

AJAY SOLANKI

ADVOCATE

ENROLMENT NO. G/ 963/ 2003

OFFICE : 203, SECOND FLOOR, 'AAKASH' COMPLEX, NEAR MUNICIPAL MARKET,
C. G. ROAD, NAVRANGPURA, AHMEDABAD- 380009. MOBILE- 9925116007

TITLE INVESTIGATION REPORT



Investigation of Title of Non Agriculture land being Final Plot No.95 admeasuring about 3158 Sq. mtrs. (allotted in lieu of Revenue Block/Survey No.446/2 admeasuring about 2630 Sq. mtrs. and Revenue Block/Survey No.446/3 admeasuring about 2630 Sq. mtrs.) of Town Planning Scheme No.42 situated, lying and being at Mouje: Sola, Taluka: Ghatlodia and District: Ahmedabad and Sub-District of Ahmedabad-8 (Sola) is belonging to Arvindbhai Kacharabhai Patel.

I have to refer to your instructions to give my report on title to the aforesaid non agriculture land being Final Plot No.95 admeasuring about 3158 Sq. mtrs. (allotted in lieu of Revenue Block/Survey No.446/2 admeasuring about 2630 Sq. mtrs. and Revenue Block/Survey No.446/3 admeasuring about 2630 Sq. mtrs.) of Town Planning Scheme No.42 situated, lying and being at Mouje: Sola, Taluka: Ghatlodia and District: Ahmedabad more particularly described in the schedule hereunder written.

I have taken the search of relevant revenue records and the records of Sub-Registrar of Assurances for 30 years. I found that, the said non agriculture land being Final Plot No.95 admeasuring about 3158 Sq. mtrs. (allotted in lieu of Revenue Block/Survey No.446/2 admeasuring about 2630 Sq. mtrs. and Revenue Block/Survey No.446/3 admeasuring about 2630 Sq. mtrs.) of Town Planning Scheme No.42 (hereinafter referred to as the "said land") appears in your name, Arvindbhai Kacharabhai in the revenue records.

I may state that my report on title is based upon the available searches obtained from the revenue records, the records of the Sub-Registrar, Ahmedabad-1 (City), Sub-Registrar, Ahmedabad-2 (Vadaj) and Sub-Registrar, Ahmedabad-8 (Sola) of Assurances and copies of documents furnished to me.

HISTORY & TITLE FLOW:

1. Prior to the year 1980 the said land originally owned by Mohanbhai Ranchhodbhai and Chanchalben wife of Mohanbhai Ranchhodbhai.
2. Thereafter, Mohanbhai Ranchhodbhai and Chanchalben wife of Mohanbhai Ranchhodbhai sold and conveyed the said land bearing Block/Survey No.446/2 and 446/3 to Sakalchand Bapudas, Vishnubhai Bapudas, Karshanbhai Bapudas, Jayantibhai Bapudas and Jagdishbhai Bapudas by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar by Regd. No.16312 dated 24/12/1980. The mutation entry to that effect was entered in the revenue record by entry No.3967 dated 24/12/1980 and which was certified by competent authority on 23/01/1981.
3. Thereafter, Karshanbhai Bapudas expired on 29/02/2000 leaving behind his legal heirs namely, Madhuben wd/o. Karshanbhai Bapudas, Kokilaben Karshanbhai, Prafullaben Karshanbhai, Manishaben Karshanbhai and Hareishbhai Karshanbhai and the names of his legal heirs were entered in Revenue Records. The mutation entry to that effect was entered in the revenue record by entry No.7108 dated 19/02/2001 and which was certified by competent authority on 31/03/2001.
4. Thereafter, Kokilaben Karshanbhai, Prafullaben Karshanbhai and Manishaben Karshanbhai released their rights, title and interest from the said lands. The mutation entry to that effect was entered in the revenue record by entry No.7128 dated 31/03/2001 and which was certified by competent authority on 05/05/2001.
5. Thereafter, Jayantibhai Bapudas expired on 26/03/2001 leaving behind his legal heirs namely, Raiben wd/o. Jayantibhai Bapubhai, Jayeshbhai Jayantibhai Patel, Kiritbhai Jayantibhai Patel, Gitaben Jayantibhai Patel and Hansaben Jayantibhai Patel and the names of his legal heirs were entered in Revenue Records. The mutation entry to that effect was entered in the revenue record by entry No.7146 dated 28/04/2001 and which was certified by competent authority on 16/06/2001.




