



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Ref. No. 1075/2021

Date : 13 DEC 2021

To,

Shreeji Infra

A Partnership firm

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey /Block No. 88/A/2 containing by admeasuments 13608 Sq. Mtrs. or thereabouts As per T.P.S. No. 109, Final Plot No.65/2 admeasuments 8165 Sq.Mtrs. (6665 Sq.Mtrs. for residential purpose and 1500 Sq.Mtrs. for commercial purpose) Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to *Shreeji Infra, A Partnership firm.*

As per the instructions given by acting partner of said firm to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 35 years viz.1980 to 2021 (the registration record of some year of Sub-Registrar's Office is destroyed/



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



torn out/Not present and hence it can not be inspected and its search is not available while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... That amalgamation scheme became applicable to the land of village **Hanspura** under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey no.116 and Survey no. 117 were amalgamated and given Block No. 88 and area was determined at Hectare Are Sq.Mtrs. 5-26-09 and Punjaji Raiji, Juhaji Raiji, Shanaji Raiji and Ramaji Raiji were held to be the occupier of the said land and entry to that effects was mutated in the mutation register vide entry No. 1161, dated 15/10/1963.

2.... Thereafter, the loan has been taken by said land loads from Hanspura Vividh Karyakari Seva Sahakari Mandali Ltd., So that the charge of Mandali has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1171, dated 13/10/1964.

3.... Thereafter, the loan has been taken by said land loads from Hanspura Vividh Karyakari Seva Sahakari Mandali Ltd., So that the charge of Mandali has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No.1173, dated 01/01/1966.



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



4.... Thereafter, The revenue record of village Hanspura does not written as per amalgamation scheme therefor Add. Dy. Collector, Dascroi Taluka Ahmedabad issued an order on 21/08/1968 to re-write the record of village Hanspura as per amalgamation scheme and accordingly land of Survey no..... and Survey no. were amalgamated and given Block No. 88 and area was determined at 13 Acre 0 Guinthalas and Punjaji Raiji, Juhaji Raiji, Shanaji Raiji and Ramaji Raiji were held to be the occupier of the said land and entry to that effects was mutated in the mutation register vide entry No.1202, dated 21/06/1968.

5.... Thereafter, the loan has been taken by said land loards from The Hanspura Seva Sahakari Mandali Ltd., So that the charge of Mandali has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No.1262, dated 02/08/1972.

6.... Thereafter the co-owner and co-occupier of the said land i.e.Ramaji Raiji died before 5 years intestate leaving behind him his heirs (1) Bai Lalita Wd/o. Ramaji Raiji (2) Ramanji Raiji (3) Minor Mansukhji Raiji , Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1291, dated 28/05/1975.

7.... Thereafter, the loan has been taken by said land loards from The Hanspura Seva Sahakari Mandali Ltd., So that the charge of Mandali has been



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1308, dated 20/02/1977.

8.... Thereafter, the loan has been taken by said land loards from The Huka Seva Sahakari Mandali Ltd., So that the charge of Mandali has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No.1315, dated 01/12/1977.

9.... Thereafter, the loan of Hanspura Vividh Karyakari Seva Sahakari Mandali Ltd.; has been repaid by the land loards, therefore the satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 1362, dated 11/01/1983.

10.... Thereafter the co-owner and co-occupier of the said land i.e.Juhaji Raiji died on 26/04/1988 intestate leaving behind him his heirs (1) Chandaben Wd/o. Juhaji Raiji (2) Sendhaji Juhaji (3) Jayantiji Juhaji and (4) Ashokji Juhaj , Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 1422, dated 28/07/1988.

11.... Thereafter the co-owner and co-occupier of the said land i.e. Punjaji Raiji died on 11/08/1988 intestate leaving behind him his heirs (1) Manuji Punjaji (2) Kanuji Punjaji (3) Lasiben Punjaji and (4) Pashiben Punjaji, Hence their names have been entered in the 7/12 extract of the subject land on heridatory



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



rights and entry to that effects was mutated in the mutation register vide entry No. 1424, dated 15/09/1988.

12..... Thereafter, the co-owner and co-occupier of the said land i.e. Lasiben Punjaji and Pasiben Punjaji had released their rights, title and interest in favor of other co-owners and hence their names have been deleted from the revenue records and entry to that effects was mutated in the mutation register vide entry No. 1426 dated 02/02/1989.

