

TITLE REPORT

MOUJE : NIKOL

Revenue Survey No. 100

T. P. Scheme No. 119, F. P. No. 21

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

E-mail : dbpatellawfirm@gmail.com and dbpatel.adv@gmail.com

Mobile No. : +91 98790 57290

TITLE REPORT

To,

RADHE CORPORATION,

A Partnership Firm

Having its Office at : A - 48, Shreedhar Bunglow,

Jivan Twin Bungalows Road, Nikol, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Multipurpose Use Non Agricultural Land

situate, lying and being at Mouje Nikol, Taluka

Asarwa, District Ahmedabad bearing Revenue

Survey/Block No. 100 land admeasuring 5969

square meters, which was comprised into Town

Planning Scheme No. 119 and allotted Final Plot

No. 21 land admeasuring 3581 square meters in

the Registration District of Ahmedabad and Sub

District of Ahmedabad-12 (Nikol).



As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, (I) Ahmedabad-01 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol) and (IV) Ahmedabad-13 (Kheti) with the available records in respect of all that the Multipurpose Use Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol). (Herein after referred as said land) is belonging to the **RADHE CORPORATION, A Partnership Firm** and my opinion on Title Report as under:

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 9th March, 2022, declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and



marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the Sub Registrar, (I) Ahmedabad-01 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol) and (IV) Ahmedabad-13 (Kheti). I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 16.03.2022 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.



TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or around the year 1968, the Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring Acre-01 and Guntha-19 i.e. 5969 square meters was originally belonged to Shri Kanaji Mohanji Thakor.
2. Thereafter, Shri Kanaji Mohanji Thakor has sold and conveyed the said land bearing Revenue Survey/Block No. 100 land admeasuring Acre-01 and Guntha-19 i.e. 5969 square meters to Shri Lilabhai Hirabhai, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 2326 dated 02.03.1968 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 901 dated 01.07.1968 and the said entry was duly confirmed by the concerned authority.



3. Thereafter, Shri Lilabhai Hirabhai was died on 29.04.1981 intestate and the said Agricultural land bearing Revenue Survey/Block No. 100 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Shri Mafatbhai Lilabhai, (2) Shri Ranchhodbhai Lilabhai and (3) Mithiben Lilabhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1775 dated 30.11.1981 and the said entry was duly confirmed by the concerned authority.
4. Thereafter, Mithiben Lilabhai had released her right, title and interest in respect of her undivided proportionate share in the said Agricultural land bearing Revenue Survey/Block No. 100 in question in favour of her brothers Hence, her name was deleted from the Revenue Records of the said land and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 1778 dated 30.11.1981 and the said entry was duly confirmed by the concerned authority.



5. Thereafter, Shri Mafatbhai Lilabhai was died on 08.07.2006 intestate and the said Agricultural land bearing Revenue Survey/Block No. 100 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Shri Ramsingbhai Mafatbhai, (2) Shri Nagjibhai Mafatbhai, (3) Shri Dajibhai Mafatbhai and (4) Methiben Wd/o. Mafatbhai and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 4376 dated 07.01.2007 and the said entry was duly confirmed by the concerned authority.

6. Thereafter, (1) Shri Ranchhodbhai Lilabhai, (2) Shri Ramsingbhai Mafatbhai, (3) Shri Nagjibhai Mafatbhai, (4) Shri Dajibhai Mafatbhai and (5) Methiben Wd/o. Mafatbhai have sold and conveyed the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters to (1) Shri Ravjibhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, (2) Shri Hareshbhai Ravjibhai Vasani, himself and as a karta and manager of his Hindu



Undivided Family, (3) Shri Kiranbhai Ravjibhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, (4) Shri Madhubhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family and (5) Shri Babubhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 9486 dated 30.07.2008 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5313 dated 14.08.2008 and the said entry was duly confirmed by the concerned authority dated 25.09.2008.

7. Thereafter, rectification in errors and mistake in the revenue records was carried out as per the order of City Mamlatdar, Ahmedabad vide its order bearing No. RTS / Rectification / Rectified Note / SR No. 1084 / 08 dated 22.09.2008 for the rectification in Computerization of revenue records i.e. Village Form No. 7 and 12 of the land in question together with other lands and the entry to that effect was also entered in the



revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5435 dated 27.09.2008 and the said entry was duly confirmed by the concerned authority dated 15.11.2008.

