



G/2413/2002

Ref: Ta/553/2023

Date: 10/04/2023

TITLE REPORT

Reg.: - Non-Agricultural land for the Industrial Purpose on site known as “**Balaji Industrial Park**” bearing land admeasuring about 6090 Sq.Mtrs. bearing T.P. Scheme No.117, F.P. No.48 (Block No.1109/2(old survey no.106/b/1/1) situate lying and being at Mouje Kathvada, Taluka Dashkroi and registration district of Ahmedabad and sub-district of Ahmedabad-12(Nikol) belonging to Sarjan Developers.

SUHAGIYA & CO. ADVOCATES

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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-1 by Receipt No.202200200014282, dated 30/05/2022 and Sub Registrar Office, Ahmedabad-7(Odhav) by Receipt No.202200700019193 dated 30/05/2022 and Sub Registrar Office, Ahmedabad-14(Daskroi) by Receipt No.202231400006631 dated 10/06/2022 Ahmedabad-12(Nikol) by Receipt No.202231200022515 dated 30/05/2022 and Ahmedabad-12(Nikol) by Receipt No.202331200014753 dated 10/04/2023 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 26/05/2022 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.1109/002

(Old survey no.106/b/1/1)

Mouje: Kathvada

Ta : Dashkroi

District: Ahmedabad

No.	Date	Subject	
1) 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. 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	Certified (Block No.106) As per Bombay land revenue act-1947



		the record.	
2) 3532	15/4/84	Said Shyamjibhai Bhanajibhai obtained loan from Rs.30,000/- Kathwada Sahkari Mandli to that effect was made in the said mutation entry.	Certified (Block No.106)
3) 4131	27/02/93	Said land Shyamjibhai Bhanajibhai name is running also joint co-partner her son Haribhai Shyamjibhai name enter in record.	Certified (Sr.106)
4) 4504	23/02/97	Said Shyamjibhai Bhanajibhai & Haribhai Shyamjibhai obtained loan from Rs.3,00,000/- Kathwada seva Sahkari Mandli to that effect was made in the said mutation entry.	Certified (Sr.106)
5) 4986	14/10/02	Said Shyamjibhai Bhanajibhai was taken loan from the Kathwada Seva Sahkari Mandli Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Sr.106)
6) 5849	01/02/08	Said Shyamjibhai Bhanajibhai was taken loan from the Kathwada Seva Sahkari Mandli Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Sr.106)
7) 5882	04/03/08	Said land survey no.106 of 8-30-03, owner Shyamjibhai Bhanajibhai was ask for Block division for the purpose of sailing a land the collector shree virmagam ahemdabad was a passed order no. ADM /Kathwada /Block vibhajan/ SR No.63/08 on date 29/02/2008 according to 1 to 10 conditions	Certified (Sr.106)



		this note enter in revenue record 7/12.	
8) 5912	24/03/2008	Above said land owner vinubhai maganbhai patel was died on 17/04/06 after his death as his legal heirs 1) Sharmishthaben vinubhai 2) Kamleshbhai Vinubhai 3) Shilpaben Vinubhai entered in the revenue record.	Cancelled
9) 5927	1/4/2008	Said 1) Patel Shyamjibhai Bhanjibhai 2) Patel Haribhai Shyamjibhai sold and transferred the said land by registered sale deed on dated 27/03/2008 to 1) Babubhai Parshottambhai Patel 2) Keshabhai Somabhai prajapati 3) Hasmukhbhai ambarambhai Patel and the said sale deed was registered in the office of Sub-Registrar, Ahmedabad on the same date at Serial No.3530. Thereby 1) Babubhai Parshottambhai Patel 2) Keshabhai Somabhai prajapati 3) Hasmukhbhai ambarambhai patel was a original occupier of the said land survey no.106 of 8-30-03 sq. mtrs paiki 1-66-46 Sq.Mtrs land Name of said purchaser was entered in revenue record.	Certified (Sr.106)
10) 6000	07/06/2008	Above said land owner of Shyamjibhai Bhanjibhai etc was ask for said land survey no.106 of 8-30-0 sq.mtrs paiki 1-60-00 sq.mtr purpose of selling a land the collector shree virmagam ahemdabad was a passed order no. ADM /Blok	Certified (Sr.106)



		vibhajan/Kathwada /Sudhara hukam/ SR No.63/08/C-2437/08 on date 31/05/2008 mutation entry was entered for the block division.	
11) 6293	28/07/2009	Hon. D.I.L.R Ahmedabad No.K.J.P/ Sr.No.96 on date 24/07/09 according said land divided. Sr no.106/a old sqmtr 8-30-03 New sqmtr 1-66-46 owner:- Babubhai Parsottambhai, Keshabhai Prajapti, Hasmukhbhai Ambarambhai Sr no.106/b old sqmtr 8-30-03 New sqmtr 3-63-57 owner:- Patel Shyamjibhai Bhimjibhai, Patel Haribhai Shyamjibhai	
12) 6920	11/05/2011	Said land owner Haribhai Shyamjibhai his legal heirs name entered for co-partners. 1) Krishnaben Haribhai 2) Aarkesh Haribhai name entered in the revenue record.	Cancelled
13) 7221	21/02/12	Said land owner Haribhai Shyamjibhai present his legal heirs 1) Krishnaben wife of Haribhai Shyamjibhai 2) Aarkesh Haribhai name entered for co-partners in said land.	Certified (Sr.106/B)
14) 7745	29/07/2013	Hon. D.L.E.R Ahmedabad order no. Jamin/ block vibhajan/ kathwada/ S.R.No.86/2013 on date 18/07/2013 according said land divided for the	Certified (Sr.106/B)



