

Rajesh R. Parmar(ADVOCATE)  
BCom. LLB.Advocate  
En. No.(G/332/2005)

ADD. Third Floor F-64, Metro  
Magistrate Court, Ghee-Kanta,  
Ahmedabad Mo. 9727000652.

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### TITLE REPORT

Re: - Investigation of title of Investigation of title of Non Agricultural land bearing Block/Survey no.292 (Khata no. 912) admeasuring 8220 sq.mtrs. situated, lying and being at Mouje-Raska, Taluka-Mahemdabad, Dist. - Kheda in the state of Gujarat belonging to Maheshbhai Shambhubhai Parmar. ...



As per the instruction I have got the necessary searches made for the last 30 years on dated 05-12-2019 from the Records of Talati, Mamlatdar, Sub-Registrar Sub registrar Mahemdabad till 05-12-2019 have gone through relevant papers/documents and have investigated the title to the land in question and report a under:

(A) Brief History of Block./Survey No. 292

- 1) The said land belonged to Bai Jiva d/o Bhulabhai Pranbhai prior to year 1982-83 as per Revenue Record of Pani Patrak.
- 2) Thereafter purchase Price Rs. 800/- was determined under section 32 G of the Tenancy Act and said Purchase price of the said land was paid as Rs. 800/- Therefore the Purchase Certificated was issued in Tenancy Case by the order. An entry to that effect was made in mutation register

at serial no. 371 on 08-06-1992-10-2013. The said entry was certified on 20-12-2013.

- 3) Thereafter mortgaged of said land with Seva Sahakari Mandali, an entry to that effect was made in mutation register on 20-07-1992 at serial no.376.



Thereafter the said survey/block no.324 land was given permission for old tenure (binkheti Premium Patr) use by the order dated 29-12-2004 from Mamlatdar, Mahemdabad, an entry to that was made in mutation register at serial no.2143 on 03-01-2009.

- 5) Thereafter the said survey/block no.292 admeasuring 8600 sq. mtrs land was given permission for old tenure (binkheti Premium Patr) use by the order dated 18-12-2002 from Mamlatdar, Mahemdabad, an entry to that was made in mutation register at serial no.2162 on 12-02-2009.
- 6) Entry no. 2176 not pertaining of said land.
- 7) Thereafter mortgaged of said land with State Bank of India, Mahemdabad Branch, an entry to that effect was made in mutation register on 16-06-2009 at serial no.2207.
- 8) Thereafter Somabhai Ramabhai Makwana died. Therefore his name was deleted and the names of (1) Maganbhai Somabhai Makwana (2) Dhulabhai Somabhai Makwana(died on dated 03-11-1970) and (3) Manekben D/o Somabhai Ramabhai entered as his legal heirs under Hindu Law vide mutation entry no. 2385 dated 14-06-2010 but said entry was cancel by prescribed authority because Somabhai Ramabhai Makwana not holder of said land.

- 9) Thereafter mortgaged of said land with State Bank of India, Raska Branch, an entry to that effect was made in mutation register on 07-06-2011 at serial no.2549.
- 10) Thereafter the amount due to State Bank of India, Mahemdabad Branch was paid therefore an entry to remove encumbrance. An entry to that effect was made in mutation register at serial no. 2654 dated 01-11-2011.
- 11) Thereafter the amount due to State Bank of India, Raska Branch was paid therefore an entry to remove encumbrance. An entry to that effect was made in mutation register at serial no. 2849 dated 21-03-2013.
- 12) Thereafter the order no. 35/08 M.R. no.59/4/4 of Prescribed officer Ahmedabad, Narmada Scheme Land bearing Block/Survey no. 292 admeasuring 380 sq.mtrs. acquired for Narmada Scheme, an entry to that effect was given in revenue records vide mutation entry no.3038 dated 23-08-2014.
- 13) Thereafter said land was sold and conveyed by Maganbhai Somabhai Vankar to (1) Kanubhai Shankarbhai Patel (2) Ushaben Kanubhai Patel and (3) Dipesh Kanubhai Patel by regi. Sale Deed no.121/2016 dated 05-02-2016. An entry to that effect was made in mutation register at serial no.3238 dated 05-02-2016.
- 14) Thereafter co-holder mortgaged their land with Statebank of India, Raska Branch, an entry to that effect was made in mutation register on 25-10-2016 at serial no.3338.





15) Thereafter the amount due to State Bank, Raska Branch was paid therefore an entry to remove encumbrance. An entry to that effect was made in mutation register at serial no. 3563 dated 08-08-2018.

16) Thereafter District collector, kheda order dated 05-12-2018 of Residential purpose of non agriculture construction, An entry to that effect was given in revenue records vide mutation entry no.3633 dated 15-12-2018.

17) Thereafter said land was converted in to Multipurpose Non Agricultural land by the order dated 29-12-2018 from Collector, Kheda. An entry to that effect was given in revenue records vide mutation entry no.3636 dated 04-01-2019.

18) Thereafter said land was sold and conveyed by (1) Kanubhai Shankarbhai Patel (2) Ushaben Kanubhai Patel and (3) Dipesh Kanubhai Patel to Maheshbhai Shambhubhai Parmar by regi. Sale Deed no. 48 dated 07-03-2019. An entry to that effect was made in mutation register at serial no.3662, on 07-03-2019.

(B) That the said land as on date solely belongs to Mahesh Shambhubhai Parmar is the occupier of the said land and except their no other person having any right title or interest over the said land. That the said land is clear marketable and free from any charge or encumbrance and free from reasonable doubts till this date.

AT AHMEDABAD DATED THIS 06<sup>TH</sup> DAY OF DECEMBER 2019.



  
Rajesh R. Parmar (ADVOCATE)

## Remarks and Disclaimer

- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning act, stamp act, registration act or any other act, rule / notification, gazette etc, which may apply.
- (2) Any legal heirs right to be protected.
- (3) The registration record of sub registrar's office destroyed/torn out/ Not present and hence is cannot be inspected and its search is not available thorough search clerk while computerized search of the 30 years is not well maintained / prepared by state Government and hence may be some error therein.
- (4) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and in any concerned case.
- (5) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (6) I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This report does not certify against any potential, but unrecorded liens, change or any state of facts.

