

TITLE REPORT WITH CERTIFICATE

KATHWADA
SURVEY NO. 838
T.P.S. No. 117
F.P. No. 242

STAR BUILDCON

SRUSHTI ASSOCIATES

Office : 1

**8, Shyam Arcade,
Opp. Gangotri Bunglows,
Vrundavan Party Plot Road, Nikol
Ahmedabad-382350**

Office : 2

**B/303, Shantiniketan Business
Center, Opp. Gangotri Bunglows,
Vrundavan Party Plot Road, Nikol
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Ref. No. 1202/2021

Date :

To,

Star Buildcon,

A Partnership Firm,

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey/Block No. 838 (Block/ Survey No. 361/B before Re-Survey) containing by admeasuments 11750 Sq.Mtrs. or thereabouts, As per T.P.S.No. 117 , Final Plot No. 242 admeasuments 7050 Sq. Mtrs. Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in theRegistration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to **Star Buildcon,** A Partnership Firm.

As per the instructions given by acting partner of **Star Buildcon** 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 30 years viz.1988 to 2021 (the registration record of some year of Sub-Registrar's



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Office is destroyed/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 Kathwada under the Prevention of Fragmentation and Consolidation of Holding Act, pursuant to which resolution bearing no. CON-Ahmedabad 290 dated 27/03/1975 of Settlement Commissioner, Ahmedabad was published in part-1 on page no. 849 in the official Gazette of Gujarat Government dated 28/05/1975. Accordingly land of Survey No. 752+755 were amalgamated and given Block No. 361 and Umedbhai Vitthalbhai was held to be the occupier of the said land and entry to that effect was mutated in the mutation register vide entry No. 3045, dated 03/10/1975.

2... Thereafter, the loan has been taken by said land lords from The Kathwada Seva Sahkari Mandali Ltd., So that the charge of Madali 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. 3707, dated 07/11/1988.

3... Thereafter, the loan has been taken by said land lords from The Gujarat State Co-op. Land Dev. Bank Ltd. , So that the charge of Bank has been



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recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 4118, dated 25/11/1993

4.... Thereafter the owner and occupier of the said land i.e. Umedbhai Vitthalbhai died on 24/07/1993 intestate leaving behind him his heirs (1) Jashubhai Umedbhai (2) Naranbhai Umedbhai (3) Arvindbhai Umedbhai (4) Vishnubhai Umedbhai (5) Kokilaben Umedbhai (6) Gitaben Umedbhai and (7) Shantaben Wd/o. Umedbhai Vitthalbhai ,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. 4427, dated 21/08/1996.

5.... Thereafter, the loan of The Kathwada Seva Sahakari Madali Ltd. has been repaid by the land lords, 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. 5853, dated 05/02/2008.

6.... Thereafter the co-owner and co-occupier of said land i.e. Shantaben Umedbhai expired on 02/12/1998 , Hence her name has been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 5904, dated 24/03/2008.

7.... Thererafter, the Government of Gujarat had decided to acquire the land of some survey numbers of village Kathwada for industrial purpose under section 6 of the land acquisition and the decision was also published in government gazette Part-1 B , Page No. 1406-1 to 1406-12 on 19/12/2008 and entry to that



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effects was mutated in the mutation register vide entry No. 6214, dated 30/03/2009.

8.... Thereafter, the notification under section 6 of the land acquisition Act had not been published according to the law. So procedure for acquisition of land had been cancelled by issuing notification of revenue department by its order no. AM/2008/293/M/JAM/13/2008/2488/Gha, dated 19/12/2008 by government of Gujarat and an industrial zone was cancelled. and entry to that effects was mutated in the mutation register vide entry No. 6606, dated 20/08/2010.