13.... Thereafter the co-owner and co-occupier of the said land i.e. Shanaji Raiji died on 02/10/1998 intestate leaving behind him his heirs (1) Babuji Shanaji (2) Amaraji Shanaji (3) Raiben Shanaji (4) Sajanben Shanaji (5) Madhuben Shanaji (6) Manjuben Shanaji and (7) Chanchalben Wd./o. Shanaji Raijiji, Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 1596, dated 23/10/1998.

14.... Thereafter, the co-owner and co-occupier of the said land i.e. Raiben Shanaji, Sajanben Shanaji, Madhuben Shanaji and Manjuben Shanaji had released their rights, title and interest in favor of other co-owners and hence their names have been deleted from the revenue records and entry to that effects was mutated in the mutation register vide entry No. 1597 dated 26/10/1998.

15.... Thereafter, the name of Chanduji Ramaji and Bharatji Ramaji did not entered as legal heirs of Ramaji Raiji at the time of mutation entry No. 1291,



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1672d, ated 20/05/2002.

16.... Thereafter, the owners and occupiers of the said land **i.e. Ramanji Ramaji and others** had applied before Dy. Collector, Viramgam Prant for partition of Block No. 88 for family partition purpose. The Dy. Collector had allowed the application vide its order No. Jamin/Hanspura/Block Vibhajan/C-3902/S.R.101/07, Dtd. 14/06/2007 and as per this order Block No. 88 admeasuring paiki (A) 27215 Sq.Mtrs. of Old Tenure land gone into the share of Ramanji Ramaji, Mansukhbhai Ramaji, Chandaben Wd./o. Juhaji Raiji, Sendhaji Juhaji, Jayantiji Juhaji, Ashokji Juhaji, Manuji Punjabhai, Kanuji Punjabhai, Babuji Shanaji, Amraji Shanaji, Chanchalben Wd/o.Shanaji Raiji, Chanduji Ramaji, Bharatji Ramaji, Bai Lali Wd./o. Ramaji Raiji (B) 25394 Sq.Mtrs. of New Tenure land gone into the share of Ramanji Ramaji, Mansukhbhai Ramaji, Chandaben Wd./o. Juhaji Raiji, Sendhaji Juhaji, Jayantiji Juhaji, Ashokji Juhaji, Manuji Punjabhai, Kanuji Punjabhai, Babuji Shanaji, Amraji Shanaji, Chanchalben Wd/o.Shanaji Raiji, Chanduji Ramaji, Bharatji Ramaji, Bai Lali Wd./o. Ramaji Raiji and entry to that effects was mutated in the mutation register vide entry No. 1798, Dtd. 14/06/2007.

17.... Thereafter, as per order issued by DILR, Ahmedabad vide order No. D.S.O./D.R.K./Durasti Patrak/07, Dtd. 08/08/2007 and the land bearing Block No. 88 has been devided into Two Block Nos. as mentioned under...



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



Block No.	Area	Occupior
88/A	27215 Sq.Mtrs. (O.T.)	Ramanji Ramaji and others
88/B	25394 Sq.Mtrs. (N.T.)	Ramanji Ramaji and others

Entry to said order was mutated in the mutation register vide entry No. 1810 dated 14/08/2007.

18.... Thereafter, the owner of the said land i.e. Ramanji Ramaji, Mansukhbhai Ramaji, Chandaben Wd./o. Juhaji Raiji, Sendhaji Juhaji, Jayantiji Juhaji, Ashokji Juhaji, Manuji Punjabhai, Kanuji Punjabhai, Babuji Shanaji, Amraji Shanaji, Chanchalben Wd/o. Shanaji Raiji, Chanduji Ramaji, Bharatji Ramaji, Bai Lali Wd./o. Ramaji Raiji has soldout the land bearing **Block/Survey No. 88A** admeasuring **27215 Sq.mtrs.** to Kadvabhai Dungarbhahi Patel and Mukeshbhai Vrajlal Savaliya by executing a Reg. Sale Deed No. 5862, Dtd. 10/10/2007 and entry to that effects was mutated in the mutation register vide entry No. 1829 Dtd. 15/10/2007.

