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HIREN A. RAJPUT

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

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

Ref. No.

Date : 09 JUN 2021

To,

Shivraj Developers,

A Partnership Firm

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey No. 475/4 containing by admeasurments 3642 Sq. Mtrs. or thereabouts , As per T.P.S. No. 119, F.P. No. 117/4 admeasuring 2185 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 Shivraj Developers, A Partnership Firm.

As per the instructions given by said land loards 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... Ordinarily land of survey no. 475/4 was holding as owner and occupier by Ranchhodbhai Chhaganbhai who was holding actual temporary possession of land of survey number. So his name was entered in the temporary possession holding register. So the effects of this mutation has been given in the village form no. 6 by mutation entry no. 185, Dtd. 26/05/1959.

2.... Thereafter, the name of Jiwanlal Mohanlal has been entered as tenant of the subject land and entry to that effects was mutated in the mutation register vide entry No. 232, dated 29/05/1959.

3.... Thereafter, according to section 32 [G] of The Bombay Tenancy and Agriculture Land Act 1948, That the above survey number was cultivating by Jiwanlal Mohanlal as Tenant and Ranchhodbhai Chhaganbhai was an administrator of the land. but by order in tribunal case no.322 [nikol] the land had been purchased by tenants from the Jiwanlal Mohanlal in Rs. 478-53 paisa. The order had been passed by the city Addition mamltar in tribunal case no. 322 [nikol], So the effects of this mutation has been given in the village form no. 6 by mutation entry no. 814 dated 02/07/1966.



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4.... Thererafter, 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.

5.... Thereafter, the owner and occupier of the said land i.e. Jiwanlal Mohanlal died on 17/10/1987 intestate leaving behind him his heirs Babulal Jiwanlal, Prahladbhai Jiwanlal and Lalitaben Jiwanlal, 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. 2077, dated 30/10/1987.

6.... Thereafter, the co-owner and co-occupier of the said land i.e. Lalitaben Jiwanlal had released her rights, title and interest in favour of her brothers, hence her name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2536,dated 02/01/1996.



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7.... Thereafter, the co-owner and co-occupier of the said land i.e. Prahladbhai Jiwanlal had released her rights, title and interest in favour of his brother, hence his name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 2705, dated 29/01/1997.

8.... Thereafter, there was some errors in computerised record and hence order of correction has been issued by Mamlatdar, City vide order No. RTS/Sudharo/Kshatiyadi/SRNo.1281/08, Dtd. 24/09/2008 and entry to that effect was mutated in the mutation register vide entry No. 5421 dated 27/09/2008.

9.... Thereafter, there was some errors in computerised record and hence order of correction has been issued by Mamlatdar, City vide order No. RTS/Sudhara Hukam/Kshatiyadi/SRNo.2362/08, Dtd. 30/09/2008 and entry to that effect was mutated in the mutation register vide entry No.5506, dated 05/11/2008.

10.... 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 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.



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11.... Thereafter, the owner and occupier of the said land i.e. Babulal Jiwanlal died on 08/07/2013 and his wife i.e. Madhuben Babubhai died on 15/09/2011 intestate leaving behind them their legal heirs i.e. Sangitaben Babulal Panchal and Rekhaben Babulal Panchal, 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. 9814, dated 21/03/2014.

12.... Thereafter, as per order issued by City Mamlatdar, Asarva vide order No. Asarva/Sudharahukam/Nikol/Survey No. 462/2,476/2,477/1, 477/2, 475/4/S.R.15/2018, Dtd. 31/05/2018 the name of Narendrabhai Prahladbhai and Vishnukumar Prahladbhai has been deleted from the 7/12 extract of the subject land and entry to that effect was mutated in the mutation register vide entry No.12890, dated 05/06/2018.

13.... Thereafter, as per order passed by Collector, Ahmedabad vide order No. CB/PraSaPa/Prmium/Srv.No./Block No.475/4/S.R.321/2018, Dtd. 15/02/2019 , Prmium amount has been paid by land lords and the land declared old tenure for N.A. Purpose and entry to that effect was mutated in the mutation register vide entry No.13536 dated 26/03/2019.

14.... Thereafter, Said land loard i.e. **Sangitaben Babubhai Panchal and other** had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.475/4, T.P.S. No. 119, F.P. 117/4 admeasuring **2185 Sq.Mtrs.**



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for multi-purpose. The Collector had allowed the application vide its order No. 195/07/14/004/2019, Dtd. 31/05/2019 and entry to that effect was mutated in the mutation register vide entry No. 13685 dated 10/06/2019.

15.... Thereafter, the owners of the said land i.e. Sangitaben Babubhai Panchal and Rekhaben Babubhai Panchal has soldout the land of Survey No.475/4, T.P.S. No. 119, F.P. 117/4 admeasuring **2185 Sq.Mtrs.** to Shivraj Developers, A Partnership Fim by execiting a Reg. Sale deed No. 3195, Dtd. 08/02/2021 and entry to that effects was mutated in the mutation register vide entry No.14937, Dtd. 17/02/2021.

16.... 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. 475/4** containing by admeasurments **3642 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 119, F.P. No. 117/4** admeasuring **2185 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.

I hereby opine that the same is clear and marketable and free reasonable douts 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. 475/4** containing by admeasurements **3642 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 119, F.P. No. 117/4** admeasuring **2185 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 JUN 2021



Hiren A. Rajput

Advocate

Note of caution and disclaimer:-

- (1) In case....

If any deed(s) / writing etc. executed through power of attorney holder

SANAD No. 65/647/2005

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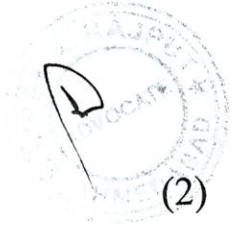
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then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owners.

(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 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. 603 and 2704 are not related to subject land.