8. Thereafter, (1) Shri Ravjibhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, (2) Shri Hareshbhai Ravjibhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, (3) Shri Kiranbhai Ravjibhai Vasani, himself and as a karta and manager of his Hindu Undivided Family, (4) Shri Madhubhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family and (5) Shri Babubhai Popatbhai Vasani, himself and as a karta and manager of his Hindu Undivided Family have sold and conveyed the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters to Shri Chhaganbhai Lakhamshibhai Patel, by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 10940 dated 09.12.2011 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form



No. 6 under Mutation Entry No. 7943 dated 09.01.2012 and the said entry was duly confirmed by the concerned authority dated 21.02.2012. However, in script of said mutation entry, name of Seller No. 2 i.e. Hareshbhai Ravjibhai Vasani is not mentioned as a "himself and as a Karta and Manager of his Hindu Undivided Family" therefore, rectification order passed by competent authority for the same is required.

9. Kindly note that, Sub-Registrar Records of the old transactions before on 14th November, 2011 related to the (I) The all Agricultural Revenue Survey/Block Numbers of Mouje : Nikol, Taluka : City, District : Ahmedabad available at the Office of Sub-Registrar, Ahmedabad - 7 (Odhav) was transferred to the Office of Sub-Registrar, Ahmedabad - 13 (City) and (II) The all Non-Agricultural Revenue Survey/Block Numbers of Mouje : Nikol, Taluka : City, District : Ahmedabad available at the Office of the Sub-Registrar, Ahmedabad - 7 (Odhav) was transferred to the Office of Sub-Registrar, Ahmedabad - 12 (Nikol) and all new transactions in respect of (I) all Agricultural Revenue Survey/Block Numbers of Mouje : Nikol, Taluka : City,



District : Ahmedabad, the Office of Sub-Registrar, Ahmedabad-7 (Odhav) are now available at the Office of Sub-Registrar, Ahmedabad -13 (City) and (II) all Non- Agricultural Revenue Survey/Block Numbers of Mouje : Nikol, Taluka : City, District : Ahmedabad available at the Office of Sub-Registrar, Ahmedabad-7 (Odhav), was transferred to the Office of Sub-Registrar, Ahmedabad-12 (Nikol).

10. Thereafter, vide order of the Revenue Department, Government, Ahmedabad bearing No. PFR / 102011 / 275 / L / 1 dated 17.03.2012, the Record of the said/land i.e. all Survey Numbers of Mouje : Nikol was transferred from the City : Taluka to Ahmedabad City East Taluka, Ahmedabad and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 8261 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

11. Thereafter, Shri Chhaganbhai Lakhamshibhai Patel has sold and conveyed the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters to the (1) Sureshbhai Parsottambhai (10%



Shareholder), (2) Parsottambhai Madhabhai (10% Shareholder), (3) Mukeshbhai Parsottambhai (10% Shareholder), (4) Bhagvanbhai Madhabhai (10% Shareholder), (5) Jitendrakumar Bhagvanbhai (10% Shareholder), (6) Bhaveshbhai Bhagvanbhai (10% Shareholder), (7) Hareshbhai Devchandbhai Malaviya (15% Shareholder), (8) Hareshbhai Jayantibhai (07% Shareholder), (9) Jayantibhai Haribhai (04% Shareholder), (10) Bhaveshbhai Jayantibhai (04% Shareholder) and (11) Umeshbhai Ratilal (10% Shareholder), by way of Registered Deed of Conveyance, which was duly registered with the office of Sub Registrar, Ahmedabad, under serial no. 315 dated 19.02.2015, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 10448 dated 19.02.2015 and the said entry was duly confirmed by the concerned authority dated 01.04.2015.

12. Thereafter, the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 of (Nikol) and allotted Final Plot No. 21 land admeasuring



3581 square meters was given in lieu. Thereof, as per Re-Distribution and Cost Assessment Letter (FORM-"F") issued by the Competent Authority.

