

TITLE REPORT

Survey no. 186 Odhav,
Taluka Vatva,
Ahmedabad

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Ref.. File No. 632

Dated 2-4 -2019
Ahmedabad

TITLE REPORT

This is to certify that the title of Non Agriculture land of following survey number is belonging to [1] Vinayak Developer Partnership Firm its Office at B-10 Anupam Colony, Opp. Chirag Diamoon, Opp. D-Mart. Bapunagar, Ahmedabad

Sr. no	Village, Taluka District.	Survey No.	Admeasure H. Are. Smts.	Tenure	Value Ledger Account no.
1	Odhav Vatva Ahmedabad	186 T.P. No. 112, F. P. no. 29-1	1.07.24 7846 Paiki 5777 Sq. Mts.	Non Agriculture for use of Industrial Purpose	3060.00 825

Under the instruction of client [1] Vinayak Developer Partnership Firm its Partner Mr. Bhimjibhai Panchabhai Chauhan its Office at Office at B-10 Anupam Colony, Opp. Chirag Diamond, Opp. D-Mart. Bapunagar, Ahmedabad. I have prepared the title report of above mentioned land. And I have also investigated the title of above mentioned non agricultural land situated at Village Odhav, taluka city, Dist. Ahmedabad (Gujarat State, India) and have caused necessary search of 30 years from revenue records of mamlatdar office, city Taluka, District Ahmedabad and office of Sub register -7 [Odhav] by my clerk Mr. Khalidbhai Shaikh has checked the record of years 1976 to 2018.

Originally land of survey no. 186 acre 1 Guntha 6 was holding by Lila Nathu. But he was expired dated 5-2-1958. So their lineal descendants brother heirs Mr. Chaturji Nathaji's name had been entered in the revenue records by mutation entry no. 1798 dated 12-12-1959.

[2]



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[3]

Thereafter, the Gujarat urban land ceiling Act 1976 came in force, and according to the ceiling Act, the competent Authority and collector of land ceiling Act had declared the land of survey no. 186 as vacant land by its order no. ULC 4-5 - Odhav- 417- dated 16-6-1998. The effects of this mutation had been given in village form no. 6 by entry no. 3814 dated 28-10-1987.

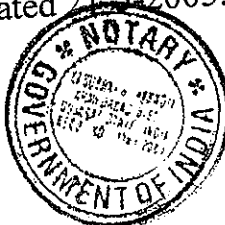
Thereafter, the co-holder and co-occupier of the land of survey no. 186 Viraji Chaturji and other had preferred Appeal against order of competent Authority and collector of land ceiling Ahmedabad which was passed mentioned in mutation entry no.3814 dated 28-10-1987 for vacating the land of survey no. 186 under section 33 of the land ceiling act 1976 before the competent Authority. The Appeal was allowed and order dated 28-10-1987 of vacating the land of survey no. 186 had been cancelled. The effects of this mutation had been given in village form no. 6 by entry no. 4034 dated 13-3-1992.

According to the notification issued by the Revenue officer of Revenue Department, Government of Gujarat vide order no. ULC.3495/1333/5478 V-3 dated 23-9-1995. Declaring that the provision in land ceiling Act was not provide clear procedure and which was against the Act. So the status qua position of the land be maintained. The effects of this mutation had been given in village form no. 6 by entry no.4306 dated 30-11-1995.

According to the particulars mention in mutation entry n. 4306, that the under section 34 of the urban land ceiling Act 1976, that there is no necessity of re-investigation or inquiry procedure in the Act. Therefore , the order passed of status qua position be maintained of land declared ago is vacated by the order of Government of Gujarat. The effects of this mutation had been given in village form no. 6 by entry no. 4611 dated 1-7-1999.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Mr. Becharji Chaturji was expired dated 23-7-2003. So their lineal descendant heirs [1] Gajiben widow of Becharji Chaturji [2] Keshiben daughter of Becharji Chaturji [3] Ambalal Becharji [4] Sarlaben Becharji [5] Hiraben Becharji [6] Jayantibhai Becharji's names had been entered in village form no. 6. The effects of this mutation had been given in village form no. 6 by entry no. 4894 dated 8-3-2004.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Mr. Jayntilal Becharji was expired dated 21-5-2005. So their lineal descendent heirs [4]



[2]

Thereafter, the daughter of Mr. Lilaji Chaturji had willingly repudiated and relinquished their share from the land of survey no. 186 by executing register release deed dated 25-4-1968 in favour of [1] Chaturji Nathaji [2] Siviben wife of Chaturji Nathaji. [3] Becharji Chaturji . The effects of this mutation had been given in village form no. 6 by entry no. 2573 dated 12-7-1968.