19.... Thereafter, the owners and occupiers of the said land i.e. **Kadvabhai Dungarbhahi Patel and other** had applied before Dy. Collector, Viramgam Prant for partition of Block No. 88A for sale purpose. The Dy. Collector had allowed the application vide its order No. ADM/Hanspura/Block Vibhajan/SR No. 101/2008, Dtd. 28/03/2008 and entry to that effects was mutated in the mutation register vide entry No. 1857 Dtd. 24/04/2008.



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



20.... Thereafter, the owner of the said land i.e. Kadvabhai Dungarbhai Patel and Mukeshbhai Vrajlal Savaliya has soldout the land bearing **Block/Survey No.88 A** admeasuring 27215 Sq.Mtrs. paiki **13607 Sq.mtrs.** to Bhupatbhai Nanjibhai Gajera, Sangitaben Bhupatbhai Gajera, Prashant Bhupatbhai Gajera, Himmatbhai Bhagwanbhai Kaswala, Ramjibhai Manjibhai Patel, Virajibhai Manjibhai Patel, Chintesh Ramjibhai Patel, Nareshbhai Pragjibhai Jogani, Vinibhai Karmashibhai Jogani and Babubhai Karmashibhai Jogani by executing a Reg. Sale Deed No. 3526, Dtd. 02/04/2008 and entry to that effects was mutated in the mutation register vide entry No.1858,Dtd. 24/04/2008.

This entry has been rejected by competent authority.

21... Thereafter, the owner of the said land i.e. Kadvabhai Dungarbhai Patel and Mukeshbhai Vrajlal Savaliya has soldout the land bearing **Block/Survey No.88 A** admeasuring 27215 Sq.Mtrs. paiki **13607 Sq.mtrs.** to Bhupatbhai Nanjibhai Gajera, Sangitaben Bhupatbhai Gajera, Prashant Bhupatbhai Gajera, Himmatbhai Bhagwanbhai Kaswala, Ramjibhai Manjibhai Patel, Virajibhai Manjibhai Patel, Chintesh Ramjibhai Patel, Nareshbhai Pragjibhai Jogani, Vinibhai Karmashibhai Jogani and Babubhai Karmashibhai Jogani by executing a Reg. Sale Deed No. 3526, Dtd. 02/04/2008 and entry to that effects was mutated in the mutation register vide entry No.1858,Dtd. 24/04/2008.

22.... Thereafter, as per correction order issued by Mamlatdar, Dascroi vide order No. RTS/Record Pramulgation/14/08, Dtd. 07-08, as per this the mutation entry No. 1810 has been deleted from the 7/12 extract of the subject land



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad



and entry to that effects was mutated in the mutation register vide entry No.1891,Dtd. 18/07/2008.

23.... Thereafter, the owner of the said land i.e. Kadvabhai Dungarbhai Patel and Mukeshbhai Vrajilal Savaliya has soldout the land bearing **Block/Survey No. 88 A** admeasuring 27215 Sq.Mtrs. paiki **13608 Sq.mtrs.** to (1) Patel Ramaben Shamjibhai W/o. Jayeshkumar Kanubhai Patel (75 % Share) (2) Surekhaben Sakalchand W/o. Sahyabhai Varvabhai (Vallabhbhai) Patel (12.5 % Share) (3) Sushilaben Jayantibhai Patel (12.5 % Share) by executing a Reg. Sale Deed No. 6823, Dtd. 25/07/2008 and entry to that effects was mutated in the mutation register vide entry No. 1928, Dtd. 25/10/2008.

24.... Thereafter, as per order issued by DILR, Ahmedabad vide order No. K.J.P.S.R.No. 22, Dtd. 01/08/2009 and the land bearing Block No. 88 has been devided into Two Block Nos. as mentioned under...

Block No.	Area	Occupior
88/A/1	13607 Sq.Mtrs.	Bhupatbhai Nanjibhai Gajera Sangitaben Bhupatbhai Gajera, Prashant Bhupatbhai Gajera, Himmatbhai Bhagwanbhai Kaswala, Ramjibhai Manjibhai Patel Virajibhai Manjibhai Patel Chintesh Ramjibhai Patel Nareshbhai Pragjibhai Jogani



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad



88/A/2

13608 Sq.Mtrs.

Vinibhai Karmashibhai Jogani

Babubhai Karmashibhai Jogani

Patel Ramaben Shamjibhai W/o.

