

## **TITLE SEARCH REPORT**

**MOUJE : HANSPURA**  
**TALUKA : ASARVA**  
**DISTRICT : AHMEDABAD**  
**BLOCK/SURVEY NO: 56/A**  
**T. P. SCHEME NO. : 121**  
**F. P. PLOT NO. : 97/2 PAIKI**  
**Hec. Are. Sq. Mtrs. : 0-39-80**

**(Non Agricultural land)**



**BHARAT K. PATEL ASSOCIATES**

**-: Office :-**

7,8,9 First Floor, " Jay Hari Avenue", Jogmaya Estate, Opp. H.P. Petrol Pump,  
N.H.-8, C.T.M., Amraiwadi, Ahmedabad-26.

Ph : 079-25853404/07 | Fax : 079-25853404 | M. : 9925032214

Web : [www.bkpatelassociates.com](http://www.bkpatelassociates.com)  
e-mail : [bharatkpatelassociate@yahoo.com](mailto:bharatkpatelassociate@yahoo.com)

REF: TCC/HSN-56-A/84/T-16

DATE :28/4/2018

To,  
Keshubhai Bavabhai,  
Resi. of Ahmedabad



**TITLE SEARCH REPORT**

**SUBJECT:** Title Search Report in respect of the non agriculture land of 2394 sq. Mtrs. for residential purpose and 1586 sq. Mtrs. for commercial purpose aggregating in all 3980 sq. Mtrs. non agriculture land of Final Plot No. 97/2 paiki allotted to the land of Hec. Are. Sq. Mtrs. 0-66-32 and Akar of Rs.4496.00 of Block / Survey No. 56/A of Account No. 269 on inclusion in T.P. Scheme No. 121 of Mouje Village Hanspura SIM of Asarwa Taluka in the registration District Sub District Ahmedabad Zone - 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai, Resi. of Ahmedabad who have decided to give the said land to Panth Infrastructure, a partnership firm for development.

1. We, the advocate, Bharat K. Patel Associates having office at the above mentioned address hereby issue this Search Report that Keshubhai

..2..

Bavabhai, Resi. of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred property who have decided to give the said land to Panth Infrastructure, a partnership firm for development has given an application together with necessary evidence demanding the Title Clearance Certificate in respect of the above referred property stating inter alia that the non agriculture land of 2394 sq. Mtrs. for residential purpose and 1586 sq. Mtrs. for commercial purpose aggregating in all 3980 sq. Mtrs. non agriculture land of Final Plot No. 97/2 paiki allotted to the land of Hec. Are. Sq. Mtrs. 0-66-32 and Akar of Rs.4496.00 of Block / Survey No. 56/A of Account No. 269 on inclusion in T.P. Scheme No. 121 of Mouje Village Hanspura SIM of Asarwa Taluka in the registration District Sub District Ahmedabad Zone - 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai, Resi. of Ahmedabad who have decided to give the said land to Panth Infrastructure, a partnership firm for development. Taking them into reading, the facts as under are found.

2. Whereas the non agriculture land of 2394 sq. Mtrs. for residential purpose and 1586 sq. Mtrs. for commercial purpose aggregating in all 3980 sq. Mtrs. non agriculture land of Final Plot No. 97/2 paiki allotted to the land of Hec. Are. Sq. Mtrs. 0-66-32 and Akar of Rs.4496.00 of Block / Survey No. 56/A of Account No. 269 on inclusion in T.P. Scheme No. 121 of Mouje Village Hanspura SIM of Asarwa Taluka in the registration Dis-



..3..

tract Sub District Ahmedabad Zone - 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai, Resi. of Ahmedabad who have decided to give the said land to Panth Infrastructure, a partnership firm for development. The Title Search Report for the same is issued. (Hereinafter referred to as "the said land" in this Title Clearance Certificate).

