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

Ref. No. 1081/2021

Date :

09 MAR 2021

To,

Manisha Developers,

A Partnership Firm

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey No. 431/2/2** containing by admeasurments **0-68-29 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 119, F.P. No. 86/2/2** admeasuring **4097 Sq.Mtrs.** Situate, lying and being at Mouje : Nikol, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad- 12 (Nikol) is belonging to **Manisha Developers,** 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/ 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



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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... The name of Chunthaji Jesangji has been entered as he was holding actual temporary possession of the subject land and the effects of this mutation has been given in the village form no. 6 by mutation entry no. 66 dated 24/05/1959.

2.... Thereafter, the name of Kesarji Desamji has been entered as Tenant of the subject land and entry to that effects was mutated in the mutation register vide entry No. 232, Dtd. 29/05/1959.

3.... Thereafter, the name of Hon'ble Govt. has been entered in the 7/12 extract of the subject land as the possession of the subject land was transferred by Kesarji Desamji to Bhikhaji Chunthaji without permission of competent authority and thus the order No. T.N.C.661, Dtd. 03/08/1959 issued under section 84 C (4) & (3) of Tenancy Act by and entry to that effects was mutated in the mutation register vide entry No. 240, Dtd. 06/08/1959.

4.... Thereafter, appeal has been filled by Bhikhaji Chunthaji before City Dey. Collector against order of Tenancy officer in the case No. T.N.C.661, Dtd.



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03/08/1959 and the Dy. collector had allowed the appeal and passed an order in appeal case No. 137/1959 (5), Dtd. 27/01/1960 to cancelled the order passed by Tenancy officer in the case No.T.N.C.661 and the name of Bhikhaji Chunthaji has been re-entered as occupier of the subject land and entry to that effects was mutated in the mutation register vide entry No. 711, Dtd. 25/04/1964.

5.... Therreafter, the Government of Gujarat had decided to acquire the land of all survey numbers of village Nikol for industrial purpose and the decision was also published in government gazette. The effects of this notification has been given in the village form no. 7-12 in part of other tenure as an industrial zone-A in revenue record. But by some lack of procedure, 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. AMD/2170/M.JAHD-1061-56099L.A1 dated 14/06/1966 by government of Gujarat. So an industrial zone -A was cancelled by the order no. LND-dated 26/12/1966. The effects of this mutation has been given in village form no.6 by entry no.851 dated 05/01/1967.

6.... Thereafter, the owners of the said land i.e. Bhikhaji Chunthaji has soldout the land of **Survey No. 431/2 paiki** containing half land to Jiwaji Mohanji by executing a Reg. Sale deed No.32, Dtd.05/01/1995 and entry to that effects was mutated in the mutation register vide entry No.2511, Dtd. 17/10/1995.

This entry has been rejected by competent authority.



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7.... Thereafter, the appeal has been filled by Jiwaji Mohanji before City Dy. Collector against the order passed by Dy. Mmalatdar in the mutation entry No. 2511, The City Dy. Collector dis-allowed the appeal No. 8/97, Dtd. 29/03/1997 and agreed with order passed by Dy. Mmalatdar and entry to that effects was mutated in the mutation register vide entry No. 2753, Dtd. 30/05/1997.

8.... Thereafter, the owner and occupier of the said land i.e. Bhikhaji Chunthaji died on 15/11/2002 intestate leaving behind him his heirs Ashokji Bhikhaji Thakor, Jayantiji Bhikhaji Thakor, Punaji Bhikhaji Thakor, Madhiben Bhikhaji Thakor, Kaliben Bhikhaji Thakor and Kamuben widow of Bhikhaji Thakor, 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. 3207, dated 15/11/2002.

9.... Thereafter, the co-owner and co-occupier of the said land i.e. Madhiben Bhikhaji Thakor and Kaliben Bhikhaji Thakor had released their rights, title and interest in favour of their brothers, hence their names have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 3217, dated 06/01/2003.

10.... Thereafter, the owners of the said land i.e. Bhikhaji Chunthaji has soldout the land of **Survey No. 431/2** admeasuring 13658 Sq.Mtrs. **paiki** half



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land to Jiwaji Mohanji by executing a Reg. Sale deed No.32, Dtd.05/01/1995 and entry to that effects was mutated in the mutation register vide entry No.3377, Dtd. 04/02/2004.

11.... Thereafter, as per order issued by City Mamlatdar vide order No. R.T.S./Sudharo/S.R.No. 206/08, Dtd. 16/01/2008 the land bearing east portion of subject land i.e. 6869 Sq.Mtrs. has been recorded in the name of Jiwaji Mohanji and entry to that effects was mutated in the mutation register vide entry No. 4863 Dtd. 19/01/2008.

12.... Thereafter, the owners of the said land i.e. Ashokji Bhikhaji Thakor, Jayantiji Bhikhaji Thakor, Punaji Bhikhaji Thakor, Kamuben widow of Bhikhaji Chunthaji Thakor through their P.O.A. holder Keshaji Vaghaji Thakor has soldout the land of **Survey No. 431/2** admeasuring 13658 Sq.Mtrs. **paiki** west side admeasuring 6829 Sq.Mtrs. to Natwarlal Manilal Patel by executing a Reg. Sale deed No. 10154, Dtd. 18/12/2007 and entry to that effects was mutated in the mutation register vide entry No. 4864, Dtd. 19/01/2008.

