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Vrundavan Farm Road, Nikol, Ahmedabad.

COURT: Table No.334, Shade No.3, City Civil & Sessions Court, Old Highcourt Complex,
Navrangpura, Ahmedabad.

Email: shivadvocate_007@yahoo.co.in. , Mob. 8141437067

Ref No.TC/14/2019

To,
M/s.Aarvi Developer,
Mouje-Singarva, Tal-Daskroi,
Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non Agriculture land bearing final plot no.78/2 admeasuring 2906 sq.mts. of town planning scheme no.131 corresponding revenue Block no.531/1 (Old Survey No.207/2) admeasuring 4844 sq.mts of Mouje-Singarva, Taluka-Daskroi, in the Registration Dist. Ahmedabad-12 (Nikol) and Dist.-Ahmedabad of more particularly described in the schedule hereunder written belongs to M/s.Aarvi Developer and its partners.



I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1988, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the said land of original survey no.207/2 admeasuring Acre 1-27.5 Guntha prior to year 1948 belongs to Bai Diwali daughter of

[1]

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Court : Table No.334, City Civil & Session Court, Old High Court Bldg., Income Tax Cross Road, Navrangpura, Ahmedabad.

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Thakarada Laheraji Bajiji. Said Bai Diwali by way of oral gift gave said land to Tha. Ranaji Motiji. Ref. mutation entry no.491 dated 07/04/1948.

2. Thereafter as per the order Ta.Hu. No. L.N.D. said lands have been declared as fragment land under section 5 of the provisions of The Bombay prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no.542 dated 06/06/1951.
3. Thereafter the co-owner of said land Ranaji Motiji had availed loan from Gujarat Land Mortgage Bank. Accordingly the Gujarat State Co.Op. land Mortgage Bank has created its charge on the said land. Ref. Mutation Entry No.853 dated 24/05/1961.
4. Thereafter by virtue of order dated 26/05/1969 passed by the Hon. Mamlatdar the entry of fragment from the revenue record of said land was deleted as said land getting cultivated through nearby well hence wherever land gets cultivated from the water of well shall be treated gardening and accordingly said land was released from fragment land. Ref. mutation entry no.1052 dated 05/10/1969.
5. Thereafter the owner of said land Ranaji Motiji Thakor had availed loan from Ahmedabad District Co.Op. Bank Ltd.. Accordingly said Bank has created its charge on the said land. Ref. Mutation Entry No.1115 dated 10/06/1971.
6. Thereafter in said land Soma Ghela's name was recorded as mortgager as he had lent money over the said land however the owner of the said land had fully repaid the mortgaged money to Soma Ghela, accordingly the name of Soma Ghela was deleted



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from the second column /revenue record of said land. Ref. mutation entry no.1135 dated 22/04/1979.

7. Thereafter the owner of said land Ranaji Motiji had availed further loan from Gujarat Land Mortgage Bank. Accordingly the Gujarat State Co.Op. land Mortgage Bank has created its charge on the said land. Ref. Mutation Entry No.1176 dated 20/07/1973.
8. Thereafter the owner of said land Ranaji Motiji had repaid the loan amount together with interest thereon availed from The Ahmedabad Dis. Co.Op.bank. Ltd., accordingly on submission of certificate from Bank said land was released from the charge of said bank. Ref. mutation entry no.1475 dated 26/05/1981.
9. Thereafter by virtue of order dated 07/02/1987 passed by Hon. Mamlatdar bearing no.Jamin/Conv.Tax/Vashi 3774 states that by the notification of Gujarat Government dated 05/02/1986 the Corporation limit of Ahmedabad area has been extended and accordingly the Kathwada village falls under the 5 kilometer from its boundary therefore in said land the conversion tax shall be payable in the event of usage other than agriculture uses as per the provision of Bombay land Revenue Act Section 67-A from 05/02/1986 onwards. Ref. mutation entry no.1668 dated 25/06/1987.
10. Thereafter the owner of the said land Ranaji Motiji died on 11/08/1996 leaving behind him his legal heir namely 1.Nanjibhai Ranaji, 2. Savdhanji Ranaji, 3. Mansangji Ranaji, 4. Budhaji Ranaji, 5.Mnguben Ranaji, 6. Punjiben Ranaji and 7. Keshiben Ranaji. Accordingly the names of said legal heir were entered in the revenue record of said land. Ref. mutation entry no.1999 dated 13/06/1998.