Jayeshkumar Kanubhai Patel

Surekhaben Sakalchand W/o.

Sahyabhai Varvabhai (Vallabhbbhai)

Patel

Sushilaben Jayantibhai Patel

Entry to said order was mutated in the mutation register vide entry No. 1971 dated 13/08/2009.

25..... Thereafter, the Government of Gujarat had re-organazied two taluka's named city and dascroi of District Ahmedabad, and reformed it in to two taluka's named Ahmedabad City East and Ahmedabad City West, by its resolution passed dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 2296, dated 03/05/2012, So the land of entire village *Hanspura* gone in the new taluka Ahmedabad City East.

26.... Thereafter, Said land loards i.e. **Ramaben Shamjibhai Patel and others** had applied before the Collector Ahmedabad to convert the agricultural land of **Block/ Survey No. 88/A/2 , T.P.S. No. 109, F.P. No.65/2** admeasuring **8165 Sq.Mtrs.** (6665 Sq.Mtrs. for Residential and 1500 Sq.Mtrs. for Commercial purpose). The Collector had allowed the application vide its order No. CB/



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad



CTS-1/N.A./S.R.555/16, Dtd. 20/03/2017 and entry to that effect was mutated in the mutation register vide entry No. 2740, dated 31/03/2017.

27.... Thereafter, the co-owner of the said land i.e. Patel Ramaben Shamjibhai W/o. Jayeshkumar Kanubhai Patel has gifted the land bearing **Block/ Survey No. 88 A** admeasuring 27215 Sq.Mtrs. paiki **13608 Sq.mtrs.** paiki **4103 Sq.Mtrs.** (75 % Share paiki 67 % Share) by executing a Reg. Gift Deed No. 8058, Dtd. 06/06/2017 and entry to that effects was mutated in the mutation register vide entry No. 2791, Dtd. 29/07/2017.

28..... Thereafter, Said land loards i.e. **Surekhaben Dahyabhai Patel** had applied before the Collector Ahmedabad to convert the agricultural land of **Block/ Survey No. 88/A/2** admeasuring 13608 Sq.Mtrs. paiki **700 Sq.Mtrs.** for Multi-purpose). The Collector had allowed the application vide its order No. 1893/07/14/026/2021, Dtd. 03/09/2021 and entry to that effect was mutated in the mutation register vide entry No. 3486, dated 03/09/2021.

29..... Thereafter, the owners of the said land i.e. (1) Patel Ramaben Shamjibhai W/o. Jayeshkumar Kanubhai Patel (24.75 % Share) (2) Surekhaben Sakalchand W/o. Sahyabhai Varvabhai (Vallabhbhai) Patel (12.5 % Share) (3) Sushilaben Jayantibhai Patel (12.5 % Share) (4) Rajnikant Ratilal Patel (50.25 % Share) has soldout the land bearing **Block/ Survey No. 88/A/2** admeasuring 13608 Sq.Mtrs. as per **T.P.S. No. 109, F.P. No. 65/2** admeasuring **8565 Sq.Mtrs.** to Shreeji Infra, A Partnership Firm by executing a Reg. Sale Deed No. 21510,



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Dtd. 20/10/2021 and entry to that effects was mutated in the mutation register vide entry No. 3522, Dtd. 21/10/2021.

30... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 35 years to the non agricultural land bearing **Block/ Survey No. 88/A/2** admeasuring 13608 Sq.Mtrs. as per **T.P.S. No. 109, F.P. No. 65/2** admeasuring **8565 Sq.Mtrs.** Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.

I hereby opine that the same is clear and marketable and free reasonable doubts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, 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) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.



HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad



THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing Survey /Block No. 88/A/2 containing by admeasurments 13608 Sq. Mtrs. or thereabouts As per T.P.S. No. 109, Final Plot No.65/2 admeasurments 8165 Sq.Mtrs. (6665 Sq.Mtrs. for residential purpose and 1500 Sq.Mtrs. for commercial purpose) Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date : 13 DEC 2021

G/647/2007

Hiren A. Rajput

Advocate

IDENTIFIED BY ME

Note of caution and disclaimer:-

HIREN A. RAJPUT, Advocate
Sanad No. G/647/2007

(1) In case....

If any deed(s) / writing etc. executed though power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.

(2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritance property owner.





HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad



- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my client.

