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HIREN A. RAJPUT

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Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

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

Ref. No.802/2019

Date : 6 SEP 2019

To,
Satyay Corporation
A Partnership Firm
Through its acting partner
Nileshkumar Dhirubhai Dudhat
Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. :

Non Agricultural land bearing **Survey No. 39/3** containing by admeasurments **5660 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 117, Final Plot No.15/3** admeasurments **3096 Sq. Mtrs.** for residential purpose and **300 Sq.Mtrs.** for commercial purpose, Situate, lying and being at Moje : Vastral, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to Satyay Corporation, 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 of the records being maintained by the Revenue Authorities is not available , while computerized search is not well maintained/ prepared by State Government and hence may be some error therein) for the said



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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... Name of Soma Parma, Mohan Parma and Aata Parma has been appeared as occupiers of the land bearing survey No. 39 admeasuring Acre 4 and 4 Gunthas prior the year 1956-57.

2.... Thereafter, the co-owner and co-occupier of the said land i.e. Mohanbhai Parmabhai has been died on 05/08/1983 intestate leaving behind him his heirs Beniben widow of Mohanbhai Parmabhai, Lallubhai Mohanbhai, Hiralal Mohanbhai, Shanlal Mohanbhai and Laxmiben Mohanbhai, 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. 2109, dated 27/10/1989.

3.... Thereafter, the co-owner and co-occupier of the said land i.e. Somabhai Parmabhai has been died before 3 years intestate leaving behind him his heirs Shankarbhai Somabhai, Nanjibhai Somabhai, Madhiben Somabhai, Jethiben Somabhai, Daniben Somabhai, Dhaniben Somabhai, Mithiben Somabhai, Rajubhai Mangalbai Somabhai, Shilpaben Mangalbai, Kamlesh Mangalbai, Vishal Mangalbai and Gangaben widow of Mangalbai Somabhai, 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. 2187, dated 10/09/1992.



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4.... Thereafter, the co-owner and co-occupier of the said land i.e. Aatmarambhai Parmabhai has been died on 20/07/1987 intestate leaving behind him his heirs Bhikhabhai Aatmarambhai, Manuben Aatmarambhai and Jashiben Aatmarambhai, 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. 2262, dated 28/11/1994.

5.... Thereafter, the co-owner and co-occupier of the said land i.e. Manuben Aatmarambhai and Jashiben Aatmarambhai had released their rights, title and interest in favour of their brother, Hence their name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2268, dated 04/12/1994.

6.... Thereafter, as per order issued by D.I.L.R., Ahmedabad vide order No. D.R.K./Puravani Patrak No.27/Vastral/05, Dtd. 02/06/2005, the land bearing survey No.39 has been divided as under....

Survey No.	Name of Occupier	Area
39/1	Shankarbhai Somabhai	0-59-44
	Kanjibhai Somabhai	0-01-01
	Madhiben Somabhai	
	Jethiben Somabhai	
	Daniben Somabhai	
	Mithiben Somabhai	
	Rajubhai Mangalbhai	
	Shilpaben Mangalbhai	



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	Kamlesh Mangalbhai	
	Vishal Mangalbhai	
	Gangaben Mangalbhai	
39/2	Bhikhabhai Aatmaram	0-48-88
		0-01-01
39/3	Lallubhai Mohanbhai	0-55-59
	Hirabhai Mohanbhai	0-01-01
	Shanabhai Mohanbhai	
	Laxmiben Mohanbhai	
	Beniben Mohanbhai	

Entry to that effects was mutated in the mutation register vide entry No. 3595, Dtd.18/06/2005.

7.... Thereafter, the co-owner and co-occupier of the said land i.e. Beniben Mohanbhai has been died on 02/01/1995 , Hence her name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 6458, dated 03/03/2012

This entry has been rejected by the competent authority.

8.... Thereafter, the Government 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



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dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 6540, dated 03/05/2012. so the land of entire village Vastral gone in the new taluka Ahmedabad City East.

