

**TITLE REPORT
&
TITLE CERTIFICATE**

**MOJE: GERATPUR
Tal. DASCROI,
Dist. AHMEDABAD.
New Block No. 274 & 276,
(Old Block No. 232 & 234)**



BHAVINI D.PATEL

ADVOCATE

Shop No. GF-12, Pancham Shopping Mall, Nr. Jivanwadi, Nikol
Gam Road, Ahmedabad-382350. Mo.: 9925046154
Email: sarvopari.asso@gmail.com

Date : 13-11-2017

REPORT ON TITLE

Re:- Non-Agricultural land bearing Final Plot No.141 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1457 sq.mtrs. land (land given in lieu of Block No.274 admeasuring 2445 sq.mtrs. (Block No. 232 Before Resurvey, Old Survey no.213) and Final Plot No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1275 sq.mtrs. Land (land given in lieu of Block No.276 admeasuring 2126 sq.mtrs. (Block No. 234 Before Resurvey, Old Survey no.215) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) belonging to Ravi Corporation a Partnership Firm.



Dear sir,

Persuant to the instruction given by partner of Ravi Corporation necessary search made for 20 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 2017005023438, Application no. 15914, date:09-11-2017, Receipt no. 2017314006548, Application no. 3861, date:09-11-2017, and Receipt no. 2017311025490, Application no. 12108, date:09-11-2017, and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-

(Signature)



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(1) Block No. 274 (Block No. 232 Before Re-survey)

Himmatlal Bapalal was actual owner of land bearing survey No. 213 since 1951.

As per Entry No. 547, Dt. 17/04/1953

As per Taluka Order No. R.T.S.-S.R./172 (52-53), Dt. 03.02.1953 name of Kanaiyalal Bapalal was Entered as Joint Holder in the land of Himmatlal Bapalal.

As per Entry No. 634, Dt. 09/08/1956

As per Taluka Order name of Haribhai Lallubhai was removed because he had not in possession of land and name of Visa Naran was entered as general tenant because he had Cultivate the land in the year 1955-56.

As per Entry No. 758, Dt. 03/12/1963

As per Sec. 32 G of Tenancy Act Tenant Visabhai Naran was Purchase the land from land Owner Himmatlal Bapalal, Kanaiyalal Bapalal by Rs.449.27 so as per Order no. T.N.C.110, Dt.13-5-1963 of Deputy Collector Daskroi land transfer to Visabhai Naran as new condition land.

As per Entry No. 785, Dt. 15/02/1965

That the Consolidation Scheme for Mouje Geratpur, Ta. daskroi approved and as per order no. 188, date: 13/04/1964 of the Hon'ble Settlement Commissioner and Land Record Officer which was published in the Gazatte of Gujarat Government, at Part-1 on page 1219 Date: 23/04/1964, So as per the Takhta of the Scheme the land of Survey No. has been given Block No. and up to entry no. 785 catch up and entered in the new record of 7/12 and as per the said land of Survey 213 has given Block No. 232.

As per Entry No. 1285, Dt. 28/11/1984

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Visabhai Naranbhai expired on the date 16/08/84 and therefore name of his legal heirs viz. (1) Rukhiben Widow of Visabhai Naranbhai, (2) Bhikhabhai Visabhai, (3) Jayantibhai Visabhai, (4) Ratilal Visabhai, (5) Rajeshbhi Visabhai, (6) Shakriben Visabhai has been entered in the 7/12 extract of Block No. 232.

As per Entry No. 1320, Dt. 11/1/1986

That the Block No. 232 was in the occupation of (1) Rukhiben Widow of Visabhai Naranbhai, (2) Bhikhabhai Visabhai, (3) Jayantibhai Visabhai, (4) Ratilal Visabhai, (5) Rajeshbhi Visabhai, (6) Shakriben Visabhai. But Shakariben Visabhai Release her share in favour of Other co-owner. so that name of Shakariben visabhai was removed from the 7/12 extract of Block No. 232.

As per Entry No. 1361, Dt. 17/7/1987

As per Publication of Govt. Of Gujarat and notification no. conversiontax/Vashi 3774, dt.7-2-87 of Mamlatdar, Daskroi the land of Village geratpur was liable to pay Conversion tax when use for other than agriculture land.

