

TITLE REPORT

**MOJE: NIKOL
TAL. ASARWA,
SURVEY NO. 434/1 + 434/2
T.PS. 110, F.P.NO. 48/2**

RAJNIKANT N. RAVAL

ADVOCATE

FF-7, Marutinandan Shopping centre, Mahadevnagar, Vastral, Ahmedabad-382415.

Ref no.: SA01/2019

Date : 30-08-2019

REPORT ON TITLE



Re:- Non-Agricultural land bearing Final Plot No. 48/2 admeasurements 3822 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in lieu of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) there about situate, lying and being at Moje Nikol, Taluka Asarwa in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12(Nikol) belonging to Shree Laxminarayan Developers, A Partnership firm.

Dear sir,

Persuant to the instruction given by Shree Laxminarayan Developers a partnership firm necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 2019002024469 Application no. 20107 date:30-08-2019, Receipt no. 2019003078666 Application no. 19500 date:30-08-2019, Receipt no. 2019312034105 Application no. 16997 date:29-08-2019 and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-

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(1) Survey No. 434/1

As per Entry No. 20, Dt. 23/05/1959

That the Kuberdas Hargovandas Modi was occupier of the said land and as per Kacha Kabja Hakk Patrak Name of Kuberdas Hargovandas Modi was entered as occupier.

As per Entry No. 2022, Dt. 07/11/1986

This entry was not relevant.

As per Entry No. 2738, Dt. 08/04/1997

Kuberdas Hargovandas Modi was expired on 08/10/1978 and therefore name of his legal heirs viz. (1) Chimanlal Kuberdas Modi, (2) Nareshkumar Prahladbhai Modi has been entered in the 7/12 extract of the Survey No. 434/1.

As per Entry No. 2739, Dt. 08/04/1997

This entry was not relevant.

As per Entry No. 4485, Dt. 11/04/2007

Sale deed has been executed by Nareshbhai Prahladbhai in favour of Dilipbhai Ratibhai Patel conveying Survey No. 434/1 Paiki 556.50 Sq, Mtrs. Land vide Reg. Sale Deed No. 2334, Dtd.22/03/

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2007. This entry was Rejected by Authority. There after this entry was certified as per Order No. RTS/Appeal/Case No.66/08, Dt. 04-12-2009 of City Deputy collector, Ahmedabad and entry was made by entry no. 6091 in the revenue record.

Then Dilipbhai Ratibhai Patel canceled the above sale deed by cancellation deed which was registered with sub registrar of Ahmedabad-7 (odhav) by reg. no. 796, Dt. 03-02-2009

As per Entry No. 4605, Dt. 09/07/2007

Chimanlal Kuberdas was expired on 18/09/1997 and therefore name of his legal heirs viz. (1) Jayendrakumar Chimanlal, (2) Dipakkumar Chimanlal, (3) Minaxiben D/o. Chimanlal Kuberdas, (4) Dipikaben D/o. Chimanlal Kuberdas has been entered in the 7/12 extract of the Survey No. 434/1.

As per Entry No. 4610, Dt. 09/07/2007

Sale deed has been executed by (1) Jayendrakumar Chimanlal, (2) Dipakkumar Chimanlal, (3) Minaxiben D/o. Chimanlal Kuberdas, (4) Dipikaben D/o. Chimanlal Kuberdas, (5) Nareshbhai Prahladbhai Modi in favour of Ghanshyambhai Dahyabhai Patel conveying Survey No. 434/1 admeasuring 1113 Sq, Mtrs. Land vide Reg. Sale Deed No. 3905, Dtd.08/05/2007. This entry was Rejected by Authority. There after this entry was certified as per Order No. RTS/Appeal/

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Case No.67/08, Dt. 04-12-2009 of City Deputy collector, Ahmedabad and entry was made by entry no. 6090 in the revenue record.

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 survey No. 434/1

As per Entry No. 5227, Dt. 04/07/2008

As per order No. CDC/RTS/Appeal/Case No.66/08 status quo maintain till 11-07-2008 of City Deputy Collector, Ahmedabad against order no. RTS/Takarari Nondh/Nikol/Case No. 64/07 of City Mamlatdar Ahmedabad.

As per Entry No. 5504, Dt. 05/11/2008

as per order No. RTS/SudharaHukam/Kshatiyadi/SR No. 2360/08, Dt. 30-09-2008 of City Mamlatdar, Ahmedabad correction was made in the Survey No. 434/1.

As per Entry No. 6305, Dt. 09/07/2007

Sale deed has been executed by Ghanshyambhai Dahyabhai Patel in favour of (1) Bhupatbhai Nanjibhai Gajera, (2) Sangitaben Bhupatbhai Gajera, (3) Prashant Bhupatbhai Gajera, (4) Nareshbhai Pragjibhai Jogani, (5) Virjibhai Manjibhai Patel, (6) Ramjibhai Manjibhai Patel conveying Survey No. 434/1 admeasuring 1113 Sq, Mtrs. Land

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vide Reg. Sale Deed No. 5871, Dtd.01/05/2008.