6. Thereafter, Gitaben Jayantibhai Patel and Hansaben Jayantibhai Patel released their rights, title and interest from the said lands. The mutation entry to that effect was entered in the revenue record by entry No.7147 dated 01/05/2001 and which was certified by competent authority on 16/06/2001.
7. Thereafter, the remark of "PIECE" was removed from revenue records of Block/Survey No.446/2 and Block/Survey No.446/3. The mutation entry to that effect was entered in the revenue record by entry No.8113 dated 15/10/2004 and which was certified by competent authority on 21/12/2004.
8. Thereafter, Sakalchand Bapubhai Patel, Vishnubhai Bapubhai Patel, Jagdishbhai Bapubhai Patel, Madhuben wd/o. Karshanbhai Bapubhai Patel, Hareishbhai Karshanbhai Patel, Raiben wd/o. Jayantibhai Bapubhai Patel, Jayeshbhai Jayantibhai Patel and Kiritbhai Jayantibhai Patel sold and conveyed the said land bearing Block/Survey No.446/2 admeasuring about 2630 Sq. Mtrs. and Block/Survey No.446/3 admeasuring about 2630 Sq. Mtrs. to Shantibhai Ranchhodbhai Patel and Navinbhai Lallubhai Patel by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar, Ahmedabad-2 (Vadaj) by Regd. No.3753 dated 19/05/2005. The mutation entry to that effect was entered in the revenue record by entry No.8363 dated 15/07/2005 and which was certified by competent authority on 31/08/2005.
9. Thereafter, Kokilaben Karshanbhai, Prafullaben Karshanbhai, Manishaben Karshanbhai, Gitaben Jayantibhai and Hansaben Jayantibhai executed Confirmation Deed in favour of Shantibhai Ranchhodbhai Patel and Navinbhai Lallubhai Patel regarding the sale deed vide Regd. No.3753 dated 19/05/2005. The Confirmation Deed was registered before the Sub-Registrar, Ahmedabad-2 (Vadaj) by registration No.3754 dated 19/05/2005.
10. Thereafter, Shantibhai Ranchhodbhai Patel and Navinbhai Lallubhai Patel sold and conveyed the said land bearing Block/Survey No.446/2 admeasuring about 2630 Sq. Mtrs. and Block/Survey No.446/3 admeasuring about 2630 Sq. Mtrs. to Arvindbhai Kacharabhai by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar by Regd. No.1987 dated 01/03/2006. The mutation entry to that effect was entered in the revenue record by entry No.8770 dated 28/03/2006 and which was certified by competent authority on 10/05/2006.
11. Thereafter, as per the Resolution of Revenue Department bearing No. PFR/ 102011/ 275/ L/1 dated 17/03/2012, Ahmedabad District was

Reorganized in two parts, i.e. Ahmedabad City (East) and Ahmedabad City (West). Within that the Village: Sola of Dascroi Taluka was entered in Ahmedabad City (West). The mutation entry to that effect was entered in the revenue record by entry No.12588 dated 03/05/2012 and which was certified by competent authority on 05/05/2012.

12. Thereafter, the permission to convert the said land paiki admeasuring about 2914 Sq. mtrs. into Non Agriculture use for residential purpose was granted by The Collector of Ahmedabad by order No. CB/ ADM/ N.A./ S.R. 1038/ 2011 dated 01/05/2012. The mutation entry to that effect was entered in the revenue record by entry No.12673 dated 22/06/2012 and which was certified by competent authority on 28/08/2012.
13. Thereafter, the permission to convert the said land paiki admeasuring about 244 Sq. mtrs. into Non Agriculture use for residential purpose was granted by The Collector of Ahmedabad by order No. N.A./ U-2/ SE-65-A/ SOLA/ CASE No.87/ 2014 dated 14/07/2014. The mutation entry to that effect was entered in the revenue record by entry No.14155 dated 04/08/2014 and which was certified by competent authority on 14/10/2014.
14. Thereafter, the revised permission to convert the said land (Block/Survey No.446/3) paiki admeasuring about 1579 Sq. mtrs. into Non Agriculture use for multi purpose was granted by The District Collector of Ahmedabad by order No. 3261/ 07/ 17/ 058/ 2021 dated 26/11/2021. The mutation entry to that effect was entered in the revenue record by entry No.19423 dated 26/11/2021 and which was certified by competent authority on 13/01/2022.
15. Thereafter, the revised permission to convert the said land (Block/Survey No.446/2) paiki admeasuring about 1579 Sq. mtrs. into Non Agriculture use for multi purpose was granted by The District Collector of Ahmedabad by order No. 3262/ 07/ 17/ 058/ 2021 dated 26/11/2021. The mutation entry to that effect was entered in the revenue record by entry No.19424 dated 26/11/2021 and which was certified by competent authority on 19/01/2022.
16. I further found that, Arvindbhai Kacharabhai Patel obtained the Loan from The Cosmos Co-Op. Bank Ltd. The mortgage for the same was registered before the Sub-Registrar which loan was repaid by Arvindbhai Kacharabhai Patel and executed Reconveyance Deed. The Reconveyance Deed was registered before the Sub-Registrar by Regd. No.11648 dated 31/07/2017.



