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Gujarat High Court
Mo. No.97129 90977

Address: 310, Town Plaza, Nr. Raspan Arcade, Shukan-Bhakti Circle Road, Nikol, Ahmedabad-382350.

Ref.No. 24/2022

Date: 17/11/2022

TITLE REPORT

Reg.: - Immovable property bearing Non-Agricultural land for the Commercial Purpose on site known as **"PRANTIJ PRIME"** bearing land admeasuring about **5929.60 Square Meters** bearing **City Survey No. NA1583+1584(Revenue Block/ Survey No. 2562 Paiki 1)(Ward : Prantij(Binkheti))** Situate lying and being at Mouje Prantij, Taluka Prantij and registration district of Sabarkantha and sub-district of Prantij belonging to **RAJ DEVELOPERS, A PARTNERSHIP FIRM,** R/o. Ahmedabad.

As per instructions, I have inspected and investigated the titles to the above-referred immovable property by taking search with available revenue records of the Sub Registrar Office Prantij by Receipt No. 202213300006174, dated 05/11/2022 for last 30 years, and depends on the search and I have given public notice in **"SANDESH SAMACHAR"** news paper dated **03/11/2022** inviting any rights claims or interest if any in the said land I have not received any claim or objection and have gone through relevant documents my inspection, investigation and search revealed as under: -

1. Thereafter in the said land Ranchhod Khushal was a land occupied as per record and then after he was dead on Dt.31/07/1940 after his death the name of legal heir Girdhar Ranchhod Patel entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.2340 on Dt.26/10/1940.
2. Thereafter, In accordance with the law of the year 1947 of the Government of Mumbai to prevent division and consolidation of land which was less than 2-0 Acre-guntha declared as Tukda. The said fact was entered into the record of rights by Mutation entries No.3251 on Dt.05/12/1951.





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3. Thereafter, the owner and occupier of the said land i.e. Girdharbhai Ranchhodbhai had take loan and create encumbrance of The Prantij Group Multipurpose Co.Op. Society Ltd., Prantij on the said land and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 3799 on Dt.07/04/1959.
4. Thereafter said land owner Girdharbhai Ranchhodbhai was dead on Dt.31/10/1968 after his death the name of legal heirs (1) Minor Minaben Girdharbhai (2) Kashiben Widow Of Girdharbhai Ranchhodbhai herself and as a Guardian of Minor Etc. all entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.6024 on Dt.25/06/1983.
5. Thereafter said land was in Prantij Nagar Panchayat and then after Prantij Nagar Panchayat became Prantij Metropolitan Municipality. The said land was in 2 Miles from Prantij Metropolitan Municipality area so, said land removed from division and consolidation of land which was less than 2-0 Acre-guntha declared as Tukda. The said fact was entered into the record of rights by Mutation entries No.6240 on Dt.29/09/1970.
6. Thereafter owner of the said land Kashiben Girdharbhai made a necessary application for consolidation of survey No. 1583 and 1584 based on the order No. land/lagat/vashi/5561/96, On Date 23/08/1996 of the Mamlatdar Saheb of the Prantij, ordered to consolidate both the above numbers and already consolidated both the survey numbers and new survey No. 1583 should be given. The said fact was entered into the record of rights by Mutation entries No.9736 on Dt.23/08/1996.
7. Thereafter, the owner and occupier of the said land i.e. Kashiben Girdharbhai had repaid loan so, said land released from the encumbrances of The Prantij Group Multipurpose Co.Op. Society Ltd., Prantij and entry to that effect was mutation in





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the revenue record of the said land vide mutation Entry No. 10385 on Dt.18/09/1999.