According to the family arrangement of distribution of land between the members of the family amicably. The land of survey no. 186 came in the share of Mr. Viraji Chaturji. The effects of this mutation had been given in village form no. 6 by entry no. 2574 dated 12-7-1968.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Chaturji Nathaji was expired dated 3-2-1972. So their lineal descendants heirs [1] Becharji . Chaturji [2] Viraji Chaturji [3] Divaliben Chaturji [4] Dariyaben Chaturji's name had been entered in the revenue records by mutation entry no. 2960 dated 29-7-1972.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 [1] Dariyaben Chaturji [2] Atiben Chaturji [3] Shantaben Chaturji [4] Divaliben Chaturji had willingly relinquished and repudiated their share in favour of their brother [1]Becharji Chaturji [2] Viraj Chaturji without consideration. The effects of this mutation had been given in village form no. 6 by entry no. 2962 dated 29-7-1972.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Mr. Becharji Chaturji and Viraji Chaturji had taken advances for Rs. 15000=00 from the State Bank of India. So the entry of burden of loan had been entered in village form no. 7-12. The effects of this mutation had been given in village form no. 6 by entry no. 3085 dated 24-10-1975.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Mr. Becharji Chaturji and Viraji Chaturji had taken advances for Rs. 15000=00 from the State Bank of India had been repaid. The effects of this mutation had been given in village form no. 6 by entry no. 3366 dated 12-5-1980.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Mr. Becharji Chaturji and Viraji Chaturji had taken advances for Rs. 3000=00 from the State Bank of India. So the entry of burden of loan had been entered in village form no. 7-12. The effects of this mutation had been given in village form no. 6 by entry no. 3618 dated 7-3-1984.

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[1] Sajjanben widow of Jayantilal Becharji [2] Minor Son Balvant Jayantilal's name had been entered in village form no.6. The effects of this mutation had been given in village form no. 6 by entry no. 5349 dated 17-12-2005.

Thereafter, the co-holder and co-occupier of the land of survey no. 186 Gajiben widow of Becharji Chaturji was expired 14-4-2005. But Priorly in succession entry no.4894 had been entered. So the name of Gajiben widow of Becharji Chaturji had been deleted from the revenue record. The effects of this mutation had been given in village form no. 6 by entry no. 5553 dated 21-5-2007.

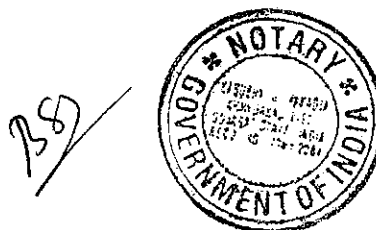
Thereafter, the co-holder and co-occupier of the land of survey no. 186 [1] Viraji Becharji [2] Keshiben Becharji [3] Sarlaben Becharji [4] Hiraben Becharji [5] Sajjanben jayantilal Becharji [6] Minor son Balvant Jayantilal had willingly repudiated and relinquished their share in favour of Amabalal Becharji. The effects of this mutation had been given in village form no. 6 by entry no. 5602 dated 25-2-2008.

Entry no. 5735 is entered by mistake so it is not applicable.

Priorly, the mistake had been committed in entry no.5602. the name of Ambalal Becharji had been deleted from the land of survey no. 186. But according to the order of mamlatdar, Daskroi no. RTS/correction/SR no. 336-09 dated 8-5-2005. The mistake is corrected and name of Ambalal Becharji is reentered. The effects of this mutation had been given in village form no. 6 by entry no. 5749 dated 9-5-2008.

According to the order of the city mamlatdar, that there is mistake had been acquired during hand writing and operation of compurized system in village form no 7-12 had been corrected by the order no. RTS/correction/ mistake note/ SR. no. 1427 dated 3-10-2008. The effects of this mutation had been given in village form no. 6 by entry no. 5934 dated 3-10-2008.

There is a one RTS/ Appeal case no. 93-11 [old case no. 48-09] was pending between the parties on this land before the city deputy collector Ahmedabad. The party had no any interest so it was rejected dated 23-1-2009. The effects of this mutation had been given in village form no. 6 by entry no. 7062 dated 17-4-2012.



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[5]

The land of survey no. 186 had been sold by executing register agreement to sell no. 110-2012 without possession by the owner Mr. Ambalal Becharji Thakor in favor of [1] Dineshbhai Somaji Thakor [2] Himatsinh Dineshbhai Thakor [3] Vanrajsinh Dineshbhai Thakor dated 23-02-2012.

Thereafter, the owner and occupier Mr. Ambalal Becharji Thakor had applied before the district collector, Ahmedabad to remove the restriction of new tenure land on survey no. 186 which is included in Town Planning Scheme 112 and allotted final plot no. 29 admeasuring 7648 sqmts land to old tenure land. The Application is granted by the collector vide its order no. CB/LAND-3/ NEW TENURE/ Premium/ odhav/ S. no.-Block no. 186/ SR/ 523/2016/FMPS/ no.1518 dated 31-3-2017 with condition of under section 65 of the land revenue code. The land is converted new tenure in to old tenure land, for use of non agriculture purpose also. The restriction of new tenure land is removed. The effects of this mutation had been given in village form no. 6 by entry no. 8526 dated 30-5-2017.

