



Ref: Ta/527/2022

Date: 25/06/2022

TITLE REPORT WITH CERTIFICATE

Reg.:- Non-Agricultural land for the Multi-Purpose on site known as “**MATRIX INDUSTRIAL PARK**” bearing land admeasuring 0-64-21 Sq.mtrs paiki 3853 Sq.Mtrs. bearing T.P. Scheme No.117, F.P. No.132 (Block No.1014) situate lying and being at Mouje Kathvada, Taluka Dashkroi and registration district of Ahmedabad and sub-district of Ahmedabad-12(Nikol) belonging to SHREE MARUTI DEVELOPERS.

SUHAGIYA & CO. ADVOCATES

**429, Arth Business Center(ABC), Opp. Torrent Power, Nr. Galaxy Heights, S.P.
Ring Road, Nikol, Ahmedabad.
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As per instructions, I have inspected and investigated the titles to the above-referred constructed property by taking search with available revenue records and available records of the Sub Registrar Office, Ahmedabad-7(Odhav) by Receipt No.2021007007240 dated 26/02/2022 and Ahmedabad-14(Dashkroi) by Receipt No.2021314006003, Dated 17/07/2021 and Sub Registrar Office, Ahmedabad-12(Nikol) by Receipt No.202231200024462 dated 13/06/2022 for last 30(Thirty) years. I have gone through relevant documents my inspection, investigation and search revealed as under: -

I have given public notice in “DIVYA BHASKAR” news paper dated 16/06/2022 inviting any rights claims or interest if any in the said land I have not received any claim or objection and have gone through relevant documents my inspection, investigation and search revealed as under: -

Block No.1014

(old survey no.214)

(old survey no.469)

Mouje: Kathvada

Ta : Dashkroi

District: Ahmedabad

No.	Date	Subject	
1) 83	01/08/53	The land Revenue Survey No.469 admeasuring 1 acor 23 Gutha situates	Certified (Sr.469)



		lying and being of Mouje Kathvada, Ta. Dashkroi, Dist. Ahmedabad originally occupier and belonged to Chhotabhai Desaibhai & Minor Keshvlal Desaibhai in revenue records.	
2) 87		Not Applicable	
3) 952	17/11/56	In above said land piece in entered Jarayat 2 Acor 0 Gutha, Kyari 0 acor 20 Gutha, Bagayat 0 Acor 20 Gutha entered in the revenue record.	Certified (Sr.469)
4) 2526	30/09/66	Above said land owner Chhotabhai Desaibhai was died on 28/08/66 after his death as his legal heirs 1) Bai kamla widow of Chhotabhai desaibhai & minor Gordhanbhai Chhotabhai, Jayantibhai Chhotabhai as a parents 2) Vidhyaben Chhotabhai 3) Hasumatiben Chhotabhai name entered in the revenue record.	Certified (Sr.469)
5) 3045	03/10/75	In the said land Shri settlement Commissioner and Land record Sir Notification No. U.M.Sa.Order Con Ahmedabad 290 on dated 17/03/1975.	Certified (Block No.214)





		Authority by come on date 28/05/75. Which was declared as a valid and said land converted into block number from survey number and also made change in the record.	As per Bombay land revenue act- 1947
6) 3393	01/04/82	Brothers share the share Block no.214 6421 Sq.mtrs 1) Kamlaben widow of Chhotabhai desai 2) Gordhanbhai Chhotabhai 3) Jyantibhai Chhotabhai 4) Vidhyaben Chhotabhai 5) Hasumatiben Chhotabhai	Certified (Block No.214)
7) 4097	07/07/93	In above said land Owner Vidhyaben Chhotabhai, Hasumatiben Chhotabhai and others name of running but out of them his right in favour of his Partner and his name removed from said land.	Certified (Block No.214)
8) 4294/1	21/12/95	Said Gordhanbhai Chhotabhai etc.. was taken loan from the Kathwada seva sahkari mandli Ltd. rs.40,000/- to that effect was made in the said mutation	Certified (Block No.214)





