



ADVOCATES & NOTARY

Earth Associates

OFFICE : Earth Associates, 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School,
Gangotri Circle Road, Nikol, Ahmedabad.

COURT: 001/146, Advocate Room, City Civil & Sessions Court, Bhadra, Ahmedabad.
Email: mishrashiv080@gmail.com, Mob. 8141437067

Ref No.TCR/144/2022

To,

Keshav Developers,

Mouje- Nikol, Tal. Asarva,

Dist.- Ahmedabad.

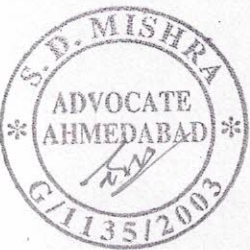
REPORT ON TITLE

Reg.: Investigation of title for an immovable property being non-agriculture land for residential uses bearing revenue Survey No.138/2 admeasuring 2023 sq. mts. included in Town Planning Scheme No.119 and allotted Final Plot no.57/2 admeasuring 1214 sq. mts. of Mouje-Nikol, Taluka- Asarva, in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to Keshav Developers and its partners.

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1986, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below;

1. Originally the land of survey no.138/2 admeasuring Acre-0, Guntha-20 above referred to prior to 1951-52 belongs to Bai Diwali D/o.

[1]





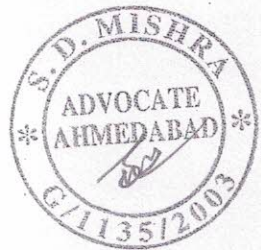
ADVOCATES & NOTARY

Earth Associates

Gaguji Raghuji by virtue of payment of land revenue, hence his name was entered in the column of occupier. Ref. mutation entry no.97 dated 25/05/1959.

2. Thereafter the name of Ishwarbhai Nathabhai was entered in the revenue record of said land as ordinary tenant as per section 23. Ref. mutation entry no.232 dated 29/05/1959.
3. Thereafter a mutation entry no.851 dated 05/01/1967 has been entered in the revenue record of said land stating that earlier said land together with other land of Nikol village were declared reserved land for Industrial Zone A and entry to that effect has been entered in the second column of said land; now the Government does not intent to acquire the said land as the Government has not published the notice under section 6 of Land Acquisition Act within timeline hence vide order dated 14/6/1966 issued by Government of Gujarat through Revenue Department the said land together with other land of Nikol village declared free and the revenue entry of reservation for Industrial Zone A entered earlier in second column of said land has been removed.
4. Thereafter as per the order of Krushipanch and Mamlatdar City, Ten. Case No.107/72/Nikol dated 01/04/1973 it was resolved that under the inquiry of section 32-G it was ordered to sell the said and to tenant Ishwarbhai Nathabhai in Rs.344/- to land owner Bhalabhai Dawalbhai and others which the tenant had deposited and on payment of said amount form no.9 issued in favour of tenant Ishwarbhai Nathabhai and said land was allotted to him on new and impartible tenure. Ref. mutation entry no.1418 dated 11/11/1975.
5. Thereafter mutation entry no.1428 dated 09/01/1976 entered in the revenue record of said land which is not relevant to said land.

[2]





ADVOCATES & NOTARY

Earth Associates

6. Thereafter mutation entry no.1518 dated 22/09/1977 entered in the revenue record of said land which is not relevant to said land.
7. Thereafter the owner of said land had availed loan of Rs.98000/- over the said land from State Bank of India, Vepari Mahamandal Branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.2132 dated 05/10/1998.
8. Thereafter the owner of said land had repaid the loan availed over the said land from State Bank of India, Odhav Branch. Accordingly said bank has issued no due certificate dated 06/05/1991 and released said land from its charge. Ref. mutation entry no.2251 dated 06/05/1991.
9. Thereafter as per the order of Mamlatdar and Krushipanch City, Tenancy Case No.451/93 dated 16/11/1996 it was held under the inquiry of section 84-C that the notice issued under section 84-C was withdrawn as said land came under cultivation and therefore there were no reason to believe the breach of condition hence the notice issued under section 84-C of Tenancy Act was withdrawn and inquiry was closed. Ref. mutation entry no.2678 dated 10/12/1996.
10. Thereafter the owner of said land Ishwarbhai Nathabhai died intestate on 11/07/1996 leaving behind him his legal heir namely 1. Jagdishbhai Ishwarbhai, 2. Ghanshyambhai Ishwarbhai, 3. Savitabn Ishwarbhai, 4. Ushaben Ishwarbhai, 5. Ranjanben Ishwarbhai and 6. Kamlaben widow of Ishwarbhai Nathabhai. Accordingly said legal heir became the owner of said land. Ref. mutation entry no.2777 dated 23/08/1997.
11. Thereafter the co-owner of said land 1. Savitabn Ishwarbhai and 2. Ushaben Ishwarbhai released, relinquished and waived all their

[3]





ADVOCATES & NOTARY

Earth Associates

undivided right title and interest pertain to said land in favour of other co-owner. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.2916 dated 20/09/1999.