As per Entry No. 1600, Dt. 18/6/2003

As per Order no. Land-Old Condition-v.226/03(S.R.55/03), Dt.06-05-2003 of Deputy Collector Viramgam Prant the land of Block No. 232 was Converted in to Old Condition from New condition.

As per Entry No. 1643, Dt. 27/4/2007

Sale deed has been executed by (1) Rukhiben Widow of Visabhai Naranbhai, (2) Bhikhabhai Visabhai, (3) Jayantibhai Visabhai, (4) Ratilal Visabhai, (5) Rajeshbhi Visabhai in favour of Lilaji khodaji conveying Block

(B Patel)



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of Block No.274 (Block No. 232 Before Re-survey, Old Survey no.213 admeasuring 2428 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office bearing order No. ACB/TNC-3/Tatkal N.A./Geratpur-Block No. 232(274)/S.R.-49/Application No.104860/17, Dtd. 16/03/2017.

Sale deed has been executed by Lilaji Khodaji in favour of Ravi Corporation a Partnership Firm conveying F.P. No.141 of T.P.S. No 95,admeasuring 1457 Sq.Mtrs. Land (land given in liue of Block No.274 (Block No. 232 Before Re-survey, Old Survey no.213 admeasuring 2428 sq.mtrs.) for a consideration of Rs. 41,52,450/- vide Reg. Sale Deed No. 9733, Dtd.24/08/2017.

(2) Block No. 276 (Block No. 234 Before Re-survey)

Manhargauri Ishwarlal & Shardaben Ratilal was actual owner of land bearing survey No. 215 since 1951.

As per Entry No. 475, Dt. 05/09/1951

Mumbai Government to prevent pieces of land in the year 1947 and Its aggregation Affairs Act under Section 6(2) of the law applicable to In the Survey number 215 have been declare as pieces.

As per Entry No. 634, Dt. 09/08/1956

As per Taluka Order name of Dayaji Mathurji was entered as general tenant bacause he had Cultivate the land in the year 1955-56.

As per Entry No. 644, Dt. 22/05/1957

As per Taluka Order name of Dahyaji Mathurji was removed because he had not in possession of land and name of Boghaji Gagaji was entered as general tenant bacause he had Cultivate the land in the year 1956-57.



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-: 6 :-



As per Entry No. 785, Dt. 15/02/1965

That the Consolidation Scheme for Mouje Geratpur, Ta. dascroi approved and as per order no. 188, date: 13/04/1964 of the Hon'ble Settlement Commissioner and Land Record Officer which was published in the Gazatte of Gujarat Government, at Part-1 on page 1219 Date: 23/04/1964, So as per the Takhta of the Scheme the land of Survey No. has been given Block No. and up to entry no. 785 catch up and entered in the new record of 7/12 and as per the said land of Survey 215 has given Block No. 234.

As per Entry No. 868, Dt. 05/03/1967

As per Taluka Order name of Boghaji Gagaji was Removed as general tenant.

As per Entry No. 1121, Dt. 10/04/1978

Name of Tenant Boghaji Gagaji Was removed by entry no. 868 so that Somaji khodaji was no able to purchase the Land and investigasion was closed as per order mamlatdar & Agriculture land Tribunal Dascroi.

As per Entry No. 1152, Dt. 16/12/1979

Sale deed has been executed by (1) Manhargauri Ishwarlal, (2) Shardaben Ratilal in favour of Somaji khodaji conveying Block No. 234 admeasuring 2125 Sq.Mtrs. Land for a consideration of Rs. 1,500/- vide Reg. Sale Deed No. 2042, Dtd.28/03/1977 this entry was canceled by circle officer Daskroi.

As per Entry No. 1179, Dt. 18/8/1981

Sale deed has been executed by (1) Manhargauri Ishwarlal, (2) Shardaben Ratilal in favour of Somaji khodaji conveying Block No. 234

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admeasuring 2125 Sq.Mtrs. Land for a consideration of Rs. 1,500/- vide
Reg. Sale Deed No. 2042, Dtd.28/03/1977.

According to the said sale deed the name of Transferror has been
deleted and the name of transferee has been entered in the 7/12 extract of
land bearing Block No. 234.

As per Entry No. 1225, Dt. 30/10/1982

Sale deed has been executed by Somaji Khodaji Thakor in favour of
Lilaji khodaji Thakor conveying Block No. 234 admeasuring 2125 Sq.Mtrs.
Land for a consideration of Rs. 2,000/- vide Reg. Sale Deed No. 178, Dtd.05/
01/1982.