		entry.	
9) 4327	05/02/08	Said Gordhanbhai Chhotabhai was taken loan from the Gu.St.co.op. bank li., on the said land which was repaid by him so effect of loan removed from record.	Certified (Block No.214)
10) 4476/1	18/12/96	Said Gordhanbhai Chhotabhai etc.. was taken loan from the Kathwada seva sahkari mandli Ltd. rs.3,00,000/- to that effect was made in the said mutation entry.	Certified (Block No.214)
11) 6573	30/06/10	In above said land Jayntibhai Chhotabhai patel and other name running but kamlaben chhotabhai was died on date 09/05/10 after her death so, her name removed from the said land.	Cancelled (not submitted panchnamu & genealogy)
12) 7109	01/10/11	In above said land Jayntibhai Chhotabhai patel and other name running but kamlaben chhotabhai was died on date 09/05/10 after her death so, her name removed from the said land.	Cancelled (not submitted panchnamu & genealogy)
13) 8006	19/2/14	Above said land owner Kamlaben widow of Chhotabhai desaibhai was died on 09/05/10 after his death as his legal heirs 1) Gordhanbhai Chhotabhai	Certified (Block No.214)





		2) Vidhyaben Chhotabhai 3) Jayntibhai Chhotabhai 4) Kailashben Chhotabhai 5) Sudhaben Chhotabhai 6) Pintu Chandubhai 7) Kirtan Chandubhai 8) Rupalben Chandubhai Hasumatiben Chhotabhai death 21/9/2001 name entered in the revenue record.	
14) 8134	04/06/14	Said land of 1) Vidhyaben Chhotabhai 2) Kailasben Chhotabhai 3) Sudhaben Chhotabhai excuted relese deed to this Survey No.214 in 6421 sq.mtrs paiki 3489 sq.mtrs favor of 1) Gordhanbhai Patel Chhotabhai 2) Patel Jayntibhai Chhotabhai in situate lying and being at Mouje village Kathwada, Taluka Daskroi this document registered the office of sub register Daskroi on Dt.29/05/14 under registration no.972.	Certified (Block No.214)
15) 8490	21/04/15	Order of error corrected (Mamlatdar daskroi changorder no.jamin/ Ksha.shu/kathwada/s.r no.207/2014 on	Certified (Block No.214)





		date 27/3/25 under this by order.) Said survey no.214 in mutation entry no. 8006 on dated 19/02/2014 to in inheritance entry shown in the name of 1) pintubhai chandubhai 2) kirtan chandubhai and rupalben, but in the time of making mutation entry S.form by mistek "pinntubhai chandubhai, kirtan chandubhai and rupalben chandubhai name shown error was created so that mutation entry no. 8006 dated 19/02/2014 to making mutation entry S.form written by mistek pin ntubhai chandubhai, kirtan chandubhai and rupalben chandubhai error names was do remove and insteard 1) pintubhai chandubhai 2) kirtan chandubhai and rupalben names shown and an order is made to corrected names.	
16) 8864	08/09/16	The Provincial Records Officer, Shri Kansagra Umeshchandra Mohanbhai (SLR), has been prepared for the re-survey. Public notice has been issued from Province Officer's Office, Ahmedabad on order number jamin /	Certified (Survey No.1014)





		promulgation / daskroi/ KATHVADA/ jahernamu/ prasiddh/ 2016 dt.16/02/2016. And in day-1, it is instructed to submit written objection petitions. A new record has been prepared and associated with the amendments made under the objection requests submitted during the period of public notice. One hundred percent correctness of the new record prepared by the re-survey has been made by Mamlatdar Shri Ahmedabad. Subsequently, the newly prepared Re-survey related record has been promulgated by order No.dso/ resurvey/ aakarbandh/ kayamkhardo/ KATHVADA/ 2016 on dt.08/09/2016 General Chat Lounge According to the old-new survey number. Area. Shape. Details of the occupier are separately included in the letter. In addition to this, a notice of promotion of survey No.1 to survey number 9056 of total 1514 page Moje Kathwada village was issued.	
17) 9159	19/12/16	said land belong to Jayntibhai	Certified