Thereafter, The district collector, Ahmedabad, has given permission to the land of on survey no. 186 which is included in Town Planning Scheme 112 and allotted final plot no. 29 admeasuring 7648 sqmts for use industrial purpose of non agriculture objects vide its order no. CB/LAND-3/ argent N.A./k/65 odhav/ S. no.-Block no. 186/ SR/ 135/2017. dated 23-5-2017. The effects of this mutation had been given in village form no. 6 by entry no. 8537 dated 5-6-2017.

According to the order of city deputy collector [east] Ahmedabad. the RTS/Appeal case no. 75-2017 was dismissed in view of delay in entering the appeal dated 5-4-2018, The effects of this mutation had been given in village form no. 6 by entry no. 8765 dated 5-4-2018.

Thereafter, the owner and occupier of land survey no. 186 which is included in Town Planning Scheme 112 and allotted final plot no. 29 -1 admeasuring 7648 sqmts paiki 5777 sqmts industrial purpose non agriculture open land of Mr. Amabalal Becharji Thakor had sold the land by executing register sale deed no.11573 dated 30-10-2018 in favour of Vinayak Developers Partnership Firm its Administrative partner Mr. Bhimjibhai Panchabhai Chauhan with consent of confirming parties [1] Dineshbhai Somaji Thakor [2] Himatsinh Dineshbhai Thakor [3] Vanrajsinh Dineshbhai Thakor. The effects of this mutation had been given in village form no. 6 by entry no. 8894 dated 25-2-2019.

[6]

PS



I say that I have given public notice to invite objection from public at large in Gujarat Samachar daily news paper page no. 13 column no.1 and 2 dated 14-1-2018. But Due to the public notice following objections had been received to me from public or uninterested persons after lapsing of mention time.

- [1] Badarji viraji Through his Advocate Mr. Hardikkumar D. Kachhi Dated 1-2-2019
 - [2] Jivaji Viraji Thakor Through Advocate Divya G. Prajapati Dated 28-1-2019
 - [3] Balvant Jayantibhai Thakor Through Advocate Rajnikant N. Raval Dated 30-1-2019
 - [4] Barsangji Savdhanji Thakor Through Advocate Divya G. Prajapati Dated 28-1-2019
- The above mentioned objection were not tenable in law, So it was not accepted by me.

I further say that the owner, occupier and holder and partner of the above referred land has made statement before me that no any debt or amount of loan is remained outstanding or unpaid of any co-operative society or Bank or land mortgage bank, Land development Bank or any financial institution. So no any burden of loan is existed on the above referred non agriculture land.

SCHEDULE OF SURVEY NO.186

An non Agriculture land of survey number 186 which is included in the town planning scheme no. 112 and allotted final plot no. 29-1 admeasuring 7678 sqmts paiki 5777 square meters of land for use of industrial pupose, situated in the Village Odhav, Taluka -Vatva, Dist. Ahmedabad [state of Gujarat, India.]

Boundary of survey no. 186

Towards east... Adjoining land of Mahadev Temple
 Towards west... Adjoining land of Vishal Estate
 Towards North.... Adjoining land of Road
 Towards south ... Adjoining land of Karnawati Estate and of survey no. 207.

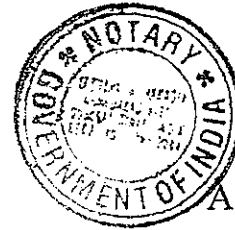
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[7]

In view of, what is stated above I am in opinion and certify that the title of An non Agriculture land of survey number 186 which is included in the town planning scheme no. 112 and allotted final plot no. 29-1 admeasuring 7678 smts paiki 5777 square meters of land, situated in the Village Odhav, Taluka – Vatva, Dist. Ahmedabad [state of Gujarat, India.] is belonging to VINAYAK DEVELOPERS PARTNERSHIP FIRM Office at B-10 Anupam Colony, Opp. Chirag Diamond, Opp. D-Mart. Bapunagar Ahmedabad. is cleared, marketable, free from all reasonable doubts and without encumbrances.

Place –Ahmedabad
Dated-2-4-2019



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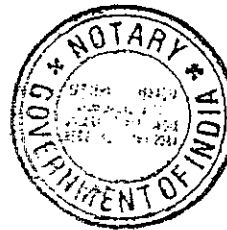
Dated 2-4 -2019
Ahmedabad

TITLE CERTIFICATE

This is to certify that the title of Non Agriculture land of following survey number is belonging to [1] **Vinayak Developer Partnership Firm** its Office at **B-10 Anupam Colony**, Opp. Chirag Diamond, Opp. D-Mart. Bapunagar, **Ahmedabad** state of Gujarat India.

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1	Odhav Vatva Ahmedabad	186 T.P. No. 112, F. P. no. 29-1	1.07.24 7846 Paiki 5777 Sq. Mts.	Non Agriculture for use of Industrial Purpose	3060.00 825

Place -Ahmedabad
Dated- 2-4-2019



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