12. Thereafter by virtue of order passed by the Hon. Mamlatdar Ahmedabad dated 30/09/2008 bearing no.RTS/Sudharahukam/Kshatiyadi/S.R.No.2343/08 stating that hand written revenue record were verified with the computerized revenue record of village form no. 7/12 and 6 and rectified the mistake accordingly. Ref. mutation entry no.5487 dated 04/11/2008.
13. Thereafter the co-owner of said land Kamlaben widow of Ishwarbhai Nathabhai died intestate on 04/02/2010 whose heredity was already took place therefore her name was deleted from the revenue record of said land. Ref. mutation entry no.6872 dated 02/11/2010.
14. Thereafter through notification dated 17/03/2012 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad (East) and Ahmedabad (West) apart from Nikol village included under the Ahmedabad (East) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.8261 dated 03/05/2012.
15. Thereafter as per the order of Dy. Collector (Appeal and land reforms) Ahmedabad dated 17/07/2012 in tenancy revision case no.171/03 it was ordered to withdraw the notice issued under section 76-A of Tenancy Act with respect to said land of Survey no.138/2 adm.2023 sq. mts. as earlier by way of order dated

[4]





ADVOCATES & NOTARY

Earth Associates

06/07/1996 in the matter Ganot Case No.451/93 it was ordered to withdraw the notice. Ref. mutation entry no.8415 dated 24/07/2012.

16. Thereafter the owner of the said land had applied before the Hon. District Collector, Ahmedabad to convert said restricted tenure land into old tenure whereby Hon. Collector Ahmedabad on 03/12/2013 vide order no.ACB/TNC/Premium/ S.R.686/2012 ordered to convert the said land of Block No.138/2 of T.P. Scheme No.119 Final Plot No.57/2 admeasuring 1214 sq. mts. was converted into old tenure for non-agriculture uses. Ref. mutation entry no.9327 dated 18/01/2014.
17. Thereafter the owner of said land 1. Ghanshyambhai Ishwarbhai, 2. Jagdishbhai Ishwarbhai and 3. Ranjanben Ishwarbhai sold, conveyed and transferred said land of survey no.138/2 admeasuring 2023 sq. mts. to Jayesh Manharbhai Patel by way of saledeed dated 21/01/2014 registered before the sub registrar office at Ahmedabad under sr.no.137. Ref. mutation entry no.9733 dated 28/01/2014.
18. Thereafter said land of Survey no.138/2, T.P. Scheme No.119 Final Plot No.57/2 admeasuring 1214 sq. mts. had been granted Non-Agriculture use permission for residential uses by Hon. District Collector, Ahmedabad on dated 17/09/2014 bearing no.CB/ADM/ Ta.bi.Khe./Tatkal/Ka-65/S.R.118/2014 as per the terms and condition contained in said order. Ref. mutation entry no.10655 dated 21/05/2015.
19. Thereafter the owner of said land Jayesh Manharbhai Patel sold, conveyed and transferred said land of survey no. Survey no.138/2, T.P. Scheme No.119 Final Plot No.57/2 admeasuring 1214 sq. mts. to 1. Hirenkumar Hardasbhai Savaliya and 2. Kamleshbhai Vadilal





ADVOCATES & NOTARY

Earth Associates

Patel by way of saledeed dated 22/05/2015 registered before the sub registrar office at Ahmedabad under sr.no.6150. Ref. mutation entry no.10674 dated 29/05/2015.

20. Thereafter as per the letter of Dy. Town Development officer (East Zone) of AMC dated 10/06/2021 land adm.809 sq. mts. of T.P. Deduction has been vested in the AMC therefore the name of AMC was entered in the second column of said land. Ref. mutation entry no.15332 dated 07/08/2021.

21. Thereafter the owner of said land 1. Hirenkumar Hardasbhai Savaliya and 2. Kamleshbhai Vadilal Patel sold, conveyed and transferred said land of survey no. Survey no.138/2 admeasuring 2023 sq. mts., T.P. Scheme No.119 Final Plot No.57/2 admeasuring 1214 sq. mts. to Keshav Developers through its administrative partner Prafulbhai Babubhai Patoliya by way of saledeed dated 06/09/2022 registered before the sub registrar office at Ahmedabad under sr.no.21627. Ref. mutation entry no.16413 dated 08/09/2022.

22. That the owner of the said land had planned a Residential Project on over the said land of Survey no.138/2 admeasuring 2023 sq. mts., T.P. Scheme No.119 Final Plot No.57/2 admeasuring 1214 sq. mts. namely "SARTHAK LAKEVIEW" comprising building block-A+B consisting 45 Flats on First Floor to Sixth Floor and parking on First Celler and Ground Floor on the said Land and prepared planned and details drawing for the same and applied before the Ahmedabad Municipal Corporation for construction of residential building and plans for the same was approved by Ahmedabad Municipal Corporation and issued Commencement





ADVOCATES & NOTARY

Earth Associates

Letter (Rajachitthi) dated 26/12/2022 bearing permission no. 07319/111122/A6681/R0/M1 for Block-A+B.

23. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Divya Bhaskar" on 27th day of June' 2022 Ahmedabad, inviting claims, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection has been received till this date.
24. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
25. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
26. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that said non- agriculture land for residential uses bearing revenue Survey No.138/2 admeasuring

[7]





ADVOCATES & NOTARY

Earth Associates

2023 sq. mts. included in Town Planning Scheme No.119 and allotted Final Plot no.57/2 admeasuring 1214 sq. mts. of Mouje-Nikol as on date solely belongs to Keshav Developers and its partner and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That said Keshav Developers are the land owner of the said land; except them no any other person having any right, title or interest over the said land. That the said non-agriculture land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a) Usual Declaration cum Indemnity on Title being made while transferring or sale said land to any other person.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands.

DATED THIS 3rd day of January' 2022 at Ahmedabad.



S. D. Mishra
Advocate & Notary