9.... Thereafter, permission of **Block Vibhajan** has been granted by Dy. collector, Maninagar Prant vide order No. Jamin/Kathwada/Block Vibhajan/SR No. 6/2011, Dtd. 12/10/2011 and Block No. 361 admeasuring 30680 Sq.Mtrs. has been divided as (1) Block No. 361/A admeasuring 18930 Sq.Mtrs. and (2) Block No. 361/A admeasuring 11750 Sq.Mtrs. and entry to that effects was mutated in the mutation register vide entry No. 7116, dated 13/10/2011.

10.... Thereafter, the loan has been taken by said land loards from The Kathwada 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. 8463, dated 24/03/2015.

11.... Thereafter the re-survey done in this village Kathwada and new Block/ Survey No. 361/B given to said old Block/ Survey No. 838 and entry to that effects was mutated in the mutation register vide entry No. 8864, dated 08/09/2016.



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12.... Thereafter, the loan has been taken by said land loads from The Kathwada 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.10436, dated 15/03/2019.

13.... Thereafter, the loan of The Kathwada Seva Sahakari Madali Ltd. has been repaid by the land loads, 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. 11131, dated 20/08/2020.

14.... Thereafter, Said land loads i.e. **Jashubhai Umedbhai and other** had applied befor the Collector Ahmedabad, to convert the agricultural land of **Block/Survey No.838** admeasuring 11620 Sq.Mtrs. paiki **6972 Sq.Mtrs.** into Industrial Purpose. The Collector had allowed the application vide its order No.93/07/06/049/2021, Dtd. 11/01/2021 and entry to that effect was mutated in the mutation register vide entry No. 11334 dated 11/01/2021.

15.... Thereafter, as per correction Durasti Patrak No. 141, Order No. DSO/DRK/K.J.P./S.R.No. 84, Dtd. 07/10/2021 the area of subject land has been corrected as 11750 Sq.Mtrs. and entry to that effects was mutated in the mutation register vide entry No.11846, Dtd. 08/10/2021.

16.... Thereafter, Said land loads i.e. **Jashubhai Umedbhai and other** had applied befor the Collector Ahmedabad, to convert the agricultural land of



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Block/Survey No.838 admeasuring 11750 Sq.Mtrs. paiki **78 Sq.Mtrs.** into Industrial Purpose. The Collector had allowed the application vide its order No. 2747/07/06/049/20201, Dtd.27/10/2021 and entry to that effect was mutated in the mutation register vide entry No. 11895 dated 27/10/2021.

17.... Thereafter, said land loards i.e. (1) Jashubhai Umedbhai (2) Naranbhai Umedbhai (3) Arvindbhai Umedbhai (4) Vishnubhai Umedbhai (5) Kokilaben Umedbhai (6) Gitaben Umedbhai has soldout the land bearing **Survey/Block No. 838** admeasuring 11750 Sq.Mtrs. As per **T.P.S.No. 117** , **Final Plot No. 242** admeasurments **7050 Sq. Mtrs.** or thereabouts to **Star Buildcon A partnership Firm** by executing a Reg. Sale deed No. 27860, Dtd. 20/12/2021 and entry to that effects was mutated in the mutation register vide entry No. 12039, Dtd. 29/12/2021.

This entry yet to be pending to certified.

18.... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **22/12/2021** on behalf of owner inviting any claim, rights or encumbrances if any in respect of the land, But till date, I have not received any objection or obligation in response thereof from anybody.

19... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years (computerized search from 1994 to 2021) to the non agricultural land for Industrial purpose bearing **Survey/Block No. 838** (**Block/Survey No. 361/B** before



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Re-Survey) containing by admeasurments **11750 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 117 , Final Plot No. 242** admeasurments **7050 Sq. Mtrs.** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in theRegistration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) 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 from 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.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing **Survey/Block No. 838 (Block/ Survey No. 361/B before Re-Survey)** containing by admeasurments **11750**



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Sq.Mtrs. or thereabouts, As per T.P.S.No. 117 , Final Plot No. 242 admeasurments 7050 Sq. Mtrs. Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in theRegistration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

Date :


Hiren A. Rajput
Advocate

Note of caution and disclaimer:-

- (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 heritage property owner.
- (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.

