

Suramya M. Pathak
Shriraj M. Pathak
ADVOCATES

308, Sur-Sarthi Bldg., Opp. Central Bank of India, Ambavadi Bazar, Ambavadi, Ahmedabad-380007.
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TITLE REPORT

A) Name of the Account : Mr. Girishkumar P. Patel

B) Name of the Owner of Property: Mr. Girishbhai Pravinchandra Patel & Mr. Hareshkumar Pravinchandra Patel, 267, Gayatri Sheri, Vatva, Taluka Dascroi and District-Ahmedabad.

C) Full Description of the Property:

1) Nature of Immovable Property : Land bearing Survey No. 1126/1 admeasuring 7790 Sq.mtrs. of Non Agricultural Land , Agricultural Land bearing Survey No.1128 admeasuring 4654 Sq.Mtrs. and Survey No.1129 admeasuring 5261 Sq.Mtrs. under Town Planning Scheme No.78 & Final Plot No.46/1 and 46/2 Mouje Vatva, Taluka Dascroi, District Ahmedabad & Registration Sub District Ahmedabad -5 (Narol).

2) Nature of Ownership : Joint Ownership of -
Mr. Girishkumar P. Patel and Mr. Hareshkumar P. Patel.

D) Tracing of Title :

For Survey No.1126/1

It has been observed that land bearing Survey No.1126/1 admeasuring 7790 Sq.mtrs. was originally owned by Mr. Rameshbhai Bhavanbhai Patel, Mr. Dipakbhai Durlabhbhai Patel, Mr. Chhotubhai Durlabhbhai Patel and Mrs. Lalitaben Durlabhbhai Patel. The owners of the said land executed one General Power of Attorney duly notarised on 17th of June 2005 in favour of Mr. Rayamalbhai Bhathibhai Desai for the administration, sell etc. of the above land.

Therafter the said owners through their power of attorney holder sold, and conveyed the said land at the consideration of Rs.2,00,000/- to Mr Girishkumar Pravinchandra Patel and Mr. Hareshkumar Pravinchandra Patel vide registered Sale Deed bearing No.2757 on 21/04/2007.

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The entry to that effect is mutated in Village records by Hakk Patrak-6. The same is narrated in the mutation entry No.14622 dt. 28/07/2007 made by Mamlatdar Gujarat State in their records. By the order of Mamlatdar Dascroi bearing No.E-Dhara Dascroi/Vatva/Sale Entry No.14622/Rectification Order/SR-132/07 dt. 10/10/2009, the names of Mr.Girishkumar Pravinchandra Patel and Mr.Hareshkumar Pravinchandra Patel were confirmed as the owners of the said land. The same is certified by the Mutation Entry No.14727 dt.26/10/2007 in the village record Hakk Patrak-6.

Thereafter the owners Mr.Girishbhai P Patel applied for the Non Agricultural (Residential use) for the land owned by them of Survey No.1126/1 admeasuring 7790 Sq.mtrs. to the competent authority on 12/05/2010. The same is approved by the District Collector, Ahmedabad by his order No.CB/LAND-2/NA/SR-655/2010 C-39714 on 06/08/2010 subject to conditions laid down in the same order.

For Survey No.1128 and 1129.

It has been observed that land bearing Survey No.1128 admeasuring 4654 Sq.mtrs. and Survey No.1129 admeasuring 5261 Sq.Mtrs. was originally owned by Mr.Nanubhai Madhavbhai, Mr.Rameshbhai Bhavanbhai, Mr.Maganbhai Bhavanbhai, Mrs. Savitaben Bhavanbhai, Mr.Dipakbhai Durlabhbhai, Mr. Chhotubhai Durlabhbhai and Mrs.Lalitaben Durlabhbhai. The owners of the said land executed one General Power of Attorney in favour of Mr.Rayamalbhai Bhathibhai Desai.

