said Wind World (India) Limited has sold conveyed and transferred the captioned land to Tata Power Company Ltd.
5. The Collector Jammagar vide its Certificate No. JMN-2/Bl. KHE/65-B/ REG.11/13-14 dated 26/02/2015 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 entry of sale, Lease, Agreement for sale , Transfer deed ,Development Agreement except the following entry.

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

No notice of lis pendency is lodged for registration

**Litigation** – The land is not subject matter of any Litigation and attachment in any court and no proceeding are pending any Revenue Court/Authority

**Mutations** – the Mutations are duly carried out in the 7/12 extract in pursuant to sale deed dated 19/03/2015 Registered under Sr. No. 383/2015



**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 Cent Bank Financial Services Ltd.

Dated: 07/07/2021

Advocate