13. Thereafter, Sureshbhai Parsottambhai and others has applied to the District Collector, Ahmedabad to convert the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 of (Nikol) and allotted Final Plot No. 21 land admeasuring 3581 square meters from "New Tenure to Old Tenure" and accordingly the District Collector, Ahmedabad vide its order bearing No. C.B. / PRA.SA.PRA. / PREMIUM / NIKOL / SURVEY NO. / BLOCK NO. / 100 / S.R. 335 / 2017 dated 07.09.2018 has converted the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 of (Nikol) and allotted Final Plot No. 21 land admeasuring 3581 square meters into Old Tenure Non-Agricultural Use for Residential Purpose the payment of Premium Price of Rs.83,23,083/- (Rupees Eighty Three Lacs Twenty Three Thousand Eighty Three Only) vide Receipt No. 26



dated 30.07.2018 by the land owners and also order to release the restriction of 'Pra. Sa. Pra.' in respect of the said land in question. Subject to terms and conditions of said order, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 13169 dated 28.09.2018 and the said entry was duly confirmed by the concerned authority dated 21.12.2018.

14. Thereafter, the District Collector, Ahmedabad had granted the Non Agricultural Permission for Multipurpose Use to the said land bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters was covered under the Draft Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters vide its order No. CB / NA / AHMEDABAD / NIKOL / 100 / 995154 / 2018 dated 05.11.2018 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry Nos. (I) 13411 and (II) 13414 dated 01.02.2019 and the said both entries were duly confirmed by the concerned authority dated 26.04.2019.



15. Thereafter, as per the letter of the Deputy Town Development Officer (East Zone) dated 19.04.2021, owner of the said land bearing Revenue Survey/Block No. 100 was applied for the development permission and the said land was covered in Town Planning Scheme No. 119 of the Election Ward no. 24 (Nikol) of the Ahmedabad Municipal Corporation East Ward (T.P. Scheme Name-Nikol). Therefore, the said total land out of which 387 square meters was acquired and allotted to the Ahmedabad Municipal Corporation and entered their name in second right of the village form no. 7 and 12 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 15185 dated 16.06.2021 and the said entry was duly confirmed by the concerned authority dated 27.08.2021.

16. Thereafter, (1) Sureshbhai Parsottambhai (10% Shareholder), (2) Parsottambhai Madhabhai (10% Shareholder), (3) Mukeshbhai Parsottambhai (10% Shareholder), (4) Bhagvanbhai Madhabhai (10%



Shareholder), (5) Jitendrakumar Bhagvanbhai (10%
Shareholder), (6) Bhaveshbhai Bhagvanbhai (10%
Shareholder), (7) Hareshbhai Devchandbhai Malaviya
(15% Shareholder), (8) Hareshbhai Jayantibhai (07%
Shareholder), (9) Jayantibhai Haribhai (04%
Shareholder), (10) Bhaveshbhai Jayantibhai (04%
Shareholder) and (11) Umeshbhai Ratilal (10%
Shareholder), have sold and conveyed the said
land bearing Revenue Survey/Block No. 100 land
admeasuring 5969 square meters was covered under
the Draft Town Planning Scheme No. 119 and allotted
Final Plot No. 21 land admeasuring 3581 square meters
to **RADHE CORPORATION A PARTNERSHIP FIRM**
by way of Registered Deed of Conveyance, which was
duly registered with the office of Sub Registrar,
Ahmedabad, under serial no. 1791 dated 24.01.2022,
and the entry to that effect was also entered in the
revenue records of mutation entry book viz. Village Form
No. 6 under Mutation Entry No. 15842 dated 29.01.2022
and the said entry was duly confirmed by the concerned
authority dated 14.03.2022.



17. Thus, **RADHE CORPORATION A PARTNERSHIP FIRM** have an absolute owner and possessors of the Multipurpose Use Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).
18. Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01.04.1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.
19. Kindly note that, the land old revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) was burnt during riots of 25.08.2015 to 26.08.2015. Therefore, Talati of Nikol had issued certificate of non-availability of said records on 18.10.2021 Hence, I rely upon the same.



From the available revenue records, I found that at present **RADHE CORPORATION A PARTNERSHIP FIRM** have become an absolute owner and possession holders of the above referred subject Multipurpose Use Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.



SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold the Multipurpose Use Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to the **RADHE CORPORATION A PARTNERSHIP FIRM** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;



1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.
4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
5. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.
6. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
7. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.
8. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and / or legal necessity.
9. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Multipurpose Use Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 100 land admeasuring 5969 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 21 land admeasuring 3581 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and bounded as per the Revenue Records.

DATED THIS 22ND MARCH OF 2022, AHMEDABAD.



DINESH B. PATEL
ADVOCATE