3. Originally, the said land of Survey No. 70, Block No. 56 was running in the name of Bapubhai Lakhabhai Lavar.
4. Thereafter, the said land of Lavar Pasavati is running in the name of Lavar Bapalal Laxmichand. He having given consent to give the said land to his nephew Lavar Prahladbhai Chhaganlal and Lavar Natwarlal Bababhai, an entry in this regard is made as per Taluka Order No. W,T,N. 01157 dated 20/10/1952. An entry as above is made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 01/11/1952 vide entry No. 700 and the said entry is certified by the competent Revenue Authority.
5. Thereafter, on passing of the order for making an entry of common tenant as per Taluka Order No. N.T.N.E. dated 03/11/1952, an entry of common tenant made as per the order as under.



..4..

Name of the S. No. Acre-Guntha Name of Occupier  
common tenant

|                  |       |       |                                   |
|------------------|-------|-------|-----------------------------------|
| -----            | ----- | ----- | -----                             |
| Bapu Lakha Lavar | 70    | 3-20  | Chaturji Fulaji<br>Somaji Fulaji. |

An entry as above is made as per Taluka order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 20/12/1952 vide entry No. 725 and the said entry is certified by the competent Revenue Authority.

6. Thereafter, vide order dated 01/12/1954 of the Hon. Bombay Government, the said land being made Khalsa and entering at Raiyat Head, vide Taluka Order No. WTN dated 07/02/1956, taking the above occupier in the column of the occupier, an entry was made to enter in the name of the Hon. Bombay Government and the relevant occupier. An entry as above is made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 02/03/1956 vide entry No. 877 and the said entry is certified by the competent Revenue Authority.

7. Thereafter, the said survey number was of Ga. No. Rai. U. Luhar Pasayata, that number being Khalsa vide order No. WTN (D) dated 22/09/1956 of



..5..

the Prant Officer, on receiving the Taluka order No. WTN-IV 582 dated 25/09/1956, An entry was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 01/10/1956 vide entry No. 895 but the said entry is cancelled by the competent Revenue Authority on the ground that vide Entry No. 909, order is passed to enter this survey number to the government and the said entry is granted.

8. Thereafter, the said land was running in the names of Prahladbhai Chhaganlal and Natwarlal Bababhai Lavar under Pasayata Head, an entry was made to enter that number under Government Waste head as per order No. WTN IV 582 passed below order No. WTN (D) dated \_\_/10/1957 of the Prant Officer. An entry was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 02/11/1957 vide entry No. 909 and the said entry is certified by the competent Revenue Authority.

9. Thereafter, vide order No. WTN (D) dated \_\_/10/1957 of the Prant Officer, Viramgam Prant, order was passed to enter the said land under Government Waste head. Thereafter, on passing the order No. WTN S.R. (Dascroi) 32, dated 14/06/1961 and Taluka Order No. WTN S.R. IV 582 dated 22/06/1961, the said survey number was ordered to be entered under Khalsa Raiyat wadi head from dated 01/12/1954 on Bhar Akar in

..6..

the name of Prahladbhai Chhaganbhai and Natwarlal Bababhai. Hence an entry was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 09/08/1961 vide entry No. 1064 and the said entry is certified by the competent Revenue Authority.

10. Thereafter as per the Notification published in Government Gazette Part-I, Page No. 1618 on 06/06/1963 as per order No. CON/Ahmedabad-61 dated 27/05/1963 of the Settlement Commissioner and Director of Land Records, Ahmedabad, the amalgamation scheme of Mouje Hanspura, Tal. Dascroi is implemented. Hence on passing the order for getting written new record of the said village, an entry is made as per the order.

 An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 15/10/1963 vide entry No. 1161 and the said entry is certified by the competent Revenue Authority.