		Chhotabhai & others name running. This land in Jayntibhai Chhotabhai name entered do Appeal with Padhinamu-Punchnamu present do as a partner name 1) Rasmitaben Jayntibhai 2) Dipatiben Jayntibhai 3) Nikhilkumar Jayntibhai entered in revenue record.	(Survey No.1014)
18) 9301	16/03/17	In above said land 1) Jayntibhai Chhotabhai 2) Dipatiben Chhotabhai & others name running but they are hepply his/her rights favour of nikhilkumar Jayntibhai, Rasmitaben Jayntibhai name to this records So, his/her name removed from the said land.	Certified (Survey No.1014)
19) 9310	20/03/17	Said land owner was taken loan from the Kathwada seva sahkari mandli Ltd. rs.2,00,000/- to that effect was made in the said mutation entry.	Certified (Survey No.1014)
20) 9635	28/11/17	Above said land owner Gordhanbhai Chhotabhai was died on 05/08/17 after his death as his legal heirs 1) Kokilaben widow of Gordhanbhai 2) Nilamben Gordhanbhai 3) Jignesh Gordhanbhai	Certified (Survey No.1014)





		4) Alpaben Gordhanbhai 5) Mitesh Gordhanbhai name entered in the revenue record.	
21) 9725	07/02/18	Hon. D.L.E.R Ahmedabad order no.DSO/ D.RK/ KJP/ S.R/no.457/18 durasti patron.24 on date 24/1/18 according said land divided. After ri-survey New no.1014 khata no.592 6431 sq.mtrs Aakar 3.00 Matter of giving effect of amendment order survey no.1014 6421 sq.mtrs Aakar 2.99	Certified (Survey No.1014)
22) 10089	26/07/18	Said land owner was taken loan from the kathwada seva sahkari mandli li., on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.1014)
23) 11409	06/02/21	Said land of Rupalben Daughter of chandubhai & wife of hiteshbhai Patel executed release deed to this Survey No.1014 (old survey no.214)	Certified (Survey No.1014)



		admeasuring 0-64-21 Hectare Area Square Meters (T.P. Scheme No.117, F.P. No.132 admeasuring 3853 sq.mtrs paiki 31 sq.mtrs favor of 1) Nikhilkumar Jayntibhai (50% share) 2) Jignesh Gordhanbhai (25% share) 3) Mitesh Gordhanbhai (25% share) in situate lying and being at Mouje village Kathwada, Taluka Daskroi this document registered the office of sub register Daskroi on Dt.30/01/21 under registration no.389.	
24) 11411	09/02/21	Said land of 1) Pintu Chandubhai 2) Kiratn Chandubhai executed release deed to this Survey No.1014 (old survey no.214) admeasuring 0-64-21 Hectare Area Square Meters (T.P. Scheme No.117, F.P. No.132 admeasuring 3853 sq.mtrs paiki 62 sq.mtrs favor of 1) Nikhilkumar Jayntibhai (50% share) 2) Jignesh Gordhanbhai (25% share) 3) Mitesh Gordhanbhai (25% share) in situate lying and being at Mouje village Kathwada, Taluka Daskroi this document registered the office of sub register Daskroi on Dt.30/01/21 under	Certified (Survey No.1014)