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11. Thereafter the owner of the said land Nanjibhai Ranaji through his POA holder Mohanbhai Tapubhai sold, conveyed and transferred said land of survey no.207/2 admeasuring 6829 sq. mts. together with other land of Survey no.206/2 to Laxmanbhai Tapubhai by way of saledeed dated 16/07/2005 registered before the sub registrar office at Ahmedabad registered under sr.no.3009. Ref. mutation entry no. 2202 dated 24/09/2005. Said entry was cancelled by circle officer due to discrepancy in 7/12 and saledeed.
12. Thereafter further mutation entered in the revenue record of said land stating that the owner of the said land 1. Nanjibhai Ranaji, 2. Savdhanji Ranaji, 3. Mansangji Ranaji, 4. Budhaji Ranaji, 5. Mnguben Ranaji, 6. Punjiben Ranaji and 7. Keshiben Ranaji sold, conveyed and transferred said land of survey no.207/2 admeasuring 1707 sq. mts. together with other land of Survey no.206/2 admeasuring 2788 sq. mts. to Laxmanbhai Tapubhai by way of saledeed dated 16/07/2005 registered before the sub registrar office at Ahmedabad registered under sr.no.3009. Ref. mutation entry no. 2202 dated 24/09/2005. Said entry was rejected by virtue of order passed by the Mamlatdar Daskroi in RTS/Takrari/ Case No.79/06 dated 01/03/2007.
13. Thereafter the co-owner of the said land 1. Savdhanji Ranaji by self and as a karta of his HUF, 2. Mansangji Ranaji by self and as a karta of his HUF, 3. Budhaji Ranaji by self and as a karta of his HUF, 4. Mnguben Ranaji, 5. Punjiben Ranaji and 6. Keshiben Ranaji sold, conveyed and transferred said land of survey no.207/2 admeasuring 6829 sq. mts. paiki 5002 sq. mts. together with other land of Survey no.206/2 admeasuring 9155 sq. mts. paiki 7328 sq. mts. to 1. Bharatbhai Naranbhai and 2. Mukeshbhai Ramchandra



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by way of saledeed dated 09/06/2006 registered before the sub registrar office at Ahmedabad registered under sr.no.4404. Accordingly said 1. Bharatbhai Naranbhai and 2. Mukeshbhai Ramchandra became the owner of said land. Ref. mutation entry no. 2279 dated 28/03/2007.

14. Thereafter the co-owner of the said land Nanjibhai Ranaji by self and as a karta of his HUF sold, conveyed and transferred said land of survey no.207/2 admeasuring 6829 sq. mts. paiki 1827 sq. mts. together with other land of Survey no.206/2 admeasuring 9155 sq. mts. paiki 1827 sq. mts. to 1. Bharatbhai Naranbhai and 2. Mukeshbhai Ramchandra by way of saledeed dated 09/06/2006 registered before the sub registrar office at Ahmedabad registered under sr.no.4403. Accordingly said 1. Bharatbhai Naranbhai and 2. Mukeshbhai Ramchandra became the owner of said land. Ref. mutation entry no. 2280 dated 28/03/2007.



15. Thereafter the earlier owner of said land Ranaji Motiji and others had repaid the loan amount together with interest thereon availed from The Gujarat State Co.Op. Agri. Land Dev. Bank Ltd., accordingly on submission of certificate dated 23/05/2013 from Bank said land was released from the charge of said bank. Ref. mutation entry no.3031 dated 29/05/2013.

16. Thereafter by virtue of order passed by Suppt. Of Land Records Office Ahmedabad bearing no. Jamin/promulgation/ Jahernamu Prasiddh/2016 dated 05/01/2016 the general record of said Singarva village has been modified and resurveyed by the said Hon Suppt. Of land Record office Ahmedabad bearing order no. resurvey/dso/aakarband/kayamkhardo/Singarva/2016 dated 12/04/2016, as per the said resurvey the block no. of said land has

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been changed from 207/2 to 531. Ref. Mutation Entry No.3504 dated 27/04/2016.

17. Thereafter the mutation entry entered in the revenue record of said land stating that Laxmanbhai Tapubhai Patel by way of reconveyance or cancellation deed transferred the land bought earlier bearing survey no. 207/2 admeasuring 6829 sq. mts. together with land of survey no. 206/2 admeasuring 9155 sq. mts. paiki undivided 4th share to its previous owner Nanjibhai Ranaji Thakor's POA holder Mohanbhai Tapubhai Patel by way of cancellation deed dated 05/09/2007 registered before the sub registrar office at Ahmedabad under sr.no.7286. Ref. mutation entry no.3834 dated 04/01/2018.