11. Thereafter as per the Notification published in Government Gazette Part-I, Page No. 1618 on 06/06/1963 as per order No. CON/Ahmedabad-61 dated 27/05/1963 of the Settlement Commissioner and Director of Land Records, Ahmedabad, the amalgamation scheme of Mouje Hanspura, Tal. Dascroi is implemented. Hence on passing the order for getting written new record of the said village, an entry No. 1161 was made on dated 15/10/1963, but therein, the details as per the Takhta being not
- 

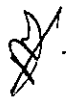
written, as per the endorsement and instructions of the Hon. A. A. K. Dascroi, an entry was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 21/06/1968 vide entry No. 1202 and the said entry is certified by the competent Revenue Authority.

12. Thereafter, vide No. LAQ 1030 KAMI 5336 dated 22/03/1982 of the Second Additional Special Land Acquisition Officer, the possession of the said land is taken over by the acquired institution, according to that order, an entry was made as per the order. Thereafter as per the Notification published in Government Gazette Part-I, Page No. 1618 on 06/06/1963 as per order No. CON/Ahmedabad-61 dated 27/05/1963 of the Settlement Commissioner and Director of Land Records, Ahmedabad, the amalgamation scheme of Mouje Hanspura, Tal. Dascroi is implemented. Hence on passing the order for getting written new record of the said village, an entry is made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 10/04/1987 vide entry No. 1399 and the said entry is certified by the competent Revenue Authority.

13. Thereafter on demise of the account holder Shri Natwarbhai Bababhai on dated 22/04/1989, the names of his heirs Maheshkumar Natwarbhai, Rajeshkumar Natwarbhai, Jayeshkumar Natwarbhai, Bhavnaben

Natwarbhai and Madhuben Wd/o Natwarbhai Bababhai were entered in the said land. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 15/05/1989 vide entry No. 1429 and the said entry is certified by the competent Revenue Authority.

14. Thereafter on demise of the account holder Shri Prahladbhai Chhaganbhai, the names of his heirs Harshadbhai Prahladbhai, Chandrakantbhai Prahladbhai, Bhagwatiben Prahladbhai, Dharmishthaben Prahladbhai and Saraswatiben Wd/o Prahladbhai Chhaganbhai were entered in the said land. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 10/12/1994 vide entry No. 1478 and the said entry is certified by the competent Revenue Authority.

15. Thereafter on demise of Saraswatiben Prahladbhai on dated 25/04/2002  at Naroda, her name was deleted as per the application, death certificate and affidavit produced. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 17/04/2006 vide entry No. 1740 and the said entry is certified by the competent Revenue Authority.

16. Thereafter Maheshkumar Nawarbhai, Rajeshkumar Natwarbhai, Jayeshkumar Natwarbhai, Bhavnaben Natwarbhai, Madhuben Wd/o Natwarbhai Bababhai, Harshadbhai Prahladbhai, Chandrakantbhai



Prahladbhai, Bhagwatiben Prahladbhai, Dharmishthaben Prahladbhai sold and conveyed the said land of Survey / Block No. 56, Hec. Are, Sq. Mtrs. 1-41-64 to Keshubhai Bavabhai and Pravinbhai Keshavbhai vide registered sale deed No.2172, dated 19/04/2006, hence an entry was made to transfer the said land in the name of the purchasers on production of application and certified copy of the registered sale deed. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 25/04/2006 vide entry No. 1746 but the said entry is cancelled by the competent Revenue Authority on the ground that deed being executed with the acquired land, not matched with the record.

17. Thereafter Maheshkumar Nawarbhai, Rajeshkumar Natwarbhai, Jayeshkumar Natwarbhai, Bhavnaben Natwarbhai, Madhuben Wd/o Natwarbhai Bababhai, Harshadbhai Prahladbhai, Chandrakantbhai Prahladbhai, Bhagwatiben Prahladbhai, Dharmishthaben Prahladbhai sold and conveyed the said land of Survey / Block No. 56, Hec. Are, Sq. Mtrs. 1-41-64 to Keshubhai Bavabhai and Pravinbhai Keshavbhai vide registered sale deed No.2172, dated 19/04/2006, hence an entry was made to transfer the said land in the name of the purchasers on production of application and certified copy of the registered sale deed. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 24/11/2006 vide entry No. 1768 and the said entry is certified by the competent Revenue Authority.