17. I further found that, Arvindbhai Kacharabhai Patel obtained the Loan from Bank of Baroda. The mortgage for the same was registered before the Sub-Registrar which loan was repaid by Arvindbhai Kacharabhai Patel and executed Release Deed. The Release Deed was registered before the Sub-Registrar by Regd. No.11650 dated 31/07/2017.
18. I further found that, Arvindbhai Kacharabhai Patel obtained the Loan Rs.30.30 Cr. from Canara Bank, Kadi Branch (Dist.: Mahesana). The Mortgage for the same was registered before the Sub-Registrar, Ahmedabad-8 (Sola) by Regd. No.7740 dated 05/08/2020.
19. Arvindbhai Kacharabhai Patel, a proprietor of Map Realty; introduced a scheme known as "MAP CELEBRATION".
20. I have found the mortgage, charge or encumbrances on the aforesaid land from the searches caused to be taken by my clerk.
21. I have not taken any Declaration on Title.
22. The following copies of documents which are produced before me:-
 - 1) Photo copies of Village Form No. VII and XII of Block/Survey No.446/2 and Block/Survey No.446/3 of Village: Sola, Taluka: Ghatlodia, Dist.: Ahmedabad.
 - 2) Photo copies of all certified mutation entry of Village Form No. VI.
 - 3) Photo copy of registered Sale Deed (Regd. No.1987 dated 01/03/2006) with Registry Receipt and Index-II.
 - 4) Photo copy of registered Re-Conveyance Deed (Regd. No.11648 dated 31/07/2017) with Registry Receipt and Index-II.
 - 5) Photo copy of registered Release Deed (Regd. No.11650 dated 31/07/2017) with Registry Receipt and Index-II.
 - 6) Photo copy of registered Sale Deed (Regd. No.16312 dated 24/12/1980) with Registry Receipt and Index-II.
 - 7) Photo copies of order of N. A. use permission dated 01/05/2012 and dated 14/07/2014.
 - 8) Photo copies of order of revised N. A. use permission dated 26/11/2021.
 - 9) Photo copies of Form-F.
 - 10) Photo copy of Deed of Mortgage Regd. No.7740 dated 05/08/2020.

CHARGES:

Yes (Canara Bank, Kadi Branch (Dist.: Mahesana))



SCHEDULE OF THE PROPERTY/IES

All the piece and parcel of Non Agriculture land situate, lying and being in the Mouje: Sola, Taluka: Ghatlodia, District of Ahmedabad within the registration Sub-District of Ahmedabad-8 (Sola) being Final Plot No.95 admeasuring about 3158 Sq. mtrs. (allotted in lieu of Revenue Block/Survey No.446/2 admeasuring about 2630 Sq. mtrs. and Revenue Block/Survey No.446/3 admeasuring about 2630 Sq. mtrs.) of Town Planning Scheme No.42, which is bounded as follows:-

On or towards East : Final Plot No.67/2,
On or towards West : 18 mtrs. vide Road,
On or towards North : 24 mtrs. vide Road,
On or towards South : Final Plot No.96.

CONCLUSION:

I find from the searches that, said Arvindbhai Kacharabhai Patel owned the aforesaid land being Final Plot No.95 admeasuring about 3158 Sq. mtrs. (allotted in lieu of Revenue Block/Survey No.446/2 admeasuring about 2630 Sq. mtrs. and Revenue Block/Survey No.446/3 admeasuring about 2630 Sq. mtrs.) of Town Planning Scheme No.42 situated, lying and being at Mouje: Sola, Taluka: Ghatlodia and District: Ahmedabad appears to be clear and marketable and free from encumbrances, SUBJECT TO; the charge/lien of Canara Bank, Kadi Branch (Dist.: Mahesana).

Place: Ahmedabad

Date: 22-06-2023



Yours Faithfully,

Ajay Solanki
(Advocate)

- 1) Search Receipt No.202300200015813, Application No.11238, dated 21/06/2023 of Sub-Registrar, Ahmedabad-1 (City),
- 2) Search Receipt (E-payment transaction ID) No.20230621671060418, Application No.8022023696653, dated 21/06/2023 of Sub-Registrar, Ahmedabad-2 (Vadaj),
- 3) Search Receipt (E-payment transaction ID) No.20230621170879804, Application No.8022023696723, dated 21/06/2023 of Sub-Registrar, Ahmedabad-13 (City Taluka) and
- 4) Search Receipt (E-payment transaction ID) No.20230621553584835, Application No.8022023695344, dated 21/06/2023 of Sub-Registrar, Ahmedabad-8 (Sola).