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 survey No. 434/1

Then (1) Bhupatbhai Nanjibhai Gajera, (2) Sangitaben Bhupatbhai Gajera, (3) Prashant Bhupatbhai Gajera, (4) Nareshbhai Pragjibhai Jogani, (5) Virjibhai Manjibhai Patel, (6) Ramjibhai Manjibhai Patel agreed to sale the said survey no. 434/1 to Nannubhai Prajibhai Alagiya and agreement to sale was registered wide Sr. No. 17-02-2009. and then after the above agreement to sale deed was canceled by cancellation deed which was registered with sub registrar of Ahmedabad-7 (odhav) by reg. no. 14998, Dt. 24-12-2009

As per Entry No. 6759, Dt. 24/09/2010

N.A. use Permission granted for the Land of Final Plot No. 48 Paiki of draft Town Planning Scheme No.110 (Nikol) containing by admeasuring 890 sq.mtrs. Land (land given in lieu of Survey No.434/1 admeasuring 1113 sq.mtrs.) as per order issued by District Collector, Ahmedabad wide his office order No. CB/Land-1/NA/SR-637/10, Dtd. 06/08/2010.

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(2) Survey No. 434/2

As per Entry No. 148, Dt. 26/05/1959

That the (1) Maganlal Lallubhai, (2) Chandulal Manilal, (3) Jagdishbhai Maganlal through his gaurdian Kashiben was occupier of the said land and as per Kacha Kabja Hakk Patrak Name of (1) Maganlal Lallubhai, (2) Chandulal Manilal, (3) Jagdishbhai Maganlal through his gaurdian Kashiben was entered as occupier.

As per Entry No. 289, Dt. 03/10/1960

Then Chandulal Manilal sold his right in favour of Joint land owner Jagdishbhai Maganlal through his gaurdian Kashiben in Survey No. 434/2 and name of Chandulal Manilal was removed from revenue record.

As per Entry No. 747, Dt. 22/12/1964

Sale deed has been executed by (1) Maganlal Lallubhai, (2) Jagdishbhai Maganlal through his gaurdian Kashiben in favour of Mohanbhai Karshanbhai Patel conveying Survey No. 434/2 admeasuring 3 Acre 12 Guntha Land vide Reg. Sale Deed No. 7820, Dtd. 18/09/1964.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/

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12 extract of land bearing survey No. 434/2.

As per Entry No. 748, Dt. 30/12/1964

This entry was not relevant.

As per Entry No. 773, Dt. 22/12/1965

This entry was not relevant.

As per Entry No. 774, Dt. 22/12/1965

Sale deed has been executed by Mohanbhai Karshanbhai Patel in favour of (1) Balvantray Vitthaldas Doshi, (2) Vijaysinh Chaturbhuj Merchant conveying Survey No. 434/2 admeasuring 3 Acre 12 Guntha Land vide Reg. Sale Deed No. 8927, Dtd. 20/10/1965.

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 survey No. 434/2.

As per Entry No. 3897, Dt. 22/12/2005

Sale deed has been executed by (1) Balvantray Vitthaldas Doshi, (2) Vijaysinh Chaturbhuj Merchant in favour of (1) Babubhai Raghavbhai Monpara, (2) Bhikhabhai Raghavbhai Monpara, (3) Kishorbhai Bhurabhai Koshiya, (4) Maganbhai Devrajbhai Koshiya conveying Survey No. 434/2 admeasuring 13355 Sq.Mtrs. Land vide

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Reg. Sale Deed No. 5173, Dtd. 25/11/2005.

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 survey No. 434/2.

As per Entry No. 4418, Dt. 07/03/2007

This entry was not relevant.

As per Entry No. 4738, Dt. 02/10/2007

Sale deed has been executed by (1) Babubhai Raghavbhai Monpara, (2) Bhikhabhai Raghavbhai Monpara, (3) Kishorbhai Bhurabhai Koshiya, (4) Maganbhai Devrajbhai Koshiya in favour of Bhupatbhai Balubhai Patel conveying Survey No. 434/2 admeasuring 13355 Sq.Mtrs. Land vide Reg. Sale Deed No. 7879, Dtd. 25/09/2007.

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 survey No. 434/2.

As per Entry No. 5052, Dt. 01/05/2008

Sale deed has been executed by Bhupatbhai Balubhai Patel in favour of (1) Bhupatbhai Nanjibhai Gajera, (2) Sangitaben Bhupatbhai Gajera, (3) Prashant Bhupatbhai Gajera, (4) Nareshbhai Pragjibhai Jogani, (5) Virjibhai Manjibhai Patel, (6) Ramjibhai Manjibhai Patel

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conveying Survey No. 434/2 admeasuring 13355 Sq.Mtrs. Land vide
Reg. Sale Deed No. 4484, Dtd. 01/04/2008.

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 survey No. 434/2.

As per Entry No. 5061, Dt. 02/06/2008

N.A. use Permission granted for the Land of Survey No. 434/2 as per
order issued by City Deputy Collector, Ahmedabad wide his office
order No. CDC/NA/SR No.75/06/07, Dtd. 23/03/2007.