9..... Thereafter, the co-owner and co-occupier of the said land i.e. Beniben Mohanbhai has been died on 02/01/1995 , Hence her name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 8872 dated 11/09/2017.

10.... Thereafter, the owner of the said land i.e. Lallubhai Mohanbhai, Hirabhai Mohanbhai, Shanabhai Mohanbhai and Laxmiben Mohanbhai has soldout the land bearing **Block/Survey No. 39/3** admeasuring **5660 Sq.Mtrs.** or thereabouts As per **T.P.S. No.117** , **Final Plot No. 15/3** admeasuments **3396 Sq.Mtrs.** to (1) Manganbhai Nagjibhai Ramani (H.U.F.) (40 % Share) (2) Hareshbhai Nagjibhai Ramani (H.U.F.) (40 % Share) (3) Shailesh Laxmanbhai Kevadiya (10 % Share) (4) Nitendrakumar Bachubhai Vaddoriya (6 % Share) (5) Bhikhabhai Durlabhbhai Savaliya (4% Share) by executing a Reg. Sale deed No.732, Dtd. 26/03/2018 and entry to that effects was mutated in the mutation register vide entry No. 9107, Dtd.27/03/2018.

11..... Thereafter, Said land loards i.e. **Manganbhai Nagjibhai Ramani (H.U.F.) and others** had applied before the Collector Ahmedabad to convert the agricultural land of **Block/Survey No. 39/3** admeasuring **5660 Sq.Mtrs.** or



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thereabouts As per **T.P.S. No.117** , **Final Plot No. 15/3** admeasuments **3396 Sq.Mtrs.** paiki admeasuring 3096 Sq.Mtrs. for Resiedntial Purpose and 300 Sq.Mtrs. for Commercial Purpose. The Collector had allowed the application vide its order No.CB/Land-2/NA/S.R.790/2018/F.M.P.S.-319347, Dtd. 18/09/2018 and entry to that effect was mutated in the mutation register vide entry No. 9427, dated 05/10/2018.

12.... Thereafter, the owner of the said land i.e. (1) Manganbhai Nagjibhai Ramani (H.U.F.) (40 % Share) (2) Hareshbhai Nagjibhai Ramani (H.U.F.) (40 % Share) (3) Shailesh Laxmanbhai Kevadiya (10 % Share) (4) Nitendrakumar Bachubhai Vaddoriya (6 % Share) (5) Bhikhabhai Durlabhbhai Savaliya (4% Share) has soldout the land bearing **Block/Survey No. 39/3** admeasuring **5660 Sq.Mtrs.** or thereabouts As per **T.P.S. No.117** , **Final Plot No. 15/3** admeasuments **3396 Sq.Mtrs.** to Satyay Corporation, A partnership Firm through its acting partner Mr. Nileshkumar Dhirubhai Dudhat by executing a Reg. Sale deed No.11221, Dtd. 17/06/2019 and entry to that effects was mutated in the mutation register vide entry No. 9831, Dtd. 09/07/2019.

13... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **16/07/2019** 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.



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14...

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 **Block/Survey No. 39/3** admeasuring **5660** Sq.Mtrs. or thereabouts As per **T.P.S. No.117** , **Final Plot No. 15/3** admeasurments **3396 Sq.Mtrs.** Situate, lying and being at Mouje : Vastral, Taluka : Vatva 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.

I hereby opine that the same is clear and marketable and free 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.
- (4) Mutation entry No. 193 as it is not available in record.



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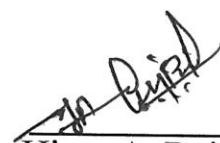
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THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing Survey No. 39/3 containing by admeasurments 5660 Sq. Mtrs. or thereabouts, As per T.P.S. No. 117, Final Plot No.15/3 admeasurments 3096 Sq. Mtrs. for residential purpose and 300 Sq.Mtrs. for commercial purpose Situate, lying and being at Mouje : Vastral, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to Satyay Corporation, A Partnership Firm.

Date : 6 SEP 2019


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.