**..10..**

18. Thereafter, on merger of City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka, Ahmedabad (East) and Ahmedabad (West) are established vide resolution No. PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Hanspura village of Dascroi Taluka in Ahmedabad City (East) was made. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 03/05/2012 vide Entry No. 2296 and the said entry is certified by the competent Revenue Authority.
19. Thereafter, On production of an application, affidavit for entering the names of his straight line heirs during the aliveness, panchkyas, the names of Arunaben Pravinbhai (wife), Jigar Pravinbhai (Son), Dhariniben Pravinbhai (daughter), Shitalben Pravinbhai (daughter) were entered in the said land. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 15/05/2015 vide Entry No. 2571 and the said entry is certified by the competent Revenue Authority.
20. Thereafter, for the said land, as per the order No. DSO / D.R.K. / K.J.P. S.R. No. 473/15-16 dated 30/03/2016 of the D.I.L.R., Ahmedabad, an entry of K.J.P. Durasti was made as under.

As per K.J.P.

| Survey No. | Area    | Akar | Account holder.             |
|------------|---------|------|-----------------------------|
| 56/A       | 0-66-32 | 5.00 | Keshubhai Bavabhai          |
| 56/B       | 0-09-00 | 0-69 | The Executive Engineer, Ja. |



**..11..**

Aa. Su. Pe. Department, Gu. Pa.Pu. and G. Vya. Board, Ahmedabad. .

|      |         |      |                        |
|------|---------|------|------------------------|
| 56/C | 0-66-32 | 5.00 | Pravinbhai Keshavbhai, |
|------|---------|------|------------------------|

Arunaben Pravinbhai, Jigar Pravinbhai, Dhariniben Pravinbhai, Shitalben Pravinbhai.

|       |         |       |
|-------|---------|-------|
| Total | 1-41-61 | 10.69 |
|-------|---------|-------|

An entry of K.J.P. was made as per the above order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 12/04/2016 vide Entry No. 2629 and the said entry is certified by the competent Revenue Authority.

21. Thereafter, as per Reference No. Estate, North Zone E. No. 6156 dated 11/01/2007 of the Yadi of Ahmedabad Municipal Corporation, Deputy Town Development Officer (North Zone), the Submission / an application - sis filed in connection with the Development Permission by the owner of the land of Revenue Survey No. / Block No. 56 paiki. The inclusion of the said land within the jurisdiction of North Zone of Ahmedabad Municipal Corporation, Election Ward No. 12 (Naroda North), approved draft Town Planning Scheme No. 121 (Naroda-Kathwada-Hanspura). The possession of the land to be going under deduction in the said land is handed over by the owner of the land to Ahmedabad Municipal Corporation without any type of encumbrances vide possession receipt. Taking into consideration all the above facts, an entry was made to enter the name of



..12..

Ahmedabad Municipal Corporation in the other right of the questioned land for the land 5305.00 sq., mtrs. obtained to the Ahmedabad Municipal Corporation towards the deduction was made as per the yadi of Ahmedabad Municipal Corporation. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 22/02/2017 vide Entry No. 2727 and the said entry is certified by the competent Revenue Authority.

22. Thereafter, vide order No. CB/CTS-1/N.Sh./Kheti Kheti/Bin Kheti Premium/Hanspura/Block No. 56/A/SR-862/2016 dated 20/09/2017 of the District Collector (Chitnesh Branch), Ahmedabad for the land of 6632 sq. Mtrs. of Block/Survey No. 56/A and 3980 sq. Mtrs. of New Tenure of Final Plot No. 97/2 paiki of T.P. No. 121, Block No. 56/A for the non agriculture usage for the residential purpose, order was passed to the land occupier of the non agriculture residential purpose Keshubhai Bavabhai for giving the exemption from the control of the New Tenure subject to the terms and conditions mentioned in the said order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 16/10/2017 vide Entry No. 2811 and the said entry is certified by the competent Revenue Authority.