As per Entry No. 5419, Dt. 27/09/2008

as per order No. RTS/Sudharo/Kshatiyadi/SR No. 1279/08,
Dt. 24-09-2008 of City Mamlatdar, Ahmedabad correction was made
in the Survey No. 434/2.

As per Entry No. 5504, Dt. 05/11/2008

as per order No. RTS/SudharaHukam/Kshatiyadi/SR No. 2360/
08, Dt. 30-09-2008 of City Mamlatdar, Ahmedabad correction was
made in the Survey No. 434/2.

As per Entry No. 8060, Dt. 23/02/2012

as per order No. REV/S.R.5757, Dt. 16-02-2012 of City

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Mamlatdar, Ahmedabad entry of revenue charge was made but revenue charges was paid so this entry was cancelled.

(3) As per Entry No. 6755, Dt. 24/09/2010

Sale deed has been executed by (1) Bhupatbhai Nanjibhai Gajera, (2) Sangitaben Bhupatbhai Gajera, (3) Prashant Bhupatbhai Gajera, (4) Nareshbhai Pragjibhai Jogani, (5) Virjibhai Manjibhai Patel, (6) Ramjibhai Manjibhai Patel in favour of M/s. H and H Corporation a Partnership firm through its partner Harshadbhai Kantibhai Savaliya conveying Final Plot No. 48 admeasurements 8681 sq.mtrs. Land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) vide Reg. Sale Deed No. 12405, Dtd. 20/09/2010.

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 survey No. 434/1 & 434/2.

(4) As per Entry No. 8261, Dt. 03/05/2012

As per resolution passed by Govt. of Gujarat vide No. PFR/102011/275/L/1, Dtd. 17/03/2012, The village Nikol has been now comes under Taluka Ahmedabad-City (East) Fron Dascroi Taluka.

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(5) As per Entry No. 10620, Dt. 12/05/2015

That the Final Plot No. 131 admeasuring 10446 Sq.Mtrs. of T.P. Shceme No. 110 (Nikol-Kathwada) was allotted for social and economical backward class and as per letter of Ahmedabad Municipal Corporation entry was made in reveune record of survey No. 434/1 & 434/2.

(6) As per Entry No. 10620, Dt. 12/05/2015

That the Final Plot No. 131 admeasuring 10446 Sq.Mtrs. of T.P. Shceme No. 110 (Nikol-Kathwada) was allotted for social and economical backward class and as per letter of Ahmedabad Municipal Corporation entry was made in revenue record of survey No. 434/1 & 434/2.

Then M/s. H and H corporation was developed Final Plot No. 48/1 admeasurements 4859 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) scheme known as Krish Villa and sold the prepared units to their members.

(7) As per Entry No. 10631, Dt. 14/05/2015

Sale deed has been executed by M/s. H and H Corporation a Partnership firm through its partners in favour of Parth Corporation a Partnership firm through its partner Ashokkumar Ambalal Patel convey-

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ing Final Plot No. 48/2 admeasurements 3822 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) vide Reg. Sale Deed No. 5439, Dtd. 06/05/2015.

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 survey No. 434/1 & 434/2.

(8) As per Entry No. 12737, Dt. 28/03/2018

Sale deed has been executed by Parth Corporation a Partnership firm through its partner Ashokkumar Ambalal Patel in favour of Capital Realty a Partnership firm conveying Final Plot No. 48/2 admeasurements 3822 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) vide Reg. Sale Deed No. 2170, Dtd. 02/02/2018.

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 survey No. 434/1 & 434/2.

(9) As per Entry No. 13676, Dt. 06/06/2019

Sale deed has been executed by Capital Realty a Partnership through its authorised partner Chintesh Ramjibhai Patel in favour of

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Shree Laxminarayan Developers a Partnership firm conveying Final Plot No. 48/2 admeasurements 3822 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) vide Reg. Sale Deed No. 9912, Dtd. 28/05/2019.

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 survey No. 434/1 & 434/2.

As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "**DIVYA BHASKAR**" on date 15-08-2019 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 Shree Laxminarayan Developers, A Partnership firm over Non-Agricultural land bearing Final Plot No. 48/2 admeasurements 3822 sq.mtrs. land of draft Town Planning Scheme No.110 (land given in liue of Survey No.434/1 admeasuring 1113 sq.mtrs. and Survey No.434/2 admeasuring 13355 sq.mtrs.) there about situate, lying and being at Moje Nikol, Taluka Asarwa in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) is clear and marketable and free from any charge or encumbrances and also free from reasonable doubt.

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I hereby declare that :-

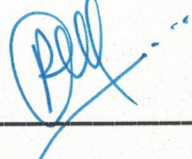
- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

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 dated 03-11-2010.
- (iii) Copy of Registered sale Deeds.
- (iii) Copy of Public Notice in Divya Bhaskar News Paper.

Place : Ahmedabad.

Date : 30-08-2019


Rajnikant N. Raval

Advocate