According to the said sale deed the name of Transferror has been
deleted and the name of transferee has been entered in the 7/12 extract of
land bearing Block No. 234.

As per Entry No. 1361, Dt. 17/7/1987

As per Publication of Govt. Of Gujarat and notification no.
conversiontax/Vashi 3774, dt.7-2-87 of Mamlatdar, Daskroi the land of
Village geratpur was liable to pay Conversion tax when use for other than
agriculture land.

As per Entry No. 1762, Dt. 04/9/2008

Necessary changes made in Revenue record as per order no. RTS/
Record Promolgation/08 of Mamlatdar, daskroi.

As per Entry No. 2052, Dt. 05/08/2014

Residencial N.A. use Permission granted for the Land bearing F.P.
No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by
admeasurements 1275 sq.mtrs. Land (land given in liue of Block No.234
Old Survey no.215 admeasuring 2125 sq.mtrs.) as per order issued by

(Signature)



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District Collector, Ahmedabad vide his office bearing order No. CB/Land-2/
N.A./S.R.-212/2014, Dtd. 30/05/2014.

As per Entry No. 2064, Dt. 10/11/2014

Sale deed has been executed by Lilaji Khodaji in favour of Ravi Corporation a Partnership Firm conveying F.P. No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1275 sq.mtrs. Land (land given in liue of Block No.234 Old Survey no.215 admeasuring 2125 sq.mtrs.) for a consideration of Rs. 36,40,000/- vide Reg. Sale Deed No. 8007, Dtd.17/10/2014.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 234.

As per Entry No. 2082, Dt. 27/4/2017

As per order OF SLR by Order No. Resurvey/Dso/Daskroi/Geratpur/vasi2015, Date: 02/03/2015 Resurvey Promulgation procedure has been completed and so that Block 234 become New Block no. 276 and area of land 2126 sq.Mtrs.

And therefore Ravi Corporation a Partnership Firm became Owner of Non-Agricultural land bearing Final Plot No.141 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1457 sq.mtrs. land (land given in liue of Block No.274 admeasuring 2445 sq.mtrs. (Block No. 232 Before Re-survey, Old Survey no.213) and Final Plot No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1275 sq.mtrs. Land (land given in liue of Block No.276 admeasuring 2126 sq.mtrs. (Block No. 234 Before Re-survey, Old Survey no.215) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali).

As a part of investigation of Title, I gave Public Notice appeared in the

(Bhavini D. Patel)



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daily newspaper "DIVYA BHASKAR" on date 15-10-2017 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received any objection/claim in response thereto. So, the said Land is clear and marketable and free from all encumbrances.

In view of what is stated above, as per my opinion and hereby state that the title to Ravi Corporation a Partnership Firm over Non-Agricultural land bearing Non-Agricultural land bearing Final Plot No.141 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1457 sq.mtrs. land (land given in lieu of Block No.274 admeasuring 2445 sq.mtrs.(Block No. 232 Before Re-survey, Old Survey no.213) and Final Plot No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1275 sq.mtrs. Land (land given in lieu of Block No.276 admeasuring 2126 sq.mtrs. (Block No. 234 Before Re-survey, Old Survey no.215) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) is clear and marketable and free from any charge or encumbrances and also free from reasonable doubt.



I hereby declare that :-

- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

I have issued this certificate on the proof of the following xerox documents.

- (i) Copy of Village form No.7/12 and village form No. 6 Haqqpatrak.
- (ii) Copy of N.A. Permission
- (iii) Copy of Public Notice in Divya Bhaskar News Paper.

Place : Ahmedabad.

Date : 13-11-2017



B Patel

Bhavini D.Patel
(Advocate)



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Date : 13-11-2017

TITLE CERTIFICATE

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.141 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1457 sq.mtrs. land (land given in liue of Block No.274 admeasuring 2445 sq.mtrs. (Block No. 232 Before Re-survey, Old Survey no.213) and Final Plot No.123 of draft Town Planning Scheme No.95 (Geratpur) containing by admeasurements 1275 sq.mtrs. Land (land given in liue of Block No.276 admeasuring 2126 sq.mtrs. (Block No. 234 Before Re-survey, Old Survey no.215) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) belonging to Ravi Corporation a Partnership Firm is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad

Date: 13-11-2017



B. Patel

Bhavini D.Patel
(Advocate)