23. Thereafter, vide order No. CB/C.T.S-1/Ta.Bi.Khe./Tatkal /K-65/SR-1143/2017 dated 16/01/2018 of the Collector, Ahmedabad, the non agricul-



..13..

ture permission in the land of 3980 sq. Mtrs. of Final plot No. 97/2 paiki of T.P. No. 121, Block No. 56/A for the residential and commercial purpose, an entry was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on 02/02/2018 vide Entry No. 2848 and the said entry is certified by the competent Revenue Authority.

24. Thereafter, a partnership deed in the name of Panth Infrastructure is executed on dated 01/02/2018 between Keshubhai Bavabhai Korat and  Satish Keshubhai Korat which is duly notarized before the Public Notary Shri S.D. Mishra at Sr. No. T/67/2018 on 01/02/2018.

25. Thereafter, a registered Development Agreement is executed between Shri Keshubhai Bavabhai Korat and Panth Infrastructure for the development of the said non agriculture land of Hec. Are. Sq. Mtrs. 0-66-62 of Block / Survey No. 56/A to whom allotted Final plot No. 97/2 paiki on inclusion in T.P. Scheme No. 121. The said Development Agreement is duly registered in the office of the Sub Registrar, Ahmedabad-6 (Naroda) on dated 05/04/2018 vide Sr. No. 6378.

26. As such, the details made available from the Government Record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights - HAKPATRAK) about the above referred property of the non agriculture



..14..

land of 2394 sq. Mtrs. for residential purpose and 1586 sq. Mtrs. for commercial purpose aggregating in all 3980 sq. Mtrs. non agriculture land of Final Plot No. 97/2 paiki allotted to the land of Hec. Are. Sq. Mtrs. 0-66-32 and Akar of Rs.4496.00 of Block / Survey No. 56/A of Account No. 269 on inclusion in T.P. Scheme No. 121 of Mouje Village Hanspura SIM of Asarwa Taluka in the registration District Sub District Ahmedabad Zone - 6 (Naroda) written in the Search Report and on verification of the Government Record, Village Form No. 7 x 12 the said property is belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai, Resi. of Ahmedabad who have decided to give the said land to Panth Infrastructure, a partnership firm for development.

 We have not received any Government entry of subsequent period, but this search report is given on the basis of entries whichever made available.

27. As such the immoveable property of the non agriculture land of 2394 sq. Mtrs. for residential purpose and 1586 sq. Mtrs. for commercial purpose aggregating in all 3980 sq. Mtrs. non agriculture land of Final Plot No. 97/2 paiki allotted to the land of Hec. Are. Sq. Mtrs. 0-66-32 and Akar of Rs.4496.00 of Block / Survey No. 56/A of Account No. 269 on inclusion in T.P. Scheme No. 121 of Mouje Village Hanspura SIM of Asarwa Taluka in the registration District Sub District Ahmedabad Zone - 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession

**..15..**

of Keshubhai Bavabhai, Resi. of Ahmedabad who have decided to give the said land to Panth Infrastructure, a partnership firm for development and accordingly the Title Clearance Certificate in that respect is given separately.

**Dated this 28<sup>TH</sup> day of April, 2018 at Ahmedabad.**

**FOR BHARAT K. PATEL ASSOCIATES**



**ADVOCATE**

**NOTE :**

Please note that the registration record of the year 1994 to 2018 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 to 2017) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this Title Clearance Certificate cum Report.

**Dated this 28<sup>TH</sup> day of April, 2018 at Ahmedabad.**

**FOR BHARAT K. PATEL ASSOCIATES**



**ADVOCATE**



..16..

NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR  
DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT  
 RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BE-  
FORE ANY COURT OF LAW.