13.... Thereafter, the owner of the said land i.e. Natwarlal Manilal Patel has soldout the land of **Survey No. 431/2** admeasuring 13658 Sq.Mtrs. **paiki** west side admeasuring 6829 Sq.Mtrs. to Patel Nagendrakumar Prabhudas, Patel Gandlal Khodidas and Patel Vipulkumar Ramanlal by executing a Reg. Sale



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deed No. 3239, Dtd. 19/03/2008 and entry to that effects was mutated in the mutation register vide entry No. 5069 , Dtd. 05/05/2008

14.... Thereafter, as per order issued by City Mamlatdar, Ahmedabad vide order No. RTS/Sudharo/Hukam/Kshatiyadi/SR No. 1279/08, Dtd. 24/09/2008 and correction made as per order in the revenue record of the subject land and entry to that effect was mutated in the mutation register vide entry No.5419, dated 27/09/2008.

15.... Thereafter, as per order issued by City Mamlatdar, Ahmedabad vide order No. RTS/Sudharo/Hukam/Kshatiyadi/SR No. 2360/08, Dtd. 30/09/2008 and correction made as per order in the revenue record of the subject land and entry to that effect was mutated in the mutation register vide entry No.5504, dated 05/11/2008.

16.... Thereafter, the owner of the said land i.e. Natwarlal Manilal Patel has soldout the land of **Survey No. 431/2** admeasuring 13658 Sq.Mtrs. **paiki** west side admeasuring 6829 Sq.Mtrs. to Patel Nagendrakumar Prabhudas, Patel Gandalal Khodidas and Patel Vipulkumar Ramanlal by executing a Reg. Sale deed No. 3239, Dtd. 19/03/2008 and entry to that effects was mutated in the mutation register vide entry No.5519 , Dtd. 15/11/2008.

17.... Thereafter, as per Pu.P.No. 58, S. No. Sp-1/290/08-09 issued by D.I.L.R. , Ahmedbad and as per remarks issued by City Mamlatdar vide No.



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RTS/KJP/SR No./Vashi-1272/09, Dtd. 06/05/2009 the land bearing Survey No. 431/2 has been devided as under...

Survey No.	Area	Occupior
431/2/1	6829 Sq.Mtrs.	Patel Nagendrakumar Prabhudas Patel Gandadal Khodidas Patel Vipulkumar Ramanlal
431/2/2	6829 Sq.Mtrs.	Jiwaji Mohanji

Entry to that effects was mutated in the mutation register vide entry No. 5719, Dtd. 15/05/2009.

18.... Thereafter, the goverment of gujrat 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 of this mutation has been given in village form no. 6 by mutation entry no. 8261 dated 03/05/2012 and the village Nikol is included in the new taluka ahmedabad city east.

19.... Thereafter, the name of Baldevbhai Jiwabhai, Pruthvisinh Jiwabhai, Babubhai Jiwabhai and Hansaben Jiwabhai has been entered as co-owner in the



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7/12 extract of the land bearing Survey No. 431/2/2 and entry to that effect was mutated in the mutation register vide entry No. 8954, dated 05/03/2013.

20.... Thereafter, the name of Baldevbhai Jiwabhai, Pruthvisinh Jiwabhai, Babubhai Jiwabhai and Hansaben Jiwabhai has been entered as co-owner in the 7/12 extract of the land bearing Survey No. 431/2/2 and entry to that effect was mutated in the mutation register vide entry No. 9118, dated 16/05/20013.

21... Thereafter, the owner of the said land i.e. (1) Jiwaji Mohanji (2) Baldevbhai Jiwabhai (3) Pruthvisinh Jiwabhai (4) Babubhai Jiwabhai and (5) Hansaben Jiwabhai has soldout the land of **Survey No. 431/2/2** admeasuring 6829 Sq.Mtrs. to Rameshbhai Bhimajibhaio Koladiya and Gelabhai Ukabhai by executing a Reg. Sale deed No. 2206, Dtd. 17/09/2018 and entry to that effects was mutated in the mutation register vide entry No. 13132 , Dtd. 17/09/2018.

22... Thereafter, Said land loard i.e. **Rameshbhai Bhimajibhai Koladiya and other** had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.431/2/2 admeasuring 6829 Sq.Mtrs. paiki **4097 Sq.Mtrs.** for N.A. purpose. The Collector had allowed the application vide its order No. 2215/07/14/004/2019, Dtd. 21/11/2019 and entry to that effect was mutated in the mutation register vide entry No. 14090 dated 21/11/2019.



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23....

As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **24/02/2021** 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.

24....

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 **Survey No. 431/2/2** containing by admeasurments **0-68-29 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 119, F.P. No. 86/2/2** admeasuring **4097 Sq.Mtrs.** Situate, lying and being at Mouje : Nikol, Taluka : Asarva in the Registration 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.

25....

During investigation I found that the Notice of lis pendens has been executed by Dipaksinh Rambahadurtsinh Kushwah before office of sub registrar of Ahmedabad -13 (City) under Sr. No. 2144, Dtd. 07/09/2018 regarding Spl. civil suit No. 471/2018 and the cancellation of Notice of lis pendens has been executed by Dipaksinh Rambahadurtsinh Kushwah before office of sub registrar of Ahmedabad -13 (City) under Sr. No. 1564 Dtd. 19/07/2019.

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



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- (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 No. 431/2/2** containing by admeasurments **0-68-29 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 119, F.P. No. 86/2/2** admeasuring **4097 Sq.Mtrs.** Situate, lying and being at Mouje : Nikol, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad- 12 (Nikol).

Date : **09 MAR 2021**

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 owners.



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- (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.
- (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 make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only.
- (5) This Title certificate does not certify against any potential, but unrecorded liens, charges or any state of facts.
- (6) I have issued this report to only my clients.
- (7) Mutation Entry Nos. 4072 and 4816 are not related to the subject land.