8. There after above said land owner (1) Patel Minaben Girdharbhai (2) Patel Kashiben Widow Of Girdharbhai Ranchhodbhai etc. made sale deed for Survey No.1583+1584 and bearing 0-91-05 square meters Paiki 0-45-53 square Meters old tenure land in favor of Soni Natvarlal Nanchanddas. Which was registered by wide No.1044 dated 06/02/2003 in the office of Sub-registrar and that was also entered by entry No.11454 Date 04/02/2004 in the revenue record.
9. There after above said land owner Soni Natvarlal Nanchanddas made sale deed for Survey No.1583+1584 and bearing 0-91-05 square meters Paiki 0-45-53 square Meters old tenure land in favor of (1) Patel Keshabhai Shivabhai (2) Patel Jayantibhai Ratilal. Which was registered by wide No.916 dated 17/11/2003 in the office of Sub-registrar and that was also entered by entry No.11455 Date 04/02/2004 in the revenue record.
10. There after above said land owner (1) Patel Minaben Girdharbhai (2) Patel Kashiben Widow Of Girdharbhai Ranchhodbhai etc. made sale deed for Survey No.1583+1584 and bearing 0-91-05 square meters Paiki 0-45-53 square Meters old tenure land in favor of (1) Patel Keshabhai Shivabhai (2) Patel Jayantibhai Ratilal. Which was registered by wide No.299 dated 23/03/2004 in the office of Sub-registrar and that was also entered by entry No.11596 Date 21/10/2004 in the revenue record. Which was certified by Authority on Dt.03/12/2004, but there was mistake in area which was mention in above sale deed, so thereafter made correction Deed No.512 dated 11/05/2004 in the office of Sub-registrar. The said Fact was mention in mutation No. 11596.
11. There after above said land owner (1) Patel Keshabhai Shivabhai alias Natthubhai (2) Patel Jayantibhai Ratilal alias Meghijibhai made sale deed for Survey No.1582





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and 1583+1584 and bearing 0-67-89 and 1-04-20 square meters old tenure land in favor of Patel Amratlal Ambalal alias Shivram. Which was registered by wide No.1064 dated 02/09/2006 in the office of Sub-registrar and that was also entered by entry No.12269 Date 21/09/2006 in the revenue record.

12. There after above said land owner Patel Amratlal Ambalal alias Shivramdas made sale deed for Survey No.1583+1584 bearing 0-91-05 square meters old tenure land in favor of Patel Rajendrakumar Bhagvandas alias Parshottamdas. Which was registered by wide No.40 dated 07/01/2008 in the office of Sub-registrar and that was also entered by entry No.12896 Date 10/04/2008 in the revenue record but this entry was canceled because of not given certified sale deed and purchaser 7/12 copy.
13. There after above said land owner Patel Amratlal Ambalal alias Shivramdas made sale deed for Survey No.1583+1584 Paiki bearing 0-30-00 (including Po.Kh. 0-13-15) square meters old tenure land in favor of Patel Rajendrakumar Bhagvandas alias Parshottamdas. Which was registered by wide No.994 dated 16/07/2009 in the office of Sub-registrar and that was also entered by entry No.13465 Date 24/07/2009.
14. There after above said land owner Patel Amratlal Ambalal alias Shivramdas made sale deed for Survey No.1583+1584 Paiki bearing 0-30-00 square meters old tenure land in favor of Patel Devendrakumar Somabhai alias Shivramdas. Which was registered by wide No.994 dated 05/06/2009 in the office of Sub-registrar and that was also entered by entry No.13466 Date 24/07/2009. There was mistake in sale deed number in above entry therefore Mamlatdar, Prantij made order for correction by Order No. RTS/Amendment/VASHI/3996/09 on Dt.23/11/2009 and original sale deed No. 611 mention in mutation entry. The said fact was entered into the record of rights by Mutation entries No.13632 on Dt.01/12/2009.