		registration no.387.	
25) 11553	27/05/21	Circle officer kathwada division Ahmedabad order no.S.O/ KSU/ kathawada/ S.R.no.27/2021 on dt.19/05/2021 note the following details of the order being amended in the following details. Said survey no.1014 in revenue entry no.11409, 11411 on dt.06/02/21 in details by mistake rights buyer nikhilkumar Jayntibhai (50% share) and mitesh gordhanbhai (25% share) and right saler rupalben daughter of chandubhai and wife of hiteshbhai and pintubhai chandubhai, kirtan chandubhai names removed and do correction so order is made for correction	Certified (Survey No.1014)
26) 11627	28/06/2021	Purchaser :- 1) Kakadiya Mehulbhai laljibhai (40% Share) 2) Ramani Sanjyabhai Arvindbhai (40% Share) 3) Jaymin Pravinbhai Patel (20% Share) Saler:- 1) Rashmikaben Jayntibhai	Certified (Survey No.1014)





		2) Nikhil Jayntibhai 3) Kokilaben widow of Gordhanbhai 4) Nilamben Gordhanbhai wife of sanjy Kumar patel 5) Jignesh Gordhanbhai 6) Alpaben Gordhanbhai wife of gauranghai patel and as a power of attorny holder mitesh gordhanbhai 7) Mitesh Gordhanbhai Said sale deed was registered in the office of Sub-Registrar, Ahmedabad on the same date at Serial No. 2196 on dt.17/06/21 Thereby purchaser became the owner and occupier of said land bearing survey no. 1014 (old sur no. 214) accoding to revenue record about 0-64-21 H.A.sq.mtrs old tenure agriculture land, in T.P no. 117 as per F.P no. 132 is about 3853 sq.mtrs (remaining land T.P deduction) Rs. Akar 2.99 old tenure agriculture land said purchaser name was entered in revenue record.	
27) 11998	14/12/21	Said Survey No.1014 in total 6421 sq.mtrs land paiki 3853 sq.mtrs Non-Agricultural use permission is granted by	Certified (Survey No.1014)





		condition order No.	
		3442/07/06/049/2021 on Date 14/12/21 By Hon. Collector Shri Ahmedabad.	
28)12038	16/04/22	Purchaser :- Shree Maruti Developers Saler :- 1) Kakadiya Mehulbhai laljibhai (40% Share) 2) Ramani Sanjyabhai Arvindbhai (40% Share) 3) Jaymin Pravinbhai Patel (20% Share) Said sale deed was registered district and sub district Ahmedabad ta-daskroi moje village kathwada bearing survey no. 1014 (old survey no. 214) according to revenue record about 0-64-21 sq.mtrs non- agriculture land in T.P no. 117 as per F.P no. 132 is about 3853 sq.mtrs land this agreement is registered was ragisted no. 9547 on dated 13/04/2022 Rs.10,70,0000/- said purchaser name was entered in revenue record.	Certified (Survey No.1014)

- 1) After that, the said land obtained development permission and approval lay out plan from AMC Commencement Letter No.001BP22230189 On date 05/05/2022 they have given Scheme Name as **“Matrix Industrial Park”**.



A. I have referred the following documents.

- a. Copy of Village form No.7/12.
- b. Copy of Village from No.6 record of rights entries.
- c. Copy of N.A. Order.
- d. Copy of Development permission letter issued by AUDA
- e. Copy of approved lay out plan approved by AUDA
- f. Affidavit of land owner.

1. I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.
2. Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts.

THE SCHEDULE ABOVE REFEREED TO

Non-Agricultural land for the Multi-Purpose on site known as "**MATRIX INDUSTRIAL Park**" bearing land admeasuring 0-64-21 Sq.mtrs paiki 3853 Sq.Mtrs. bearing T.P. scheme No.117, F.P. No.132(Block No.1014) situate lying and being at Mouje Kathvada, Taluka Dashkroi and registration district of Ahmedabad and sub-district of Ahmedabad-12(Nikol) and bounded as under.

East : Land for sale industrial purpose

West : Survey no.213

North : F.P. No.136

South : 18 Mtrs road

Date:- 25/06/2022

Place:-Ahmedabad.