18. Thereafter by virtue of order passed by the Hon. D.I.L.R. Ahmedabad bearing order no.DSO/DRK/S.R.No.872/18 as per the durasti patrak form no.4 the area of said land bearing block no.531 admeasuring 6829 sq. mts. divided into two part; i.e. (1) Block No.531/1 admeasuring 4844 sq. mts. hold by Bharatbhai Naranbhai and Mukeshbhai Ramchandra Patel and (2) Block No.531/2 admeasuring 1985 sq. mts. hold by Bharatbhai Naranbhai and Mukeshbhai Ramchandra Patel. Ref. mutation entry no.3917 dated 21/04/2018.

19. Thereafter said land of Block No.531, Town Planning Scheme No.131 Final Plot No.78/2, admeasuring 2906 Sq. Mtrs. has been granted permission for non-agriculture use for Residential and Commercial purpose (2180 sq. mts. Residential and 726 sq. mts. Commercial) by the order passed by the Hon. District Collector bearing no.CB/CTS-1/N.A./S.R.No.408/2017 dated 15/03/218. Ref. mutation entry no.3927 dated 07/05/2018.

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20. Thereafter the owner of the said land 1. Bharatbhai Naranbhai and 2. Mukeshbhai Ramchandra sold, conveyed and transferred said land bearing final plot no.78/2 admeasuring 2906 sq.mts. of town planning scheme no.131 corresponding revenue Block no:531/1 (Old Survey No.207/2) admeasuring 4844 sq.mts to M/s. Aarvi Developer, a partnership firm representing through its authorized partner 1.Dineshbhai Ranchhodbhai Patoliya and 2. Dipakbhai Gordhanbhai Kanani by way of saledeed dated 22/10/2018 registered before the sub registrar office at Ahmedabad-12(Nikol) registered under sr.no.19519. Accordingly said M/s. Aarvi Developer and its partners became the owner of said land. Ref. mutation entry no. 4043 dated 25/10/2018.

21. Thereafter the owner of the said land M/s. Aarvi Developer had planned residential cum commercial development over the said land consisting 82 residential units and 32 commercial units and plans, specifications, designs and detailed drawings for the same have been sanctioned by Ahmedabad Urban Development Authority as per issued commencement certificate Rajachitthi dated 28/01/2019 bearing no.PRM/187/12/2018/57.

22. While conducting search of sub registry record it was found that the earlier owner of said land Nanjibhai Ranaji had executed a registered agreement for sale without possession for undivided ¼ share 3996 sq. mts. land forming part of land bearing revenue survey no. 207/2 admeasuring 6829 sq. mts. together with other land bearing survey no.206/2 admeasuring 9155sq. mts. collectively in favour of Mohanbhai Tapubhai on dated 26/11/2001 registered before the sub registrar office at Ahmedabad-7 (odhav) registered under sr. no.3291. Thereafter the agreement holder





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Mohanbhai Tapubhai Patel had cancelled the said registered agreement for sale in favour of Nanjibhai Ranaji Thakor by way of cancellation agreement dated 27/05/2013 registered before the sub registrar office at Ahmedabad-14 (Daskroi) registered under sr. no.900. Accordingly said agreement for sale was cancelled and became null and void.

23. Further it is found that one Alkaben Nanjibhai Thakor had registered a Lis-pendens before the sub registrar office at Ahmedabad-14 (Daskroi) on 06/08/2013 bearing registration no.1416 in connection of Civil Suit No.435/2013. Thereafter said Alkaben Nanjibhai Thakor had made or executed a Confirmation deed in favour of Bharatbhai Naranbhai Patel and Mukeshbhai Ramchandrabhai Patel by way of registered confirmation deed dated 05/07/2017 registered before the sub registrar office at Ahmedabad-14 (Daskroi) under sr.no.1418. However while verifying the details of said Civil Suit No.435/2013 it was found that said suit has been disposed off by the Hon. Civil Court.



24. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued on 23/01/2019 in the daily newspaper "Sandesh" Ahmedabad, in lieu of the said public notice no any objection has been received by us any person till this date.

25. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

26. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year

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1988 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.

27. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.



Accordingly, I hereby opine that the Non Agriculture land bearing final plot no.78/2 admeasuring 2906 sq.mts. of town planning scheme no.131 corresponding revenue Block no.531/1 (Old Survey No.207/2) admeasuring 4844 sq.mts of Mouje-Singarva, as on date solely belongs to M/s. Aarvi Developer and its partners and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That M/s. Aarvi Developer and its partners are the owner of the said land and except them no any 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 encumbrances and free from reasonable doubts till this date subject to:-

a) Usual Declaration cum Indemnity on Title being made.

A handwritten signature in black ink, located at the end of the text block.



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- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 5th day of February' 2019 at Ahmedabad.



S.D. Mishra
Advocate & Notary