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15. Thereafter said Survey No. 1583+1584 runs in the name of Patel Rajendrakumar Bhagwanbhai. which computerized 7/12 and Nondh no. 13465 of village sample no.6 due to mistake in the computer, the order of Mr. Mamlatdar Saheb No. RTS/Amendment/Vashi/3995/09 dt. 23/11/09 document No. 994 dt. 16/7/09 was held for sale from Rs.1,00,000/-. Instead document no. 40 dt. 7/1/08 Area 0-30-00 Rs. 1,20,000/- and document no. 994 dt. 16/7/09 Area 0-13-15 Rs.1,00,000/- was noted for amendment based on the order. The said fact was entered into the record of rights by Mutation entries No.13691 on Dt.02/02/2010.
16. There after above said land owner (1) Patel Devendrabhai Somabhai(0-61-05) (2) Patel Rajendrakumar Bhagwanbhai (3) Patel Kantilal Maganlal etc. made sale deed for Survey No.1583+1584 bearing 0-91-05 square meters old tenure land in favor of (1) Raj Ramanlal Vekariya(Patel(50% Part) (2) Amitbhai Mansukhbhai Dhorajiya(30% Part) (3) Roankbhai Mansukhbhai Dhorajiya(20% Part). Which was registered by wide No.730 dated 30/06/2012 in the office of Sub-registrar and that was also entered by entry No.14882 Date 30/06/2012.
17. Non- Agricultural use permission for Residential purpose is granted by order No. JAMIN/BIKHE/65/S.R.7/2012 by Deputy Collector, Prantij for the said land admeasuring about 5929.60 Square Meters(Total Land area 9105 square meters paiki 617 square meters land in Highway, 1289.91 square meters land in DP road and 1268.49 square meters land for garden and remaining 5929.60 square meters land paiki 2134.53 square meters of construction land, 593.07 square meters common plot, and 3795.07 square meters of road margin left open for residential purpose) out of total land bearing Survey No.1583+1584 ON DT.30/09/2012. The said fact was recorded into the record of rights by Mutation entries No. 15102 on date 21/11/2012.





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18. Thereafter in the said land revenue record Promulgation (Re-Survey) by the Shri ASHOK RAMJIBHAI CHAUDHARI (Deputy Collector) Prantij office By order No. Jamin/resurvey/Promulgation/Prantij/3/2016 on date. 17/03/2016, As per Promulgation (Re-Survey) Block No. 1583+1584 allotted Block No. 2562 paiki 1. The said fact was recorded in the revenue record in the second Colum by mutation entry No. 17072 on date 18/03/2016.
19. Thereafter in the said land 727 square meters land area has been acquired, by the competent authority and special land acquisition petitioner Himmatnagar order No..LAQ/NE.HA-8/Case No.9 (17)/ According to the order of Prantij/16 on Dt.19/05/2017. The said fact was recorded in the revenue record in the second Colum by mutation entry No. 17926 on date 30/10/2017.
20. Thereafter revenue record of said survey No. 2561 paiki 1 transfer to City Survey Office Himmatnagar by order No. CTS/132018/2421/H and given new City Survey No. NA1583+1584(Ward : Prantij (Binkheti)) with 5929.60 square meters Land area. The said fact was recorded in the City Survey record in the by mutation entry No. 1 on date 09/09/2022.
21. Revised Non- Agricultural use permission for Commercial purpose is granted by order No. 303/05/08/133/2022 by District Collector, Sabarkantha for the said land admeasuring about 5929.60 Square Meters out of total land bearing Block/Survey No.2562 paiki 1 on Dt.16/07/2022. The said fact was recorded into the record of rights by Mutation entries No. 20633 on date 16/07/2022(in the City Survey record in the by mutation entry No. 93 on date 20/09/2022).
22. By this way, (1) Raj Ramanlal Vekariya(Patel(50% Part) (2) Amitbhai Mansukhbhai Dhorajiya(30% Part) (3) Roankbhai Mansukhbhai Dhorajiya(20% Part) made sale deed for Survey No. 2562 paiki 1(Old Block/Survey No. 1583+1584) total admeasuring 11008 Square Meters Paiki 5929.60 square meters



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Non Agriculture land in favor of **RAJ DEVELOPERS, A PARTNERSHIP FIRM** Which was registered by Wide No.2036 dated 15/09/2022 in the office of Sub-registrar-Prantij. The said fact was recorded in the City Survey record in the by mutation entry No. 94 on date 20/09/2022.