Therafter the said owners through their power of attorney holder sold, and conveyed the said land at the consideration of Rs.2,95,000/- to Mr Girishkumar Pravinchandra Patel and Mr. Hareshkumar Pravinchandra Patel vide registered Sale Deed bearing No.4047 on 01/10/2007. The entry to that effect is mutated in the revenue records vide entry No.14741 on 04/12/2007.

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E) General Observations:

On perusal of the documents provided by the concerned owners, it has been noticed that The Non Agricultural Permission was issued by District Development Officer Ahmedabad by his order Dt.21/07/1981 to the subjected land, but the same has been cancelled by Dy. Collector Viramgam Prant, Ahmedabad vide his order No.2515 dt. 01/12/1989 for the Survey Nos.1126/1, 1128 and 1129 alongwith other Survey Nos.

F) List of Documents provided to Advocate and pursued :

1. Xerox copy of Village Form No.6 dt.02/01/2007 alongwith order of Dy. Collector Viramgam Prant, A'bad..
2. Xerox copy of General Power of Attorney issued by the land owners in name of Mr. Rayamalbhai B Desai.
3. Xerox copy of Sale Deed bearing No.2757 dt.21/04/2007 executed between the land owners and the present owners.
4. True copy of Index -II of the above Sale Deed.
5. Xerox copy of Notice of Revenue Department dt.28/07/2009.
6. Xerox copies of Extracts of Village Form No.7/12, Village Hakk Patrak-6.
7. Xerox copy of Affidavits made by the owners for obtaining the NA permission for the land bearing Survey No.1126/1.
8. Xerox copies of Forms required for NA permission.
9. Xerox copies of Correspondence made by District Collector A'bad and receipt of application made by Mr Girishbhai Patel.
10. Xerox copies of Payment challans.
11. Xerox copy of Final Order of NA Permission issued by District Collector Ahmedabad dt.06/08/2010.
12. Copy of Public Notice dt.25/08/2010 issued by the undersigned in the News Paper.
13. Xerox copy of Notice dt.15/09/2007 issued by Revenue Dept. for Survey No.1128 & 1129.
14. Xerox copies of Notice dt.05/12/2007 issued by Revenue Dept. for Survey No.1128 & 1129.
15. Xerox copies of Extracts of Vill. Form No.7/12 and Form No.6.

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G)List of further documents called for examined and pursued :

#Search for the years 1981-2010(30 years) was taken from the Sub Registrars –Ahmedabad.

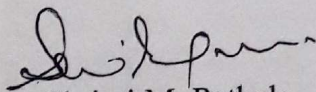
The Public Notice has been issued in the News paper for the land bearing Sur.No.1126/1,1128 & 1129 owned by Mr.Girishikumar P. Patel & other but as on date no objection has been received.

H) Certificate of Examination :

The necessary search is made for the examination of ownership and encumbrance with the offices of the Sub Registrar located at Ahmedabad.The record for the years 1982 to 1986 are destroyed. The record for the year 1987 to 1992 are tore.

I) Certificate of Title :

This is to state that as per the examination of documents provided the necessary search was made at registration offices through our search clerk which is attached herewith for the Land bearing Survey No.1126/1 admeasuring 7790 Sq.mtrs. of Non Agricultural Land,Agricultural Land bearing Survey No.1128 admeasuring 4654 Sq.Mtrs. & Survey No.1129 admeasuring 5261 Sq.Mtrs. under Town Planning Scheme No.78 & Final Plot No.46/1 and 46/2 Mouje Vatva,Taluka Dascori, District Ahmedabad & Registration Sub District Ahmedabad -5 (Narol).From the documents provided and the available search which are attached herewith I hereby opine that the above mentioned property (Land) is clear and marketable and free from the reasonable doubts and encumbrances Subject to 1) Provisions of Bombay Tenancy And Agricultural Lands Act, 2) Provisions of The Bombay Prevention of Fragmentation and Consolidation of Holdings Act.



Shriraj M. Pathak

Advocate

Dt.8th September 2010.