		partitions purpose. Survey no.106/b Sq.mtrs 6-63-57 part no.1 (4-04-26 sq.mtrs) Patel Shyamjibhai Bhanjibhai etc... part no.2 (2-59-31 sq.mtrs) Patel Shyamjibhai Bhanjibhai etc...	
15) 7760	07/08/2013	Hon. D.L.E.R Ahmedabad order no. D.R.K/durasti1/kathwada/ 13 (durasti patrk no.134) on date 5/8/13 according said land divided. Survey no.106/B 6-63-57 Sq.mtrs Survey no.106/b/1 4-04-26 Sq.mtrs Survey no.106/b/2 2-59-31 Sq.mtrs	Certified (Sr.106/B)
16) 7865	24/10/2013	Said 1) Patel Shyamjibhai Bhanjibhai 2) Patel Haribhai Shyamjibhai 3) Aarkesh Haribhai 4) Krishnaben wife of Haribhai) Shyamjibhai was sold and transferred the said land on date 24/10/2013 by registered seal deed No.1870/2013 to 1) Rajeshkumar Rameshbhai 2) Jaysukhbhai alias Jayeshbhai Ravjibhai Dobariya 3) Mukeshbhai Bhagvanbhai Chandarana became the owner and occupier of said land of Survey No.106/B/1 99/1, of total 4-04-26 sq.mtrs land Name of said purchaser was entered in revenue record.	Certified (Sr.106/B/1)
17) 8730	02/11/2015	Hon. D.L.E.R Ahmedabad order no. D.S.O/D.R.K/K.J.P./S.R. no.186/14-15 on	Certified (Sr.106/B/1



		date 29/10/15 according said land divided.) Survey no.106/b/1 4-04-26 Sq.mtrs Survey no.106/b/1/1 3-74-02 Sq.mtrs Survey no.106/b/1/2 0-30-24 Sq.mtrs	
18)8864	08/09/2016	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 / 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	Certified (Sr.1109)



		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.	
19) 9056	17/10/2016	Collector shri Ahmedabad's N.A. Order No.CB/CTS-1/N.A/KATHWADA/BLOK NO.106/B/1/1 (AFTER RE SURVEY NEW NO.1109) SR.-11/2016 on date 15/10/2016 order Non-Agriculture land admeasuring about 22441 Sq. Mtrs bearing (Survey No.1109, T.P NO.117, F.P NO. 48) Applicant Shri Rajeshbhai Rameshbhai Patel land revenue legal section-65 under given N.A. Permission order according by this note. This land yearly N.A Aakar Prati Sq.Mtrs 0.40 Paisa according yearly 8976/- this is applicable for the year of 2015-2016. non agriculture permitted under the following of 1 to 38 conditions.	Certified (Sr.1109)
20) 9168	30/12/2016	Hon. D.L.E.R Ahmedabad order no. D.S.O/D.R.K/K.J.P./S.R. no.186/14-15 on date 29/10/15 according said land divided. Survey no.106/b/1 new (survey no.1109) 4-04-26 Sq.mtrs Survey no.106/b/1/1 3-74-02 Sq.mtrs Survey no.106/b/1/2 0-30-24 Sq.mtrs	Certified (Sr.1109)
21) 9729	07/02/2018	Hon. D.I.L.R Ahmedabad order no. DSO/ DRK/ K.J.P/S.R.no.554/17-18 (Changing durasti patrk no.19) on date 3/2/18 according said land divided.	Certified (Sr.1109)



		Survey no.1109 khata no.1356 Sq.mtrs 3-62-18 suo.1109 Sq.mtrs 3-74-05	
22)12408	26/05/22	Hon. D.I.L.R Ahmedabad order no. DSO/ D.R.K/ K.J.P/S.R.no.175/2022 (durasti patrk no.175) on date 26/05/2022 according said land divided. Survey no.1109 Sq.mtrs 3-74-05 Survey no.1109/001 sq.mtrs	Certified (Sr.1109)
23) 12832	26/12/22	Said 1) Rajeshkumar Rameshbhai Patel 2) Jaysukhbhai urfe Jayeshbhai Ravjibhai Dobariya 3) Mukeshbhai Bhagvanbhai 2) Chandarana sold and transferred the said land by registered sale deed on dated 16/12/22 to "Sarjan Developers" partners Ajay Madhubhai Gaudani. and the said sale deed was registered in the office of Sub-Registrar, Ahmedabad on the same date at Serial No.29407 Thereby Sarjan Developers" Director Ajay Madhubhai Gaudani became the owner and occupier of said land of Survey no. 1109/002. Name of said purchaser was entered in revenue record.	Certified (Sr.1109/00 2)

- 1) After that, the said land obtained development permission and approval lay out plan from AMC Commencement Letter No.001BP22231983 On date 14/02/2023 they have given Scheme Name as "Balaji 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 AMC
- e. Copy of approved lay out plan approved by AMC
- 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

The N.A. for Industrial Purpose on site known as "Balaji Industrial Park" bearing land admeasuring about 6090 Sq.Mtrs. bearing T.P. Scheme No.117, F.P. No.48 (Block No.1109/2(old survey no.106/b/1/1) 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 : F.P.No.48 in sub plot no.3

West : F.P.No.48 in sub plot no.1

North : F.P.No.50/2

South : 18 mtrs road.



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