23. **RAJ DEVELOPERS, A PARTNERSHIP FIRM** is the absolute owners and possessors of the said Non-Agricultural Land Situate, lying and being at Mouje : Prantij(Ward: Prantij(Binkheti), Taluka : Prantij, District :Sabarkantha bearing City Survey No. NA1583+1584(Revenue Block/Survey No. 2562 paiki 1) total admeasuring 11008 Square Meters Paiki admeasuring 5929.60 square meters together with to be constructed (Under Construction) Total 223 Commercial units with single Basement and Ground Floor Parking, Stair Cabin and Lift Room and Common amenities and Facilities In a scheme Known as "**PRANTIJ PRIME**" in the Registration District Sabarkantha and sub-District, Prantij.
24. After that, The said land obtained development permission and approval lay out plan from Prantij Area Development Authority by Rajachitthi No. (Commencement Letter) 109LD22230001(ODPS NO. ODPS/2022/036800) on date 06/05/2022.
25. Thereafter **RAJ DEVELOPERS, A PARTNERSHIP FIRM** has floated a Scheme of Commercial Units Known as "**PRANTIJ PRIME**" on the said piece of land as per plan and Construction Permission approved and granted by the Prantij Area Development Authority, Prantij and is entitled to enroll the members and to collect agreed amount from then for the said purpose and to sale and convey such Commercial Units to them ETC.





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26. After completion of construction work Final Building Use (BU) Permission for "PRANTIJ PRIME" is required to be obtained from Prantij Area Development Authority, Prantij.
27. The said Property in question is not affected by the provision of the Urban Land (Ceiling & Regulation) act, 1976 since the same has been repealed with effect from 01-04-1999 and hence no permission there under or in any other Act or rule is required to be obtained.
28. **RAJ DEVELOPERS, A PARTNERSHIP FIRM** gave affidavit that, there is No lien, no charge, no mortgage, no loan from any Banks, Firms, Companies of persons on land, not filed any suit, petition, appeal, revision against land or no any legal notice or action is taken from any person on land i.e. They stated that land owner's property is clear and marketable and free from any encumbrances beyond reasonable doubts.
29. I have referred the following documents.
- Copy of Village form No.7/12.
 - Copy of Village from No.6 record of rights entries.
 - Copy of N.A. Order.
 - Copy of Development permission letter issued by Prantij Area Development Authority.
 - Copy of Affidavit of land owner.
30. I do not find any charge, line, mortgage; encumbrances in respect of the aforesaid property nor any suit, petition, appeal, suit, revision seem to be pending in any court or tribunal in respect thereof.





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31. Perusing the above referred documents; I am of the opinion that the property, which is more particularly described in the schedule written hereunder, is clear, marketable and free from any encumbrances beyond reasonable doubt. **Subject to.**

1. I have taken search of the office of concerned Sub-Registrar Prantij However I have found that, the entries are not up-to-date maintain. So I rely on documents submitted to me and the land revenue records i.e. Village Form no. 7/12 and mutation entries i.e. Village Form No.6 recorded periodically under the provision of the Bombay land revenue act-1879. These entries covering transfer, inheritance, and other diverse, interest created on the land.

:- THE SCHEDULE OF ABOVE REFERRED PROPERTY :-

Immovable property bearing Non-Agricultural land for the Commercial Purpose on site known as "PRANTIJ PRIME" bearing land admeasuring about **5929.60 Square Meters** bearing **City Survey No. NA1583+1584(Revenue Block/ Survey No. 2562 Paiki 1)(Ward : Prantij(Binkheti))** Situate lying and being at Mouje Prantij, Taluka Prantij and registration district of Sabarkantha and sub-district of Prantij and bounded as under.

East: 12 Meter Road

West: 12 Meters DP Road

North: Block/Survey No. 1820

South: 12 Meters DP Road



(Hitesh B. Barvaliya)

Advocate